CHAIR
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

April 21, 2025

The Liberty Consolidated Planning Commission met on Tuesday, April 15, 2025, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Durand Standard made a motion to accept the March 18, 2025, minutes. The motion was seconded by Larry Baker. The motion passed unanimously**. Chairman Byler asked for a motion to approve the agenda. **A motion was made by Durand Standard to accept the agenda. The motion was seconded by Phil Odom. 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
Tim Byler
Durand Standard
Donna Groover
Larry Baker

ABSENT:
Alonzo Bryant
Sarah Baker

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

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

2.0 NEW BUSINESS

2.1 Flemington Comprehensive Plan. Jeff gave an update on the City of Flemington comprehensive plan.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

WALTHOURVILLE

3.1 Type B Home Occupation 2025-010-W. A Type B Home Occupation request was submitted by owner Latoya Inman, to have a base of operations for a food truck at the residence located at 146 Stephanie Drive in Walthourville. Property is further described as LCTM Parcel 050D063.

Mardee presented this home occupation request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: all food sales must be done off premises.

MOTION: Phil Odom with standard and special conditions.
SECOND: Larry Baker
VOTE: Unanimous in favor.

This request will go before the Walthourville City council on April 22, 2025 at 6 PM.

LIBERTY COUNTY

3.2 Variance Request 2025-011-LC. A variance request has been submitted by owners Gary and Molly Sauls, to reduce the required 25-foot front yard setback required in R-12 (Single-Family Residential-12) to 5 feet to place an accessory building in the front yard area located at 35 Blue Crab Lane.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval.

Mr. Gary Patrick sent in a petition signed by neighbors and the petition was given to each Planning Commisioner. Mr. Patrick came forward and stated that he lives right next door to the Sauls and is there to speak on behalf of the neighbors and read the petition to the Commissioners.

Mr. Sauls came forward and thanked the staff of LCPC for addressing this issue. Mr. Saul's stated that he is applying for this variance because he just does not have the property to place the building any where else on his parcel. He stated there is another building just like this one on the way into his neighborhood that set the precedent. He also stated that Mr. Patrick has a building on his property and a chicken coop right next to Blue Crab Lane. He has six collectible cars he would like to have this building to store them in. His septic tank and drain field are in between where the house is located in the front yard and the only place he can place this building.

Chairman Byler asked Mr. Patrick if his building is set back 25 feet. Mr. Patrick said it is 25 feet. Byler wanted to know if his chicken coop was permanent. Mr. Patrick stated we aren't here to discuss my property.

MOTION: Phil Odom
SECOND: Donna Groover
VOTE: 6 in favor, with Commissioner Standard opposed. Motion passes.

This variance will go before the LCBOC on May 6, 2025 at 6 PM.

MIDWAY

3.3 Conditional Use 2025-012-M. A conditional use request was submitted by JPC Design and Construction, LLC, on behalf of the owner William B. Jones with OM SPG, LLC, to develop two parcels with a new Commercial Tire Center. Property is located on East Oglethorpe Hwy and is further described as LCTM Parcels 265019 and 265020.

Lori presented this conditional use to the Planning Commission.

RECOMMENDATION: Approval.

Jeremy Crosby with JPC design came forward and stated that this tire repair shop will be a great asset to the Jones Petroleum Truck and Travel Center that is to be constructed next door in the very near future.

Terry Ham came to represent her aunt and mother's property that is located right next to this parcel. She stated that she is not against the conditional use but asked that some sort of barrier be put in place. To keep unforeseen traffic coming on her property looking for this tire repair shop.

This conditional use will go before Midway City Council on May 12, 2025 at 6 PM.

MOTION: Phil Odom
SECOND: Durand Standard
DISCUSSION: Commissioner Standard asked if there is a possibility of a buffer there. Jeff stated this will go before the Gateway Design Review Board and the discretion of the City of Midway Mayor and council. Commissioner Standard encouraged the applicant to propose a buffer when he comes back with design.
VOTE: Unanimous in favor.

This conditional use will go before Midway City Council on May 12, 2025 at 6 PM.

ALLENHURST

3.4 Rezoning Petition 2025-013-A. A rezoning petition has been submitted by Goose Creek, LLC, on behalf of the owner William D. McDonald, to rezone 0.4 acres +/- from R-12 (Single-Family Residential-12) to C-3 (Highway Commercial) for the proposed construction of a billboard. Property is located on W. Oglethorpe Hwy in Allenhurst and is further described as LCTM Parcel 061C009.

Jeff presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Disapproval

Adam Wilkinson with Goose Creek Engineering, representing the applicant, came forward and stated that the property is limited as to what can be done with it so the McDonald family felt a billboard would be the best use. There is natural vegetation there that would create a barrier between the billboard and the cemetery. They are aware that a quad sign is not allowed anymore in the ordinance. The are open to the option of changing the layout of the sign.

Reverend Ben Beasley came forward to speak in opposition. Reverend Beasley stated that the church believes this billboard will be a distraction to the church property and the people visiting their loved ones in the cemetery.

MOTION: Lynn Pace
SECOND: Donna Groover
VOTE: Unanimous in favor

This rezoning will go to the Town of Allenhurst on Monday, May 5, 2025, at 6:30 PM.

3.5 Variance Request 2025-014-A. A variance request has been submitted by Goose Creek, LLC, on behalf of the owner William D. McDonald, to reduce the required minimum distance of 500 feet between a billboard and a cemetery to 250 feet. Property is located on W. Oglethorpe Hwy in Allenhurst and is further described as LCTM Parcel 061C009.

Jeff presented this variance petition to the Planning Commission.

RECOMMENDATION: Disapproval

Adam Wilkinson with Goose Creek Engineering, representing the applicant, came forward and stated the intent is not to impact the cemetery. They do realize that it is in close proximity to the parcel variance request. They will try to keep a few trees and a barrier so hopefully the billboard will not be seen.

Reverend Ben Beasley came forward to speak in opposition. Reverend Beasley stated the buffer there creates a great buffer between commerce and people mournfully visiting the cemetery. While this might be something that might not be seen all that much, this would create a precedent for others to be withing 250 feet of a cemetery.

MOTION: Lynn Pace
SECOND: Durand Standard
VOTE: Unanimous in favor

This variance will go to the Town of Allenhurst on Monday, May 5, 2025, at 6:30 PM.

HINESVILLE

3.6 Rezoning Petition 2025-015-H. A rezoning petition has been submitted by Goose Creek, LLC, on behalf of the owner William D. McDonald, to rezone 2.4 acres +/- from R-12 (Single-family Residential-12) to C-3 (Highway Commercial) for the proposed construction of a commercial business. Property is located at 107 Deal Street in Hinesville and is further described as LCTM Parcel 057C156.

Mardee presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Disapproval

Adam Wilkinson with Goose Creek Engineering, representing the applicant, came forward and stated that the layout is probably a little ambitious. The intent it always to bring something nice to the community. He mentioned that they could reduce the size of the commercial facility. Adam stated that there are commercial parcels located within this area.

MOTION: Lynn Pace
SECOND: Phil Odom
VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on May 1, 2025 at 3 PM.

ALLENHURST

3.7 Rezoning Petition 2025-016-A. A rezoning petition has been submitted by Goose Creek, LLC, on behalf of the owner Arthur McDonald, to rezone 17.21 acres +/- from A-1 (Agricultural) to R-8 (Single-Family Residential-8) for a proposed subdivision with approximately 46 residential lots. Property is located at 213 Gwinnett Street in Allenhurst and is further described as LCTM Parcel 049D082.

Jeff presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Disapproval for R-8. Approval for R-12.

Adam Wilkinson with Goose Creek Engineering, representing the applicant, came forward and stated that there are some surrounding uses that they felt allowed the conformity of zoning R-8. The rooftops in this area are still needed. The intent is to provide something that is an amenity to the area and not to be a detriment. The concept plans shows greenspace. Adam stated that water and sewer are available in this area. Chairman Byler asked how many lots this concept plan has. Adam stated approximately 46. Vice-Chairman Odom asked Adam if he changed the zoning to R-12 how many lots would be on this parcel. Adam stated he has not laid that out yet. He stated that it would decrease the amount of lots

Eleanor Easton came forward and stated that she is opposed and has concerns about how the increased traffic will get in and out of the neighborhood onto Highway 84. She feels this is not feasible.

Don Padrick came forward and asked for the definition of an R-8 lot. Jeff stated that a R-8 zoning allows for a single family dwelling but it also allows for mobile homes. Mr. Padrick stated that R-12 does not allow mobile homes. Jeff stated that is correct.

Lisa Johnson came forward and stated that she is a resident of Miller Street and has lived there for 15 years. She has heard that the intention is to place double wide mobile homes on this parcel. She states their fear is that this will devalue their property and bring in additional and unwanted traffic into their quiet neighborhood.

Connie Skipper came forward and stated that she lives on Gwinnett Street and that they have enough traffic already. She does not want mobile homes on this parcel.

Reverend Ben Beasley came forward and stated that he is against R-8 zoning.

Adam came forward to readdress and stated they understand the concerns about traffic and that if the Commission wishes to place a condition that this development can only be stick built homes and no mobile homes allowed, they will agree to that. The density conforms to the surrounding area, and he stated he would lose roughly half of what the concept plan has on it. The intent is not for mobile homes. Adam states the intent is for single family homes.

MOTION: Durand Standard made a motion for approval of R-12 zoning
SECOND: Lynn Pace
MOTION: All in favor with Commissioner Larry Baker opposed.

This rezoning will go to the Town of Allenhurst on Monday, May 5, 2025, at 6:30 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Westview Village. A request for preliminary plat approval for single-family lots on Airport Road and Crystal Lake Drive in Hinesville was submitted for Josh Wheeler.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Phil Odom
SECOND: Larry Baker
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. City of Flemington has approved the Flemington Overlay District. Jeff stated the conditional use request for Derek Atcher at 2762 Leroy Coffer Highway will be heard by LCBOC on April 17th. The rezoning petition submitted by SNF for the storage warehouse facility will be heard by LCBOC on April 17th. The rezoning petition for Marian Smith and Laurel View Properties was approved by the LCBOC on April 1st. The Villages of Stonehenge has not been heard by Hinesville City Council yet.

8.0 ADJOURN

MOTION: Durand Standard
SECOND: Lynn Pace
VOTE: All in favor

Phil Odom
Tim Byler-Chairman

May 20, 2025
Date

VICE-Chairman
Jeff R
Jeff Ricketson, Secretary to the Board

5/20/2025
Date