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John Hodges

Duncan Regan

Durand Standard

Bonny Woods-Gunn

September 23, 2021

The Liberty Consolidated Planning Commission met on Tuesday, September 21, 2021, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler Chairman, called the meeting to order. John Hodges **made a motion to accept the August 17, 2021, minutes. The motion was seconded by Alonzo Bryant. The motion passed unanimously.** Chairman Byler asked for a motion to accept the final agenda. **A motion was made by John Hodges to accept the agenda and the motion was seconded by Sarah Baker and passed unanimously.** The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Tim Byler

Bonny Woods-Gunn

Lynn Pace

Phil Odom

Sarah Baker

Duncan Regan

John Hodges

Alonzo Bryant

ABSENT:

Durand Standard

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director

Kelly Wiggins, Executive Assistant

Nirav Gandhi, Planner II

Mardee Sanchez, Engineer Director

Chairman Byler asked the public to disclose prior to speaking at the podium if they had contributed more than \$250.00 to any elected official who would be voting on these zoning matters.

1.0 OLD BUSINESS (None)

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions

2.1.1 Amendments to the Flemington Subdivision Regulations provisions related to water and sewer.

Mardee presented this Ordinance Amendment to the Planning Commission.

MOTION: Phil Odom

SECOND: Sarah Baker

VOTE: Unanimous in favor.

This Ordinance Amendment will go before the Flemington City Council on October 12, 2021, at 4:30 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 (POSTPONED) Rezoning Petition 2021-044-H. A rezoning petition was submitted by Terry J. Wheeler, applicant, to rezone a combined 29.14 acres of land, more or less, from C-3 (Highway Commercial District) to R-TH (Townhouse Dwelling District) for a subdivision with approximately 130 residential townhouse lots. The properties are located along Airport Road at the intersection with Barry McCaffrey Blvd and abutting Crystal Lake Subdivision. Property is further described as LCTM-Parcels 039D-006 and 040B-020. Property owner is Horse Creek Partners, LLC.

The developer requested that this rezoning petition be postponed.

3.2 Rezoning Petition 2021-045-H. A rezoning petition was submitted by Harron Lee, agent for DCCI Properties, LLC (Dustin McCain), owner, to rezone 2.77 acres of land, more or less, from O-I (Office Institutional District) to R-A-1 (Multi-Family Dwelling District) for an apartment complex. The property is located on 602 N. Main Street and further described as LCTM-Parcel 055D-193.

Nirav presented this rezoning petition to the Planning Commission. This development is for 40 apartment units. Nirav stated that because this property is located within 3,000 feet to Ft. Stewart, they have asked that proper deed disclosure for future residents that a military base is located within 3000 feet. There is also an existing military helicopter route within this parcel. The Wright Army Airfield Agent asked that we give notice of construction to the FFA.

RECOMMENDATION: Approval

Brandon Purcell with T.R. Long Engineering came forward to speak on behalf of the developer. Brandon handed a sketch of the exterior of the apartments to each Planning Commissioner. Brandon stated that the outside would be built with brick and there would be fencing around the complex to keep separation between the development and the neighborhood. Commissioner Pace asked if the one exit is sufficient for the development. Brandon stated yes.

Mike St. Onge came forward and expressed the following concerns with the development. He also brought a petition signed by 75 people that are against the development. Mr. St. Onge stated that there was a proposed 20-foot buffer when the property was rezoned in 2006 that included a brick fence. When they cut the trees the noise from the highways is a nuisance. He

is concerned about who will move in the apartments and the traffic issues from the apartment complex. He states he lives on the back side of this and is worried about the environmental impact. He mentioned concerns about the stormwater. He stated that they would like to see the property rezoned back to single residence.

Joseph Caligiure stated that he agreed with Mike St. Onge and asked the Commission to think about how they would feel if 40 apartments moved in next door to them.

Maurice Sweat came forward and stated the agreed with what has already been stated but is concerned about the quality of life in that area. He would not be opposed to office rezoning but not apartment development.

Ernest Williams stated that he lives across the street from this property, and he is against this project.

Commissioner Pace stated that generally an apartment complex is considered a step down in this situation, but this is close to a collector road so that is a good thing because there is not a long way to go to get in and out of the entrance/exit.

Mr. St. Onge came back and stated that there are a lot of accidents at the intersection of General Stewart Way and Olmstead Road.

MOTION: Phil Odom

SECOND: John Hodges

VOTE: 7 in favor, Commissioner Regan opposed.

This rezoning petition will go before the Hinesville City Council on October 7 at 3:00 PM.

LIBERTY COUNTY

3.3 Conditional Use Petition 2021-046-LC. A conditional use petition was submitted by Joel Santiago, owner, to install a 500 sq. ft. 9.75 kw ground-mounted solar array at 121 Santiago Lane. Property is further described as LCTM-Parcel 238A-099.

Nirav presented this conditional use permit to the Planning Commission. Nirav stated that the property is naturally buffered with 40 feet of vegetation. A 15-foot buffer must remain.

RECOMMENDATION: Approval with the following special conditions: Required 15-foot buffer to remain around the property.

MOTION: John Hodges

SECOND: Lynn Pace

VOTE: Unanimous in favor

This conditional use will go before the LCBOC on October 5 at 6:00 PM.

HINESVILLE

3.4 Rezoning Petition 2021-047-H. A rezoning petition was submitted by Harron Lee, agent for DCCI Properties, LLC (Dustin McCain), owner, to rezone a combined 3.16 acres of land, more or less, from R-3 (Single Family Dwelling District) to R-A-1 (Multi-Family Dwelling District) for an apartment complex. Properties are located at the intersection of E. G. Miles Pkwy and Deal Street and further described as LCTM-Parcels 057C-001 and 057A-043.

Nirav presented this rezoning petition to the Planning Commission. Nirav mentioned that there could be cause for concern on traffic backing up on Deal Street. However, the traffic study for the E.G. Miles Pkwy Corridor is pending.

RECOMMENATION: Approval

Brandon Purcell with T. R. Long came forward to speak on behalf of the developer. Brandon stated that he has flipped the design and the driveway is not further back on Deal Street. Commissioner Odom asked if he was giving up the driveway on E. G. Miles and Brandon stated yes. Commissioner Regan asked staff to explain why the property has no reasonable economic use as currently zoned. Jeff Ricketson stated that it is currently zoned single family residential and the traffic count on E.G. Miles is 14000 cars per day and we felt like there was not a reasonable expectation for the single-family dwellings to front the highway and face the public works department.

MOTION: Alonzo Bryant

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on October 7 at 3 PM.

MIDWAY

3.5 Rezoning Petition 2021-048-M. A rezoning petition was submitted by BKCC Investment Group, LLC (Christopher Eason), owner, to rezone 1.0 acres of land, more or less, from R-1 (Single Family Residential District) to B-2 (General Commercial District) at 248 Butler Street to make the building come into compliance with its commercial nature and use. Property is located at the intersection of Butler Street and Martin Road in Midway and further described as LCTM-Parcel 213B-086. This property was previously used by the Heritage/Hinesville Bank.

Nirav presented this rezoning petition to the Planning Commission. This building was built before zoning went into effect before the City of Midway had zoning. Therefore, that is why they are here to have it properly rezoned for the proposed use.

RECOMMENDATION: Approval

MOTION: Phil Odom

SECOND: Bonny Woods-Gunn

VOTE: Unanimous in favor

This rezoning petition will go before the Midway City Council on October 11 at 6 PM.

FLEMINGTON

3.6 Rezoning Petition 2021-049-FL. A rezoning petition was submitted by Latanya Delois Baker, applicant, to rezone a combined 1.1 acres of land, more or less, from A-1 (Agricultural District) and R-1 (Single-Family Residential District) to B-2 (General Commercial District) at 125 Baker Beals Lane and further described as LCTM-Parcel 069B-012. Property owner is Joe L. Baker.

Nirav presented this rezoning petition to the Planning Commission. Commissioner Odom asked if there had been any inquiries from the adjacent property owners. Nirav stated no. Commissioner Hodges asked who the adjacent property owners are. Nirav and Jeff stated they are her family members. Commissioner Regan asked why the staff is recommending against it. Jeff stated that it is not consistent with the comprehensive plan, and it would be an isolated business in the woods and in the future someone else could change the use for something that causes more impact. This is also on a dirt road.

RECOMMENDATION: Disapproval

Ms. Latanya Baker, owner came forward and stated that she has been operating a spa on Ft. Stewart for the past seven years and opened this business off post due to limited access of non-military on post. Her sister is the licensed massage therapist, and she conducts classes for pregnancy. Mayor Hawkins came forward and stated that at this point they have some legal issues with Ms. Baker and as a citizen of Flemington he is against this rezoning. He has talked to some of the residents, and they are against it as well. He is also concerned that the business could upgrade to something more than it is used for presently.

MOTION: Lynn Pace

SECOND: Bonny Woods-Gunn

VOTE: 7 in favor of disapproval, Commissioner Bryant in favor of approval.

This rezoning petition will go before the Flemington City Council on October 12 at 4:30 PM.

3.7 Rezoning Petition 2021-050-FL. A rezoning petition was submitted by Southern Star Group, Inc., owner, to rezone 96.50 acres of land, more or less, from A-1 (Agricultural District) and R-1 (Single-Family Residential District) to PUD (Planned Unit Development) for approximately 315 Single Family Residential lots. Property consists of 96.50 acres of land, more or less, and is further described as LCTM-Parcel 083D-001.

Nirav presented this rezoning petition to the Planning Commission. This rezoning is awaiting DRI approval. This parcel is located east of Tranquil South Subdivision. Jeff explained what is going on with this plan. With this addition, they will basically be doubling the size of Tranquil South. It was presented a few years ago as approximately 250 lots. This will take it over the threshold so the development must be reported to the State for impact review. The Coastal Regional Commission will reply with concerns or comments. This petition will come back to you at next months meeting for action. Commissioner Pace asked if the denser areas should be closer to the front of the neighborhood and this plan goes against the policy.

Adam Wilkinson with T.R. Long Engineering came forward and stated that they mentioned 315 units, but it will probably be less. They wanted to give the developer lea way to make changes to

the type of homes built. Commissioner Pace asked if Adam would look at changing the denser area toward the front. Adam stated that he would look to see if he could design it that way. Adam stated that he is thinking it will be around 230 units. Trent Long came forward and stated that the wetlands are being delineated. Once surveyed in they will be able to give a more concise count of units. Commissioner Odom asked if this would be the only phase of this development. Adam stated that this is the only expansion to Tranquil South due to wetlands.

FOR INFORMATION AND PUBLIC HEARING. NO ACTION TO BE TAKEN.

HINESVILLE

3.8 Zoning petition 2021-051-H and Annexation 2021-06. A zoning petition was submitted by Ravi Patel, agent for Arkinddkumar and Sushilaben Patel, owners, to zone a combined 0.93 acres of land, more or less, from B-2 (General Commercial District) and R-2 (Single-, and Two-Family Residential District) to C-2 (General Commercial District) for a liquor store. A petition for the City of Hinesville to annex both properties was also submitted. The properties are located at 950 E. G. Miles Pkwy between Live Oak Drive and Joyner Road and further described as LCTM-Parcels 046C-082 and 046C-083.

Nirav presented this zoning petition and annexation to the Planning Commission. Adam Wilkinson with T.R. Long came forward on behalf of his client

RECOMMENDATION: Approval

Adam stated that there will not be any direct access from Highway 196. The access will only be from Live Oak Drive.

MOTION: Phil Odom

SECOND: John Hodges

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on October 7, 2021, at 3 PM.

3.9 Rezoning petition 2021-052 H. A rezoning petition has been submitted by Southbend Development Group, LLC, applicant, to rezone 0.92 acres of land, more or less, from MH (Manufactured Home Park District) to C-3 (Highway Commercial District). Property is located on Brantley Drive and further described as LCTM-Parcel 058D-002. Property owners are Arthur F. McDonald and Pamela Dart.

Nirav presented this rezoning petition to the Planning Commission. Nirav stated that the proposed use for this property are two quick service restaurants and one retail space. A few months ago, this property came before you and was rezoned. However, the original parcel would not have enough parking spaces for the intended use, so they have acquired this parcel to allow for the required parking.

RECOMMENDATION: Approval

Commissioner Odom asked how this would improve Brantley Drive. Jeff stated that they will be required to bring the street up to city standards.

MOTION: John Hodges
SECOND: Alonzo Bryant
VOTE: Unanimous in favor

This rezoning petition goes before the Hinesville City Council on October 7, 2021, at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Revised Preliminary Plat for The Colonies at Habersham Phase 3. A request was submitted by Habersham Development Group, LLC., for approval of a revised preliminary plat which adds 3 single-family lots to a 52-lot subdivision located off Habersham Road.

Mardee presented this revised preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Prior to consideration of the final plat by the Board of Commissioners, documentation shall be submitted from the Liberty County Health Department indicating the development has been approved for on-site septic systems and for individual wells or service by a privately-operated community water system.

MOTION: Phil Odom
SECOND: John Hodges
VOTE: Unanimous in favor

This revised preliminary plat will go before the LCBOC on October 5 at 6 PM.

4.2 Final Plat for Independence Settlement Phase IV. A request was submitted by Liberty Properties and Holdings Co, LLC., for approval of a subdivision consisting of 49-single family dwellings located on Rutledge Drive.

Mardee presented this revised preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

Prior to consideration by the Hinesville City Council:

1. Letters of credit shall be submitted for the following: \$76,798 - remaining primary improvements; \$104,136 - secondary improvements; and \$103,009 - maintenance of required improvements.
2. Two coordinate points shall be installed and noted on the plat.
3. The project shall be satisfactorily closed out.

MOTION: Alonzo Bryant
SECOND: John Hodges
VOTE: Unanimous in favor

This final plat is tentatively scheduled to go before Hinesville City Council on October 7, 2021, at 3 PM.

- 4.3 **Final Plat for Tranquil South Phase 4.** A request for approval of a final plat was submitted by RTS Homes for 52 single-family lots on W.W. Winn Avenue in Flemington.

Mardee presented this revised preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

MOTION: John Hodges

SECOND: Duncan Regan

VOTE: Unanimous in favor

This final plat will go before the Flemington City Council on October 12, 2021, at 4:30 PM.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.2 Director's Report

Jeff Ricketson, Executive Director informed the Commission of the passing of Mayor Joe Harris of Riceboro and asked for prayers for his family and the City of Riceboro. Jeff provided the Planning Commission with an update of last month's actions. The variance on Adams Court and Madison Street was approved by the City of Hinesville on September 2, 2021. The rezoning for the property on Dunlevie Road in Allenhurst was approved by the Town of Allenhurst Council on September 13, 2021. Historic Design Review was tabled and will be voted on at the October meeting. Since then, Jeff has talked to Commissioner Pace, who is on the Allenhurst Historic Committee, they have come to an agreement on the home design. The rezoning to renovate the property at the intersection of Hollywood and Live Oak Drive was approved by the Hinesville City Council on September 2, 2021. The variance for Josh Wheeler for the lot setbacks in the Isle of Wight area was approved by the LCBOC on August 19, 2021. The rezoning for Arnall Drive and Griffin Road for a quadplex was approved by the City Council of Walthourville on August 24, 2021. The request by Beth Roberts to rezone 5.53 acres in Walthrouville was approved by the Walthourville City Council on August 24, 2021. The rezoning for .5 acre on Brantley Drive for commercial zoning was approved by the Hinesville City Council on September 2, 2021.

Jeff stated that he was asked by the Chairman and Vice-Chairman to locate educational opportunities for the Planning Commissioners. He was unable to find any training currently due to Covid. Jeff is going to contact a couple of organizations to see if they will bring training opportunities to us.

8.0 ADJOURN

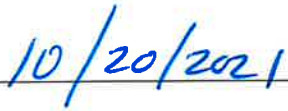
MOTION: John Hodges

SECOND: Phil Odom

VOTE: Unanimous in favor



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board