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

March 18, 2025

The Liberty Consolidated Planning Commission met on Tuesday, March 18, 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 February 18, 2025, minutes. The motion was seconded by Duncan Reagan. 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 Sarah 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
Tim Byler
Durand Standard
Sarah Baker

ABSENT:
Alonzo Bryant
Larry Baker
Donna Groover

LCPC STAFF PRESENT:
Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Director
Todd Kennedy, Planner 3
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 Elect Planning Commissioner to LCCHRC. Durand Standard made a motion to re-elect Vice-Chairman Phil Odom as the Chairman of the LCCHRC. Duncan Regan seconded the motion. The vote was unanimous.

2.2 Flemington Downtown Development Overlay District

Mardee presented the proposed Flemington Downtown Development Overlay District to the Planning Commission.

MOTION: Phil Odom
SECOND: Duncan Regan
VOTE: Unanimous in favor

This will go before Flemington City Council on April 8, 2025 at 4:30 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

Chairman Byler moved agenda item 3.3 as the first item of the agenda since it was a continuation from the February meeting.

3.3 Rezoning Petition / PUD Amendment 2025-007-LC. A rezoning petition was submitted by Marian Elaine Smith on behalf of the owner, Laurel View Properties LLC for a PUD Revision at Laurel View. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 302001 (portion thereof).

Lori presented this rezoning petition/PUD Amendment request to the Planning Commission.

Marian Elaine Smith came forward and stated that they are rezoning 209 acres from industrial to residential and offered to answer any questions the Commissioners.

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

This rezoning/PUD amendment will go before the LCBOC on April 1, 2025 at 6PM.

3.1 Conditional Use Request 2025-008-LC. A Conditional Use Request has been submitted by Derek Archer for an event hall and a bed and breakfast. Property is located at 2762 Leroy Coffer Highway in the unincorporated Liberty County and is further described as LCTM Parcel 138005.

Lori presented this Conditional use request to the Planning Commission.

RECOMMENDATION: Approval

Derek Archer, owner, came forward and stated that he is excited to be able to turn this property into a venue for weddings and hopes to incorporate some corporate retreats. His brother is the caretaker living on the premises at this time.

Justin Archer came forward and stated that he feels this will be a great asset to the community.

MOTION: Lynn Pace made a motion to approve
SECOND: Phil Odom

VOTE: Unanimous in favor

This rezoning will go before the LCBOC on April 17, 2025 at 5 PM.

3.2 Rezoning Petition 2025-009-LC. A rezoning petition has been submitted by Gary Ryals with SNF Holding Company to rezone 88.43 acres +/- from A1 (Agricultural) and AR-1 (Agricultural Residential) to LI (Light Industrial) for a storage warehouse facility. The primary purpose of this request is to permit the development of storage warehouses on the property, specifically designed for use by SNF for storing finished products. Property is located on South Coastal Highway and Oak Creek Road and is further described as LCTM Parcel 190034 (portion thereof).

Lori presented this rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: maintain at least a 50-foot existing vegetated buffer along Oak Creek Road and South Coastal Highway. No direct access (driveways) to Oak Creek Road. A traffic study by a PTOE will be required.

Commissioner Odom asked if we had reviewed any plans for lighting. Lori stated that lighting would be reviewed during the Gateway review.

Marcus Sack with M.E. Sack Engineering came forward and addressed clarifications regarding the site Plan, emphasizing that it only involves 88 acres of the total property. He clarified that not all planned warehouses will be immediately built, focusing on current needs. The plan aims to relocate non-industrial activities outside the gate to accommodate more industrial uses within. The administrative building's placement was strategically chosen at the intersection for visibility and respect, designed to minimize truck turns with its orientation and parallel alignment to the roadway. This approach is intended to improve the visual appeal from the road. Employee parking is situated at the rear of the building, maintaining a somewhat hidden aspect from the road. Finally, the plan maintains a buffer zone around all property lines. Marcus detailed the proposed plan for the main edge, located south, providing full access. He acknowledges the need for road improvements along Highway 17 to accommodate increased traffic, emphasizing adherence to traffic studies to mitigate any negative impacts. The county's potential roundabout project was mentioned. The plan involves relocating non-industrial activities to other locations. Currently, SNF has two warehouses (Savannah and one on-site), which will be moved, bringing jobs and tax revenue to Liberty County. The current production process already utilizes Highway 17, and the relocation will only increase short-haul truck traffic, resulting in no significant change in overall traffic along Highway 17. Marcus discussed the minimal traffic impact of the project, even without a traffic impact study. He noted a significant increase in production, attributing the increased traffic to production needs rather than the project itself. The main traffic concern is the trucks involved. Hydrology is also addressed, with Sack stating that the area is not in a flood zone and that runoff from the development will be typical. He emphasizes the absence of manufacturing, highlighting the limited environmental impact.

Commissioner Odom asked if he was petitioning GDOT to install a right-hand turn lane. Marcus stated yes, he believes the traffic impact study will show the need for this.

Commissioner Standard asked about mitigating the noise from the back up beepers on the equipment at this site. Marcus stated that he could do some studies to determine the decibels for the site plan review. Commissioner Standard asked if this is a 24 hour a day, 7 days a week activity. Marcus stated that the truck movements are probably going to take place during the day. Commissioner Odom stated that there are houses across Highway 17 also.

There will be noise from this development. Marcus stated that we have already gone above and beyond what the UDO requires. He stated he would consider some additional buffers.

Joseph Cook came forward and stated that he lives at 3708 S. Coastal Highway. He is against this rezoning with concerns of privacy, noise, light and working hours. He states that there is no infrastructure in place. The areas that have not had flooding may get flooded now. He is concerned with traffic congestion. He states that this concept plan does not show the loading docks. Nothing says that the company can't change what is being stored in the warehouses in the future.

Dwight Beichler came forward and stated that he lives at 281 Little Oak Road and has a question about who will pay for the fire hydrants. He said there needs to be fire hydrants in case the building catches on fire. He feels that Highway 17 should be a 4-lane highway to allow the trucks to pull out. He stated that the intersection of Oak Creek and Highway 17 is dangerous.

Frank Edge came forward and stated that he lives on Big Oak Road. He has three concerns when he heard about this. Those concerns are noise, ingress and egress off of Oak Creek Road and lighting. He can hear noise from SNF now at his house and on some days, he can hear them talking on the loudspeaker. If you consider this, I urge you to consider the 300-foot buffer on Oak Creek Road. He said planted pines are there already, he prefers it to be the natural vegetated buffer. Mr. Edge stated that they own a lot more land surrounding this neighborhood but wonders if this is just the beginning of them getting their foot in their door. He stated that 50-foot buffer is not much of a buffer. He asked the Commissioners to think about what they would do if this was happening in their neighborhood.

Olin Garbeth is concerned about noise level. He likes his quietness and that's why he moved out there. He said the trucks will turn on Oak Creek Road when they get bad directions. He also questioned fire services. He is opposed to this development.

Jody Pittman stated that he lives on Oak Creek. He asks how many jobs storage warehouses are going to create. Mr. Pittman said this is the definition of spot zoning. This is sprawl. This is frowned upon. This will bring in noise, traffic, lights, and property values. 1.9 miles North of this facility is an Industrial Park that this could go in and a fire station on site. We would rather have the storage warehouses than 350 homes. So, a compromise is the 300-foot buffer. He also stated that this does not meet the Comprehensive Plan.

John McIver came forward and stated that when he saw the advertisement for the rezoning, he looked up the county ordinance and found that the UDO does not allow LI. Mr. McIver was looking at the conversion chart in the UDO instead of the schedule of zoning districts. Mr. McIver stated that there is no LI. The use of that property has never been Industrial. It's always been residential. A local housing developer wanted to purchase that property from the timber company to build houses, but it did not happen. The property as zoned stands for what the use should be. Moving it to LI is nothing but spot zoning. He states that special conditions can be placed on the zoning, but they have to be enforced. He lives close by to this and the traffic on 119 is heavy because many people are avoiding Hinesville. He states that the new proposed traffic circle will cause more problems.

Althiea and Steve Houston and we live at 224 Oak Creek Road. They are opposed to the plan with concerns of the light and the cars parking on the property and the car lights shining in her house. She is concerned about the flooding. When it rains the water comes into her yard

even over the ditch. She is concerned that when the building is completed the water will increase.

Joseph Cook came forward and stated that there are other neighbors opposed to this but were unable to attend.

Marcus came forward and stated that the future land use map and the comprehensive plan designates the property as mixed use rural corridor in the front area and the secondary use is industrial. For that reason, this is not considered spot zoning. He stated that he understands the concerns from the neighboring properties. I think it is important to understand that County leadership created a plan, and this is fulfilling the plan that was created. Marcus referred to the zoning map and pointed out the surrounding properties that are Light Industrial. It wasn't by accident this property was purchased for the use that it is being proposed for. That was well researched prior to the purchase. Infrastructure was brought up by Mr. Cook. Water for this development will be provided by the City of Riceboro. The artesian well impact was studied by the paper plant in 1970. Warehousing and admin buildings are not large water uses. There will be loading cocks with this project and yes, they are not shown on this rendering. Fire hydrants were mentioned and changes to the roadways. Those impacts will be mitigated and installed by SNF. The roadway will be dictated by GDOT. Fire hydrants will be installed and paid for by the developer. We agree that there will not be any points of access along Oak Creek Road. Lighting is a form of pollution. We will use full cut off lighting fixtures to reduce the light spread. In other words, the lighting will be contained on site. This directs the light to grown. Addressing the concern of trucks making a wrong turn on Oak Creek, we will provide signage to help alleviate this. There will be fire suppression within the facility. The chemical stored here is not toxic. Marcus stated that the 300-foot buffer would reduce the property usage to 45 acres. That is half the acreage of this site. That is a disproportionate amount for this site. He suggested a 75-foot buffer along Oak Creek Road. We are perfectly content with leaving the natural vegetative buffer that is there. We can mark this off to not be touched. He stated they can look at a decibel study to help with reducing the noise from the site.

Anita Woodard came forward and stated that she lives on Oak Creek Road and moved there 28 years ago. She stated she moved out there because it was country. When they moved there the road was a dirt road. She stated that their property values are going to plummet. She stated that when you have something that everyone wants, and you pollute it with what you are developing is not great for our personal gain. I concur with all that what said by all the other people that have spoken in opposition tonight. She stated that when she first moved out there a representative from Chemtal came to her home with a kit and it was a chemical kit to bind our windows and doors if there was an accident.

Mr. Cook came back and stated that the offer is for 75-foot buffer on the Oak Creek side but nothing on the Highway 17 side. And there has been no clarification of the size of the warehouses.

Mr. Edge came back and asked if sewer and water is being provided by City of Riceboro. And is this property being incorporated into Riceboro?

Mr. Sack came back and stated they would provide 75-foot buffer along the front as well except in the driveways.

Discussion by Commissioners about the decibel study and noise mitigation.

maintain at least a 50-foot existing vegetated buffer along Oak Creek Road and South Coastal Highway. No direct access (driveways) to Oak Creek Road. A traffic study by a PTOE will be required.

MOTION: Phil Odom made a motion to approve with standard and special conditions with an added special condition that the buffer be changed to 75 feet on both S. Coastal Highway and Oak Creek Road and an intrasite sound study be performed with in that property particularly as it relates to the backup noise so whatever the results are of the study SNF agrees to mitigate it.
SECOND: Durand Standard
VOTE: Unanimous in favor

Jeff stated that this area is part of the Gateway Corridor and if this is approved this request will have to go before the Gateway Design Review committee and the LCBOC.

This rezoning request will go before LCBOC on April 17, 2025 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 The Villas at Stonehenge. A request for preliminary plat approval for 140 townhome lots on Airport Road and Stonehenge Drive in Hinesville for Paul Krebs.

Mardee presented this preliminary plat to the Planning Commission.

MOTION: Durand Standard
SECOND: Sarah Baker
VOTE: Unanimous in favor

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.1 Jeff asked the Planning Commission for a recommendation on the Flemington Downtown Development Overlay District presented by Mardee earlier on the agenda.

MOTION: Phil Odom
SECOND: Duncan Regan
VOTE: Unanimous in favor

This will go before Flemington City Council on April 8, 2025 at 4:30 PM.

7.2 Directors Report.

Jeff presented the Commissioners with the outcome from last month's actions. Jeff stated the variance for RTS Homes for the street jog reduction for The Cove at Fifteenth Street was approved by the Hinesville City Council on March 6, 2025. The variance submitted by Obro to reduce the required parking spaces at the law office was approved by Hinesville City Council on March 6, 2025. The rezoning petition submitted by the City of Hinesville to rezone a block in downtown Hinesville off of Ashmore Street was

approved by the Hinesville City Council on March 6, 2025. The rezoning /PUD Amendment submitted by Josh Wheeler for a PUD revision to change from Townhomes to 40 row homes on Airport Road was approved by the Hinesville City Council on March 6, 2025 with special conditions that the PC sent to them. The rezoning petition and PUD Amendment that RTS submitted for the amendments and expansion of Grand Reserve and the Annexation off Ruben Wells Road was heard by the Hinesville City Council for information on March 6, 2025. The rezoning for Evans T&T Investments to rezone property for town homes and single-family homes on Pipkin Road was approved by Hinesville City Council on March 6, 2025 with standard and special conditions that upon approval by City of Hinesville that a traffic study will be required at the time of preliminary plat submittal. To mitigate any traffic burdens, the recommendations of the traffic study shall be incorporated into the design. For the single-family lots, the side street setback shall match the front setback of 20 feet. The rezoning PUD Amendment for Laurel View Properties will be heard by LCNBOC on April 1, 2025.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Sarah Baker
VOTE: All in favor

Tim Byler-Chairman — **Date** 15 APRIL 2025

Jeff Ricketson, Secretary to the Board — **Date** 4/16/2025