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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

August 21, 2024

The Liberty Consolidated Planning Commission met on Tuesday, September 17 2024, 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 August 20, 2024, minutes. The motion was seconded by Duncan Regan. The motion passed unanimously**. Chairman Byler asked for a motion to approve the agenda. **A motion was made by Duncan Regan to accept the agenda. The motion was seconded by Alonzo Bryant. 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
Alonzo Bryant
Duncan Regan
Tim Byler
Durand Standard
Sarah Baker
Larry Baker

ABSENT:
Donna Groover

LCPC STAFF PRESENT:
Jeff Ricketson, Executive Director
Lori Parks, Zoning Administrator
Mardee Sanchez, Engineering Director
Kelly Wiggins, Executive Director
Todd Kennedy, Planner 3

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: Allenhurst Subarea Maps (Information)

Jeff presented the proposed Allenhurst Land Use and Character Area Maps.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

RICEBORO

3.1 Variance Request 2024-053-R. A variance request for a single-family home has been submitted by Willie Fagan to reduce the required 25 feet side yard setback to 21 feet on the right side, and 22 feet on the left side. Property is located on E. B. Cooper Highway and is further described as LCTM Parcel 166B022.

Lori presented this rezoning request to the Planning Commission.

RECOMMENDATION: Disapproval.

Commissioner Odom asked if we have received any comments from the surrounding property owners. Lori said no.

Mike Allen with J.M. Allen homes, builder, came forward and stated that Mr. Fagan has been a lifelong resident of Liberty County and is 67 years old and would like to build his dream home. He has his plans already and needs a little more room on each side to fit this house plan on the lot. Mr. Allen stated that Mr. Fagan does not want to change house plans. And asked the Board to consider granting this variance for Mr. Fagan.

Commissioner Pace stated that it seems like a simple fix to pick a plan that fits the lot.

MOTION: Durand Standard
SECOND: Lynn Pace
VOTE: All in favor of disapproval.

The rezoning request will go before the Riceboro City Council on October 1, 2024 at 6 PM.

HINESVILLE

3.2 Rezoning Petition/PUD Amendment 2024-042-H. A rezoning petition has been submitted by Trevor Sikes, owner of RTS Homes for a PUD Revision at Fifteen West. Property is located on W 15th Street in Hinesville and is further described as LCTM Parcels 028011, 028024, 028025, 029B115, 029B117, 036A043, 036A047, 036A048 and 036A049.

Mardee presented this rezoning and PUD Amendment request to the Planning Commission.

RECOMMENDATION: Approval.

There was discussion between Commissioners concerning parking for the townhomes, and the 14 feet between townhome buildings. Commissioner Standard stated there was a vegetative buffer in the original and asked if there was a buffer included in this new layout.

Logan Irvine with M.E. Sack Engineering came forward and stated there is a cleared 40-foot easement.

MOTION: Phil Odom with standard and the following special conditions: The street connecting Curtis Road and W. 15th Street shall be a collector street. As this street will likely have significant use as a connector between these two streets, safety considerations for this through-traffic and the residents shall be incorporated into the design of Tract I.
The PUD shall have a min. side street setback that is the same as the min. front setback.
SECOND: Durand Standard
VOTE: All voted in favor of approval.

This rezoning and PUD amendment request will go before the Hinesville City Council on October 3, 2024 at 3 PM.

3.3 Variance Request 2024-055-H. A variance request has been submitted by Charles T. Scott to reduce the required side yard setback of 10 feet for an attached carport to 1 foot. Property is located at 208 Whitetail Circle in Hinesville and is further described as LCTM Parcel 047B196.

Lori presented this variance request to the Planning Commission. Lori stated that she received 5 calls about this variance and all of them were in favor of the variance and one of the callers was the next-door neighbor.

RECOMMENDATION: Disapproval.

Mr. Charles Scott came forward and stated that he is retired and would like to be able to place the carport there to protect his new truck from the elements and would like it to be connected to the house for protection from the rain while unloading.

MOTION: Phil Odom
SECOND: Lynn Pace
VOTE: All in favor of disapproval.

This variance request will go before the Hinesville City Council on October 3, 2024 at 3 PM.

LIBERTY COUNTY

3.4 Variance Request 2024-056-LC. A variance request for a mobile home has been submitted by applicant Michael Alcott on behalf of owner Betty Hargrove to reduce the required 35 feet front yard setback to 30 feet and reduce the required 25 feet rear setback to 15 feet. Property is located on Holmestown Road and is further described as LCTM Parcel 103043.

Lori presented this variance request to the Planning Commission. Lori stated that this particular piece of property is shallow and there is an existing easement that places a hardship on the property. A single wide mobile home would fit without a variance.

RECOMMENDATION: Approval with standard conditions.

Mr. Michael Alcott came forward and asked for leniency and to grant his variance.

Ms. Matilda Riles came forward and stated that she is speaking in opposition because the Varnedoe Property and Jackson property are located close to this property and their land is undeveloped. We are concerned that the easement may be distorted and then we will not be able to access the property. She is concerned that if the variance is granted the owners of the undeveloped property may impact what they have to do to their property once they decide to develop it.

MOTION: Phil Odom with standard conditions.
SECOND: Durand Standard
VOTE: 8 in favor of approval with standard conditions. Commissioner Pace opposed.

This rezoning will go before the LCBOC on October 1, 2024 at 6 PM.

HINESVILLE

3.5 Rezoning and Annexation Petition 2024-057-H. A rezoning and annexation petition has been submitted by Dryden Enterprises on behalf of owner, Frederick C. Hack, Jr. to rezone 1,931 acres +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for a residential subdivision with a mixture of housing types. Annexation into the City of Hinesville is also being petitioned for. Property is located off Courtland Drive in Hinesville, unincorporated Liberty County between the CSX Railroad and the existing city limits in and is further described as LCTM Parcel 073001.

Todd presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special conditions: A traffic study prepared by PTOE 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. Historical gravesites shall be protected and buffered. A land trust or similar organization shall be engaged to assist the HOA in developing and implementing a protection plan for the undeveloped natural common areas within Davis Swamp.

Todd stated that the staff did receive 2 inquiries. One person asked where the development was proposed. Once she learned her property was across the CSX railway, she was fine with the development. She currently lives out of state. The O'Neal family called and expressed that water mitigation is a major concern for them. They own property adjacent to this tract the western boundary.

Commissioner Pace asked if the roads will be built up. She also asked about the future use portions of the property indicated on the concept plan. Jeff stated that the plan is to develop these areas but over a 20-to-25-year period. They have designated one area in the center (27 acres) for public use and will include police, fire and recreation facilities.

Marcus Sack with M.E. Sack Engineering came forward and stated that they will create additional dry land and may create a bridge. It will probably be a mix of the two. We have engaged Dewberry Engineers. They are the premiere flood study engineer for the State of Georgia. We have partnered with them to make sure we get this right. We haven't gotten that far yet. Commissioner Pace stated that she wants the water to flow properly. Marcus went over the project plans and how they plan to develop it. Approximately 800 acres of the parcel is developable. There will be 4 access points to the development. Getting rid of the beaver dams has helped to

alleviate the water issues. They will only be able to use the water and sewer that the City of Hinesville allows. He also mentioned a bypass that is in the works from Hwy 196 to Hwy 119. Commissioner Odom asked if Marcus was familiar with the Department of Transportation concept of Hwy 84 and Courtland. Marcus stated yes, it will all be right in and right out.

Luke Dryden with Dryden homes came forward and stated that he appreciated Marcus's presentation and would appreciate support for the annexation and rezoning. He also stated that he is happy to explore any concerns you may have about the development. Commissioner Odom advised Luke that he has multiple organizations to reach out to to assist the HOA with a land trust for the wetlands of this development. Phil stated that the DNR is interested in assisting with this. Luke stated that his current HOA's work with DNR to help handle wildlife.

Nancy Davis came forward and stated she has lived in Hinesville for 21 years in the Nottingham village area of Courtland Drive. She expressed concerns about wildlife, the traffic on Courtland attempting to get out onto Highway 84. With only being able to turn right, this will make it more difficult. She stated that she has been back to Hacks Pasture, and it is very wet and once her car sunk in the dirt back there. She stated she feels like the wetlands are not protected because they have been built on already.

Benjamin O'Neal came forward and stated that his brother sent in an email. He stated he owns 186 acres next to this proposed development. He is well versed in Hinesville's wetlands, because he has litigated several areas already. Predominantly, most of the water from Hinesville loads into the Davis Swamp to the area where the houses are proposed. Once built, the water has to go somewhere. Building and taking out the trees will cause the water to flow somewhere else. The more we build this out and turn this area into residential the more there is going to be built at another time. He stated without looking at a comprehensive plan that considers the water issue, he wouldn't be able to sign off on something like this. Where is the water going to go. He would be in opposition to all of this until the storm water issues could be resolved. He has been on that property in Hacks Pasture, and not all the roads that are there that they use for the hunting club are actual roads. When it rains, it floods. If you don't have an ATV or 4X4 you are not getting through some of those roads. His family has owned his property for over 100 years.

Ramsey Sleever came forward and stated he lives off Peacock Trail in Oak Crest. He stated that if anything is done with this swamp, we are in a world of hurt. He stated that he can show everyone of you a video of a raccoon and fox that were on his back porch because the water was so high it came up to his porch which is 4.5 feet off the ground. The ponds that they placed in the subdivision to help with flooding overflow do not work. When it rains for more than an hour we are flooded. The roads are in very bad shape. You will need a 4X4 to get back there and when it rains you will not make it. The roads are already flooded with traffic. Oak Crest is now impossible to get out of, and with these added homes we will be stuck in traffic for much longer. The delineation of these wetlands was only done with photos. This has not been approved by the Army Corp of Engineers.

Brianne Felton stated that she lives in that area and is a realtor. The water is really bad and with the recent rain she could not even go in her backyard. She stated she is all for the homes but the consideration and the planning for these homes needs to go a little deeper because we are suffering from the water. Her other concern is that we need to strategically plan this. The water is in our back yards now and comes into some of the homes in the neighborhood. She invited the officials to come to her neighborhood and see the flooding.
Marcus Sack came back up and explained how the development, planning and engineering is done for this process. Commissioner Regan stated that he is concerned that the roads between the

hammocks will become a dike affect as far as the water flow. Marcus stated that it has that potential, but that is why they are completing the studies to make sure the structures are built correctly. Commissioner Odom gave a history of the Davis Swamp.

MOTION: Alonzo Bryant with standard and the following special conditions: A traffic study prepared by PTOE 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. Historical gravesites shall be protected and buffered. A land trust or similar organization shall be engaged to assist the HOA in developing and implementing a protection plan for the undeveloped natural common areas within Davis Swamp.
SECOND: Durand Standard
VOTE: All in favor.

This rezoning and annexation request will go before the Hinesville City Council on October 3, 2024 at 3 PM.

LIBERTY COUNTY

3.6 Rezoning Petition 2024-058-LC. A rezoning petition has been submitted by RJ Reynolds Construction LLC (Jake Reynolds) on behalf of owner Troy Smith to rezone 13.93 acre +/- from AR-1 (Agricultural Residential) to R20 (Single-family Residential-20) for residential development. Property is located on Lake Pamona Road in unincorporated Liberty County and is further described as LCTM Parcel 360A041.

Todd presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked if we received any responses from the surrounding neighbors. Lori stated she received a couple of phone calls, but they were just requesting information about the well and what the site plan looked at. Commissioner Regan asked how many houses are planned. Todd stated 14.

Elliot Wilson with M.E. Sack Engineering came forward and stated that he would like to add that this area allows for R8 zoning. There is no sewer in the area, so we have to install septic tanks which requires the property to be half acre lots. He stated that they are allocating some space for a new well to be installed. The well will be operated and owned by Mr. Smith. The well will be permitted by EPD and will be less than 10,000 gallons. He stated that the houses will not be cookie cutter. The lots are deep, and the home will placed in the center of the lot which will allow more buffering and privacy for the neighbors and home owner. Commissioner Odom asked if they plan to clear cut. Elliott stated they plan to leave as many trees as possible.

Ken Barthels lives on Lakeside Drive and has been there since 1984. He moved from Chicago and said they have a paradise down there and they are afraid it will get too congested. He asked how much the homes will be listed for.

Gary Sutton came forward and stated that he stands in opposition of this plan. He stated that his family has owned property there for 40 years. He mentioned that the road is in horrible condition. His house is located on Parkway Drive. He states that he takes care of the road, its not county maintained. He stated by allowing this development you are taking away the very reason we

moved down here. He is also worried about the additional well being installed that may affect the wells of the current residents.

MOTION: Phil Odom with standard conditions
SECOND: Durand Standard
VOTE: All in favor

This rezoning petition will go before the LCBOC on October 1, 2024 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Westview Village. A request for preliminary plat approval for 41 townhome lots on Crystal Lake Drive (off Airport Road) in Hinesville for SJB Property Development, LLC.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard
SECOND: Alonzo Bryant
VOTE: All in favor of approval with standard conditions.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.1 Directors Report.

Jeff Ricketson, Executive Director asked the Commission to approve the LCPC to advertise an amendment to the UDO to allow double wide manufactured homes in the R8 zones within the cities of Walthourville and Allenhurst.

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

Jeff presented the Commissioners with the outcome from last month's actions. Jeff stated the rezoning petition for Joe Maley to have a restaurant at 2679 Islands Highway was approved by LCBOC on September 3, 2024. The variance request for 106 Monroe Avenue was approved by the Hinesville City Council on September 5, 2024. The variance request for 424 Nashview Drive was approved by the Walthourville City Council on September 10, 2024. They Type B home occupation for the dog training business oat 3202 Mt. Olivet Church Road was tabled by the LCBOC on September 3, 2024 and they will hear it again at their October 1, 2024 meeting. The variance and rezoning request for Fig Tree Road and Kings Road was approved by the LCBOC with standard and special conditions.

Jeff announced that the next Community Comprehensive Planning meeting will be held on September 23, at 6 PM at the GumBranch Baptist Church. Jeff also welcomed Commissioner Baker to the Planning Commission.

8.0 ADJOURN

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

15 Oct 24

Tim Byler-Chairman **Date**

10/15/2024

Jeff Ricketson, Secretary to the Board **Date**