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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

August 21, 2024

The Liberty Consolidated Planning Commission met on Tuesday, August 20, 2024, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Phil Odom made a motion to accept the July 16, 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
Donna Groover
Tim Byler

ABSENT:
Sarah Baker
Durand Standard

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

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: Walthourville Subarea Maps (Information)

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

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2024-048-LC. A rezoning petition has been submitted by Joseph Maley to rezone 2.71 acres +/- from AR-1 (Agricultural Residential) and SFMH (Single-family Manufactured Home) to C-2 (General Commercial) for a restaurant and retail space. Property is located at 2679 Islands Highway, in unincorporated Liberty County and is further described as LCTM Parcel 305016.

Lori presented this rezoning request to the Planning Commission.

RECOMMENDATION: Disapproval.

Adam Wilkinson came forward to speak in favor of this proposal. He stated that in general any restaurant located in this area is a great idea, especially with offering fresh local seafood.
Commissioner Regan asked for staff to elaborate on question 5 from the zoning analysis. Lori stated that the Comprehensive Plan shows all agricultural in the area with no commercial. Jeff stated that we recently made an amendment to the Comprehensive Plan for the county and made the decision to not allow any commercial or industrial uses past the Brigdon Road area. Commissioner Odom asked if anyone called in about the rezoning. Lori stated we had a couple of phone calls inquiring about what the sign was for, but none for or against it.

MOTION: Phil Odom
SECOND: Alonzo Bryant
VOTE: All in favor of disapproval.

The rezoning request will go before the LCBOC on September 3, 2024 at 6 PM.

HINESVILLE

3.2 Variance Request 2024-049-H. A variance request has been submitted by Catrina McCoy to have a metal carport in the front yard. Property is located at 106 Monroe Avenue in Hinesville and is further described as LCTM Parcel 044B162.

Lori presented this variance request to the Planning Commission.

Mrs. McCoy came forward and stated that she placed the carport there to provide the shade needed for her vehicles. She asked the company that installed the shed if she needed a permit and they told her no. She spent $6000 on the shed and it would cost her the same amount to have it removed. She stated there is no room in the back yard for her to move the carport to. She stated that she is retired military with severe PTSD. She stated this will be a hardship to remove it. She also had a petition that she presented signed by 9 of her neighbors stating they are okay with the carport being placed there.

RECOMMENDATION: Disapproval.

MOTION: Phil Odom
SECOND: Donna Groover
VOTE: 4 in favor of disapproval with Commissioner Regan opposed. Motion passes.

This variance request will go before the Hinesville City Council on September 5, 2024 at 3 PM.

WALTHOURVILLE

3.3 Variance Request 2024-050-W. A variance request has been submitted by Jeremiah and Janae Tillman to reduce the required side yard setback of 5 feet for an accessory building to 4 feet. Property is located at 424 Nashview Trail in Walthourville and is further described as LCTM Parcel 064A052.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

5:11 PM Commissioner Lynn Pace entered the meeting.

Mr. Tillman, owner, came forward and stated that on the left side of the building there is 6 feet and 4 feet on the right. He stated that the building is anchored into concrete. This company also told him he did not need a permit. His neighbor has told him that he does not have a problem with the building being there.

MOTION: Phil Odom
SECOND: Donna Groover
VOTE: 5 in favor of disapproval with Commissioner Pace abstaining.

This variance request will go before the Walthourville City Council on September 10, 2024 at 6 PM.

RICEBORO

3.4 Home Occupation Type B 2024-051-LC. A Home Occupation Type B request has been submitted by Elisa Gibson to have a professional dog training business. Property is located at 3020 Mt. Olivet Church Road in Fleming and is further described as LCTM Parcel 202005

Lori presented this home occupation petition request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Ms. Gibson came forward and stated that she had this same business in Long County but recently moved to this location and would like to open here. Her main focus is to train therapy dogs, but she conducts all types of dog training. She stated her business won "Best of Georgia" last year.

MOTION: Phil Odom
SECOND: Lynn Pace
VOTE: All in favor of approval with standard conditions.

This rezoning will go before the LCBOC on September 3, 2024 at 6 PM.

LIBERTY COUNTY

3.5 Variance Request 2024-052-LC. A variance request was submitted by Kings Plantation, LLC for the Fig Tree subdivision to be developed with up to 234 individual septic tanks as opposed to a community septic system, required by the Liberty County Code of Ordinances. Property is located at the south end of Colonels Island at Fig Tree Road and Kings Road in unincorporated Liberty County and is further described as LCTM Parcel 354002.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special conditions: Must be served by a community water system and the actual lot sizes and dimensions to be determined by GA DPH permitting process. However, minimum lot sizes and dimensions shall meet or exceed those required by the zoning district.

Commissioner Odom asked if Adam Wilkinson, engineer, has had any conversation about potable water. Adam stated they have a private water service company that is going to supply the water for the development.

MOTION: Phil Odom with standard and special conditions.
SECOND: Alonzo Bryant
VOTE: 5 in favor of approval with standard and special conditions; Commissioner Pace opposed.

This variance request will go before the LCBOC on September 3, 2024 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Heritage Pointe Phase 2. A request for preliminary plat approval for 136 single-family lots and 100 townhome lots on Legacy Lane (off Flemington Village Blvd.) in Hinesville for Liberty Properties and Holdings Co., Inc.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Alonzo Bryant
SECOND: Donna Groover
VOTE: Unanimous in favor of approval with standard conditions.

4.2 Flemington Townhouses. A request for preliminary plat approval for 111 townhome lots off E. Oglethorpe Highway in Flemington for Flemington Development, LLC (Jody Smiley et al).

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Regan stated concerns about the traffic impact to Highway 84. Paul Simonton stated that they have already received their permit from GDOT. The traffic study stated that the additional traffic added is deemed inconsequential per GDOT.

MOTION: Phil Odom
SECOND: Duncan Regan
VOTE: Unanimous in favor of approval with standard condition.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.1 Directors Report.

Jeff Ricketson, Executive Director presented the Commissioners with the outcome from last month's actions. Jeff stated the rezoning petition for Roanld Wright at 6158 East Oglethorpe was approved by the LCBOC on August 15th. The conditional use for the event center in the shopping plaza was tabled by the Midway City Council. The variance request for the carport shelter located at 923 Granger Drive was approved by the Hinesville City Council on August 1st. The rezoning petition submitted by John Roberts to build two single family homes on E.B. Cooper was approved by Riceboro City Council on August 13th. The conditional use for Joseph Grant to use the old Pizza Inn building for an event center was approved by Hinesville City Council on August 1st. The rezoning/PUD amendment for RTS Homes on Fifteen West was withdrawn by the applicant. The variance request submitted by the Osteens for side yard setbacks for both parcels along Bradwell Street was approved by Hinesville City Council on August 1st. The rezoning petition for Michael Volen on Old Gress Island Road was approved by the LCBOC on August 15th with a special condition that a vegetative buffer or fence be placed on the western side of the property. The variance request for Jimmy Shaken for the Aarons Rental Center on E.G. Miles was approved by Hinesville City Council on August 1st. The rezoning petitions for Kings Plantation was postponed by the applicant to be heard at the September 3rd LCBOC meeting.

Jeff announced that the next Community Comprehensive Planning meeting will be held on August 26, at 6 PM at the Allenhurst Presbyterian Church.

8.0 ADJOURN

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

Tim Byler-Chairman — **Date** 17 Sept 2024

Jeff Ricketson, Secretary to the Board — **Date** 9/18/2024