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Tim Byler
VICE CHAIR
Phil Odom
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson

COMMISSIONERS

Sarah Baker
Alonzo Bryant
Duncan Regan
Durand Standard
Donna Groover
Larry Baker

June 4, 2025

The Liberty Consolidated Planning Commission met on Tuesday, May 20, 2025, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Vice-Chairman Odom called the meeting to order. **Durand Standard made a motion to accept the April 15, 2025, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously**. Vice-Chairman Odom asked for a motion to approve the agenda. **A motion was made by Durand Standard to accept the agenda. The motion was seconded by Larry Baker. The motion passed unanimously.** The public was notified of the meeting, and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:
Phil Odom
Lynn Pace
Duncan Regan
Durand Standard
Donna Groover
Larry Baker

ABSENT:
Alonzo Bryant
Sarah Baker
Tim Byler

LCPC STAFF PRESENT:
Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Mardee Sanchez, Deputy Executive Director
Lori Parks, Zoning Administrator

Vice-Chairman Odom 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

2.0 NEW BUSINESS

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Conditional Use 2025-17-LC. A conditional use request has been submitted by owners Lee and Carisa Greenfield to have a counseling service as a type B home occupation at their residence located at 4708 Hwy 196W in unincorporated Liberty County.

Mardee presented this home occupation request to the Planning Commission.

RECOMMENDATION: Approval.

Mr. Greenfield came forward and stated that stated that he would be operating a mental health counseling service for the community.

MOTION: Durand Standard
SECOND: Duncan Regan
VOTE: Unanimous in favor.

This conditional use request will go before the LCBOC on June 3, 2025 at 6 PM.

3.2 Rezoning Petition 2025-18-LC. A rezoning petition has been submitted by owner Jerry E. Salter, Jr., to rezone 6 acres +/- of a 61.84 +/- parcel from I-1 to C-3 (Industrial to Highway Commercial) so that the entire parcel is zoned C-3. Property is located on East Oglethorpe Hwy and Leroy Coffer Hwy in unincorporated Liberty County and is further described as LCTM Parcel 120071.

Lori presented this rezoning request to the Planning Commission.

RECOMMENDATION: Approval.

MOTION: Duncan Regan
SECOND: Larry Baker
VOTE: Unanimous in favor.

This rezoning petition will go before the LCBOC on June 3, 2025 at 6 PM.

WALTHOURVILLE

3.3 Variance Request 2025-19-W. A variance request has been submitted by owner Jeremiah Tillman to reduce the required side setback in MFR (Multi-family Residential) from 10 to 2 feet for a new attached open-sided structure. Property is located at 424 Nashview Trail in Walthourville and is further described as LCTM Parcel 064A052.

Mardee presented this variance request to the Planning Commission.

RECOMMENDATION: Disapproval.

MOTION: Durand Standard
SECOND: Duncan Regan
VOTE: Unanimous in favor of disapproval.

This variance will go before Walthourville City Council on May 27, 2025 at 6 PM.

MIDWAY

3.4 Rezoning Petition 2025-20-M. (POSTPONED) A rezoning petition has been submitted by owner Susan E. Avant to rezone 1.03 acres +/- from R-12 to C-3 (Single-family Residential-12 to Highway Commercial) for retail sales of building materials. Property is located off of East Oglethorpe Hwy in Midway and is further described as LCTM Parcel 242A014. **(POSTPONED)**

LIBERTY COUNTY

3.5 Rezoning Petition 2025-21-LC. A rezoning petition submitted by Donald E. Bauman to rezone 6.0 acres +/- from A-1 and AR-1 to C-3 (Agricultural and Agricultural Residential to Highway Commercial) for an automotive repair facility, used car dealership, self-storage for RV's, boats and vehicles and, in the future, a tow yard. Property is located on Leroy Coffer Hwy, Habersham Road and Luke Road in unincorporated Liberty County and is further described as LCTM Parcel 157002 (portion thereof).

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Disapproval

Scott Burns, engineer, for the project came forward and stated that the tow yard is to provide services only to customers that have broken down vehicles and are using this shop for repair service. He stated he has completed a traffic analysis, and this would increase traffic between 200 to 300 cars per day during peak hours. Mr. Burns states that this is not a high impact on traffic. The storage area is for boats and cars. He stated that they are willing to place a buffer along Luke Road and Habersham to protect the site.

A petition was given to the Planning Commission with 119 signatures against this project from the Colonies at Habersham Homeowners Association.

Leonardo Pacheco came forward in opposition and stated that he is a resident of The Colonies at Habersham and felt the increased traffic would be detrimental to his neighborhood and asked the Commission to please disapprove this petition.

Stan Kleine came forward as the Division President of Century Management here and provided a statement to the Commission. Century Management is a partner of the HOA and is appearing here on behalf of the homeowners. The statement is attached to the minutes.

Heather Taylor came forward as a resident of the neighborhood and stated they are against this proposal. She stated that he is trying to get around paying the approximately $400,000.00 cost for the required decel lane on Highway 196 entrance that GDOT requires, instead using their residential road to access the property. The increased traffic is too much for that area. They have children playing outside and are concerned about an increase in crime. She is also concerned about the oils that will leak into the environment. She states this is not a good idea for the neighborhood at all.

Debra Samra came forward and stated she is also a resident of the neighborhood and that their neighborhood is quiet after 9 PM and the children are able to play outside and in the streets without worrying about the additional traffic. She would like the neighborhood to stay the way it is.

Pamela Greene came forward and stated she lives there as well and is a U. S. Army retired disabled veteran. She is also a claims adjuster, and she knows what goes on as far as auto repair shops not

properly disposing of waste and agrees with everyone else's statements. She doesn't want this eyesore in the front of the community.

George Harris came forward and stated that he worked in the environmental field for over 30 years dealing primarily with the clean water act, weather mitigation and jurisdictional determinations. He is concerned about the adjacent wetlands and any leakage they may contribute to the environment. He stated that there needs to be a plan to address the possibility of a spill and things such as capture drains in place.

Kathie Garnder stated that she has lived in the Fleming Community since August 2010 and moved to The Colonies in 2023. This neighborhood was developed as a green community, and she is concerned that having this auto repair shop will be detrimental to the environment. She stated that the HOA maintains the frontage of the neighborhood where the large American flag is located with their HOA dues. She is concerned this will take away from that. She bought in that area to be in a quiet, nice, maintained area. She is also concerned about the traffic increasing along with crime.

Harry Rogers came forward and stated that he was one of the three partners of Habersham Properties and they developed it. This was an early green community created, and they completed a 2 year and 5 county study. They received no negative impact as long as there was no commercial development adjacent to the property or in the development. They also bought the land for the road, and it was designed for residential traffic not truck traffic. He stated he doesn't want to see this development messed up with a car lot or junk yard. He asked the commissioners to please disapprove.

Daniel Moore stated that he is opposed for every single reason all the other citizens have stated.

Colby Mitchell came forward and stated that he purchased his home there in Spring of last year and likes living in the community on the outskirts of town and wanted to live somewhere where his children would be safe. He is concerned about the car lot bringing in crime and those criminals making their way to his neighborhood to commit crimes. He is in agreeance with the other speakers.

Mark Sulley bought his home in The Colonies 4 years ago. He stated that if he had known anything like this was going to happen, he would not have purchased it here. He does not want this in the entryway and feels like this development with tree removal will open it up for everyone to view into their neighborhood. He also mentioned that the kids school buses come in and out of there.

Jeff stated that he received an email from Shannon McCurdy stating that she is opposed also.

MOTION: Larry Baker
SECOND: Donna Groover
VOTE: Unanimous in favor of disapproval.

This rezoning petition will go to the LCBOC on June 3, 2025, at 6:00 PM.

HINESVILLE

3.6 Variance Request 2025-22-LC. A variance request has been submitted by owners Paul and Machael Fields to reduce the rear setback required in SFMH (Single-family Manufactured Home) from 15 to 6 feet for a lot line adjustment around an existing garage. Property is located at 84 Oak Hill Road in unincorporated Liberty County and is further described as LCTM Parcel 015063.

Lori presented this variance petition to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Durand Standard
SECOND: Larry Baker
VOTE: Unanimous in favor.

This variance petition will go to the LCBOC on June 3, 2025, at 6:00 PM.

3.7 Conditional Use 2025-23-LC. A conditional use request has been submitted by owners Christopher & Cassie Omohundro for an event hall at 512 Bagley Fussell Road in unincorporated Liberty County. Property is further described as LCTM Parcel 262C070.

Mardee presented this conditional use petition to the Planning Commission.

RECOMMENDATION: Approval.

Cassie Omohundro came forward and stated that she is using the two homes they have there as short-term rentals and has found that people are looking for a place to host small workshops and events. She wants to provide a place for them to do this outside of the homes they rent.

Commissioner Standard asked the applicant if she saw herself migrating to graduation parties. Weddings or family reunions. She stated no that is not the intent. She stated she is small business consultant and plans to keep everything small and micro focused.

Commissioner Regan asked about the noise if there was a wedding or event. Cassie stated that they live on the property, and they will not allow music and loud noises.

MOTION: Donna Groover
SECOND: Larry Baker
MOTION: Unanimous in favor.

This conditional use petition will go to the LCBOC on June 3, 2025, at 6:00 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Downtown Terrace. A request was submitted for preliminary plat approval for 31 rowhouse lots on W. M. L King, Jr., Drive, W. Court Street, Ashmore Drive and Welborn Street for Josh Wheeler and the City of Hinesville.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Larry Baker
SECOND: Lynn Pace
VOTE: Unanimous in favor.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.2 Director's Report.

Jeff presented the Commissioners with the outcome from last month's actions. The food truck request by Ms. Inman in Waters Estates was approved by City of Walthourville on April 22, 2025. The variance request by Gary and Molly Sauls on Blue Cab Lane was approved by the LCBOC on May 6, 2025. The conditional use request submitted by JPC Design to develop a commercial tire center nest to Exit 76 was approved by the Midway City Council on May 12, 2025. The rezoning petition submitted by David McDonald for a billboard was disapproved by the Town of Allenhurst on May 5, 2025. The variance request submitted by David McDonald for the billboard was disapproved by Town of Allenhurst on May 5, 2025. The rezoning request on behalf of David McDonald on Deal Street was withdrawn by the applicant. The rezoning request on behalf of Arthur McDonald on Gwinnet St. for 46 lots was disapproved by the town of Allenhurst on May 5, 2025.

Our next meeting will be held in the Hinesville City Council Chambers on June 17th at 4:30 PM.

8.0 ADJOURN

MOTION: Larry Baker
SECOND: Donna Groover
VOTE: Unanimous in favor.

Tim Byler-Chairman — **Date** 17 June 2025

Jeff Ricketson, Secretary to the Board — **Date** 6/18/2025