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

COMMISSIONERS

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

February 24, 2025

The Liberty Consolidated Planning Commission met on Tuesday, February 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 January 28, 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 Phil Odom 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
Tim Byler
Larry Baker
Durand Standard
Sarah Baker

ABSENT:
Alonzo Bryant

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 Comprehensive Plan Update: Sunbury/Islands Subarea Maps (Information)

Jeff presented the proposed Sunbury/Islands Land Use and Character Area Maps.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Variance Request 2025-001-H. A variance request has been submitted by the owner Trevor Sikes with RTS Homes for a street jog offset. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteen West. Property is located on West 15th Street and is further described as LCTM Parcel 028024 and 028025.

Jeff presented this variance request to the Planning Commission.

RECOMMENDATION: Disapproval

Jeff stated that the reason LCPC staff recommended disapproval is due to the fact that the UDO section 504-7 prohibits streets jogs on the center lines offset by less than 150 feet. That is so you do not have conflict between the two areas. Jeff demonstrated that it is not impossible for them to meet the 150-foot offset, they would only need to move the road over.

Elliott Wilson with M.E. Sack came forward and stated that the layout of the wetlands located on the property is pushing the roadway to the North. We do understand that we could add somewhat of an "S" curve to the roadway to provide 150-foot spacing. However, this would compound it and cause a lot of issues for the applicant in this case. An additional manhole would have to be installed.

Chairman Byler stated that he is concerned with the amount of variances that are being submitted that affect variances and makes this dangerous for traffic. Today it may not matter, but in the future it will.

Vice-chair Phil Odom stated that he doesn't see the need to give a variance for this issue. The engineer of record stated that it was a utility conflict, but he didn't state what the conflict is. This is a case where this needs to be redesigned. Elliot stated that when adding the manhole this also changes the design of the pipes and will be an additional cost to the developer.

Commissioner Regan asked how many lots are included. Elliott stated 56 lots.

MOTION: Phil Odom made a motion for disapproval.
SECOND: Donna Groover
VOTE: Unanimous in favor

This rezoning will go before the Hinesville City Council on March 6, 2025 at 3 PM.

3.2 Variance Request 2025-002-H. A variance request has been submitted by Obro, Inc. to reduce the required number of parking spaces from 64 to 49 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. Property is located on East Court Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196 and 056B086.

Todd presented this variance request to the Planning Commission.

RECOMMENDATION: Approval.

Trent Long with T.R. Long Engineering came forward on behalf of Jay Osteen. Trent stated this will be a beautiful addition to downtown.

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

This variance request will go before Hinesville City Council on March 6, 2025 at 3 PM.

3.3 Rezoning Petition 2025-003-H. A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M. L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 56A159 047B196.

Todd presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval.

Jeff pointed out that the large Live Oak trees next to the road will be preserved. He also stated that the City of Hinesville has received a grant from the State to clear up this block and provide work force housing for qualified owners.

Margaret Miness came forward and stated that she owns property on Bagley Street. She no longer lives there but feels the area and her house are historical. She asked if there would be an entrance to be located on Bagley. Jeff stated the two driveways are on Welborn Street. She also asked if the property was more or less than 2 acres. Jeff stated it is just under 2 acres. She asked if the property is going to be big enough to accommodate so many buildings and how the traffic coming in and out of this block will be handled. She feels the area is already too congested to handle the additional traffic from this development. Jeff stated there is an advanced network of roads in this area. She asked who will be maintaining the development. Jeff stated they will have an HOA. She said homeless people are living in the blighted houses now. She also asked if the houses will be low-income housing. Jeff stated the houses are being sold to qualified owners based on median income level.

Sarah Hodges Austin came forward and stated that she is representing the Hodges family. They own 119 Court Street, and she asked if they are widening Ashmore and how much that would encroach on her property. Jeff stated that the extra 10 feet will be taken from within the parcel they are developing. She is also concerned about the daycare center across the street and the safety of the children. Ms. Miness asked if this will cause their property taxes to increase. Jeff stated that can only be answered by the Tax Assessor's office.

MOTION: Donna Groover
SECOND: Durand Standard
VOTE: Unanimous in favor.

The rezoning request will go before Hinesville City Council on March 6, 2025 at 3 PM.

3.4 Rezoning Petition/PUD Amendment 2025-004-H. A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures LLC, for a PUD Revision from townhomes to 40 row

homes (single-family detached dwellings). Property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020.

Todd presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Upon approval by City Council, the developer shall provide an updated General Development Plan (GDP) that includes all the approved amendments.

Trent Long with T.R. Long Engineering came forward and stated they have decided to change the development from Townhouses to single family detached row houses. Sewer and drainage will remain the same.

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

The rezoning request will go before Hinesville City Council on March 6, 2025 at 3 PM.

3.5 Rezoning Petition/PUD Amendment and Annexation 2025-005-H. A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes, to amend and expand the existing Grand Reserve (Davis Tract) PUD and to rezone 22.43 acres +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential development. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001.

Todd presented this rezoning petition to the Planning Commission.

Jeff stated that the developer of Mill Creek Subdivision installed Grove Point Drive as a collector street for this neighborhood to have interconnectivity back to what used to be called Frank Cochran, (Veterans Pkwy). This will help with congestion on E.G. Miles Pkwy.

RECOMMENDATION: Approval with standard and the following special conditions: Upon approval by City Council, the developer shall provide an updated General Development Plan (GDP) that includes all the approved amendments. The spine road shall remain as a collector street and shall remain a requirement of the PUD. The future connection to Grove Point Drive from the spine road shall remain a requirement of the PUD.

Elliott Wilson with M.E. Sack Engineering came forward on behalf of Trevor Sikes, owner. Chairman Byler asked why the developer is omitting the development of the spine road. Elliott stated that it came directly from the City of Hinesville. Soon after this was approved in November of 2021 and in 2022, they met with city officials, and they expressed concern about the traffic influx going through Grove Point Subdivision. At that time with the City Engineer the concluded that they did not want the thoroughfare through Grove Point subdivision. Chairman Byler stated that the City of Hinesville needs to take into consideration the ability for emergency services to access the area if there is a situation at the one entrance and no other way into the subdivision. Jeff stated that they are asking for 100 more single-family units and for the collector street to be reduced to a local street. Once this is built without the collector the opportunity is gone. This is poor planning and as the Planning Commission we cannot support this. Vice-Chair Odom asked why the city approved it and then decided not to approve it without considering public safety. In the end, there will be an additional 736 homes built using this one access for ingress and egress. Commissioner Regan asked why we recommended approval. Jeff stated

we approve of the additional homes but disapprove of the change in the roadway. Commissioner Pace stated that this is a huge piece of property that needs more than one way in and out.

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

This rezoning will go before the Hinesville City Council on March 6, 2025 at 3 PM.

3.6 Rezoning Petition 2025-006-H. A rezoning petition has been submitted by Evans T&T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 045C139.

Todd presented this rezoning to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: A traffic study will be required at the time of preliminary plat submittal. To mitigate any undue 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.

Adam Wilkinson with Goose Creek Engineering came forward and stated that the development will have a large common area and walking trail. They also plan to keep the existing trees. There will also be a large pond.

MOTION: Donna Groover motion for approval with standard and special conditions
SECOND: Phil Odom
VOTE: Unanimous in favor

This rezoning will go before the Planning Commission on March 6, 2025 at 3 PM.

LIBERTY COUNTY

3.7 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 to the Planning Commission as information only. The developer is asking to add 209 acres to the PUD, changing it from industrial to residential.

Jeff stated that we provided each of you with a petition from Jeanie O'Brien. A resident of Old Sunbury Road is concerned about the impact this development will have on historic dirt road and the trees that line the road. Jeff stated that Laurel View PUD as proposed should not have any impact on the Historic Old Sunbury Road.

Marian Elaine Smith came forward and stated that current market conditions have led them to believe that this would perhaps be better served as residential than commercial.

Jeanie O'Brien came forward and stated that she lives at the other end of Old Sunbury Road and is concerned about the impact this may have. She wanted to be sure that there would be a special condition that this huge development will not impact Old Sunbury Road. Jeff pointed out where the road is located and what is paved and unpaved. It will not affect the dirt portion of Old Sunbury Road. She asked that signage be placed that states the road for "Emergency Use Only". She does not want construction trucks and traffic traveling the dirt road. She stated they are also concerned about the wetland issue.

Susan Inman, The midcoast advocate for the nonprofit organization called 100 Miles Foundation came forward and encouraged the commissioners to consider the impact on our coast and environment. Their foundation works to protect our coast. She expressed concerns about water usage.

The DRI will be completed in time for the March 18, 2025 Planning Commission meeting. Action on this request will take place at that time.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.1 Directors Report.

Jeff presented the Commissioners with the outcome from last month's actions. Jeff stated the rezoning petition submitted by Josh Wheeler for the variance on Wilson Avenue was approved by the Hinesville City Council on February 6th. The rezoning petition to rezone 19 acres at 2173 E. Oglethorpe Highway for a multi-family complex and shopping center was approved by Flemington City Council on February 11th. The rezoning petition submitted by Smiley Investments for an apartment complex at 829 Olmstead Drive was approved by Hinesville City Council on February 6th.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Durand Standard
VOTE: All in favor

Tim Byler-Chairman — **Date** KS March 2025

Jeff Ricketson, Secretary to the Board — **Date** 3/18/2025