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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

July 22, 2024

The Liberty Consolidated Planning Commission met on Tuesday, July 16, 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 June 18, 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 Durand Standard to accept the agenda. The motion was seconded by Donna Groover. 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
Sarah Baker
Duncan Regan
Donna Groover
Durand Standard
Tim Byler

ABSENT:
Alonzo Bryant

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: Midway Subara Maps (Information)

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

2.2 Proposed Amendments to the UDO. Public Hearing.

Mardee presented the Planning Commission with the proposed updates to the UDO. The Chairman asked if anybody audience wished to address the Planning Commission concerning these proposed amendments to the UDO.

A motion was made by Donna Groover to accept the proposed amendments and allow the LCPC staff to present these amendments to each of the Government entities within Liberty County. The motion was seconded by Lynn Pace. Durand Standard stated to the public that the Planning Commission has been working on these proposed amendments for quite a while and this was not the first time the changes were heard. **The motion passed unanimously.**

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2024-037-LC. A rezoning petition has been submitted by Ronald Wright on behalf of the Nathaniel Jones Estate to rezone 3.12 acres +/- from C-3 (Highway Commercial) to A-1 (Agricultural District) for duplex and single-family homes. Property is located at 6158 East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 121077.

Lori presented this rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard
SECOND: Sarah Baker
VOTE: All in favor of approval with standard conditions.

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

MIDWAY

3.2 Conditional Use 2024-038-M. A conditional use has been submitted by Anthony and Wanda Henry for an event center. Property is located at 11233 East Oglethorpe Highway in Midway and is further described as LCTM Parcel 213D004.

Lori presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

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

This conditional use request will go before the Midway City Council on August 12, 2024 at 6 PM.

HINESVILLE

3.3 Variance Request 2024-039-H. A variance request has been submitted by Michael and Faith Aversano to reduce the side required setback from 10 feet to 1.6 feet. Property is located at 923 Granger Drive in Hinesville and is further described as LCTM Parcel 047A082.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Mr. Aversano came forward and provided photos for the Commissioners. He stated that he is asking for the variance to place a lean-to attached to his home to preserve his 1950 GMC Truck. Sitting in the sun is ruining it. He stated that once built, even the overhang will remain on his property with the variance.

MOTION: Sarah Baker
SECOND: Lynn Pace
VOTE: All in favor of approval with standard conditions.

This variance request will go before the Hinesville City Council on August 1, 2024 at 3 PM.

RICEBORO

3.4 Rezoning Petition 2024-040-R. A rezoning petition has been submitted by John Roberts Jr. to rezone 1.0 acre +/- from A-1 (Agricultural) to R20 (Single-family Residential-20) for two single-family homes. Property is located on E. B. Coooper Highway in Riceboro and is further described as LCTM Parcel 146B030.

Lori presented this rezoning petition request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard
SECOND: Sarah Baker
VOTE: All in favor of approval with standard conditions.

This rezoning will go before the Riceboro City Council on August 6, 2024 at 6 PM.

HINESVILLE

3.5 Conditional Use 2024-041-H. A conditional use has been submitted by Joseph Grant for an event center. Property is located at 730 East Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 069C048.

Lori presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Donna Groover
SECOND: Phil Odom
VOTE: All in favor of approval with standard conditions.

This conditional use will go before the Hinesville City Council on August 1, 2024 at 3 PM.

Jeff advised Chairman Byler that the applicant for agenda number 3.6 asked that the request be postponed.

Chairman Byler asked for a motion to amend the agenda.

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

3.6 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. **POSTPONED**

3.7 Variance Request 2024-043-H. A variance request has been submitted by Obro, Inc. to reduce the required lot area, front and side yard setback required in R8 (Single-family Residential-8): lot area from 6,500 square feet to 4,500 square feet; front yard setback from 15 feet to 6 feet; and side yard setback from 15 feet to 13 feet. Property is located on Bradwell Street and is further described as LCTM Parcels 055D159 and 055D160.

Lori presented this variance petition request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Trent Long with T.R. Long Engineering came forward as representative for the applicant. Trent stated that they are styled to be in keeping with the Bradwell Row Townhomes. They are also asking for this variance to preserve a couple of large Live Oak trees located on this property.

Chairman Byler stated that he is concerned about the parking issue this may create. Trent stated that he will be glad to look at the plan and design a better outline for parking.

MOTION: Phil Odom
SECOND: Durand Standard
DISCUSSION: Commission Standard stated that he would like to see this request tabled until the Commission can see the correct design. He stated that the property is being stretched to the maximum extent. Trent Long came back and demonstrated the next agenda

item proposed layout of the homes. Commissioner Standard stated that if he commits to that and saves the Oak trees, he will accept it.

AMENDED MOTION: Phil Odom stated that he would amend his motion and add a special condition that the design match the design of the next agenda item with the allotted two cars. VOTE: All in favor of approval with standard and the amended motion.

This variance will go before the Hinesville City Council on August 1, 2024 at 3 PM.

3.8 Variance Request 2024-044-H. A variance request has been submitted by Downtown Development Group, LLC to reduce the required lot area, front and side yard setback required in MFR (Multi-family Residential) from lot area 6500 square feet to 4500 square feet; front yard from 15 feet to 6 feet; and side yard from 6 feet to 4 feet. Property is located on the corner of Wilson Avenue and Bradwell Street in Hinesville and is further described as LCTM Parcel 055D111.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Durand Standard
SECOND: Donna Groover
VOTE: All in favor of approval with standard conditions except Commissioner Regan. He had stepped out for a few minutes.

LIBERTY COUNTY

3.9 Rezoning Petition 2024-045-LC. A rezoning petition has been submitted by Michael Volen on behalf of the Steven Berg Estate to rezone 42.87 acres +/- from A-1 (Agricultural) to R-20 (Single-Family Residential 12) for a single-family residential subdivision. Property is located at 580 Old Gress Island Road in unincorporated Liberty County and is further described as LCTM Parcel 241B005.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Trent Long with T.R. Long Engineering came forward representing the applicant. He stated this will be half acre lots. He also stated that the City does have a new water well and that they are awaiting EPD approval. A detailed soil analysis will be done and submitted to the Health Department before site plan approval. They are waiting on City of Midway for sewer approval. Commissioner Regan expressed concerns about the traffic since there is already a neighborhood with 250 houses being built on Isle of Wight Road. He also asked how many houses would be in this development. Trent stated that there are plans for the county to move the trash center and plans to install a turning lane and make improvements to the intersection of Quarterman Drive and Isle of Wight Road.

Jason Duke came forward and stated that he owns and lives on the property located next to this parcel. He asked if they would be filling in the wetlands, how does this impact his property. He also stated that he has a lot of animals and doesn't want the people from that neighbrohood to start using his property as a petting zoo. He asked if the city does approve water and sewer, how many

more houses will be built there. Trent Long stated they will have to stay away from the wetlands, this layout is for zoning only. He will have to apply for wetland delineation. Trent also stated that this plan will be tailored to the specific area of the property that is buildable. He stated that this will come before the Planning Commission as a preliminary plat for you to see again. He stated that buffering from the animals could be discussed when looking at preliminary plat.

Rosemary Brown came forward and expressed concerns that Old Gress Island Road because he mom lives there and wanted to know if the road would be sufficient for this amount of traffic as it is now. Trent stated that will be addressed during the preliminary plat stages.

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

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

HINESVILLE

3.10 Variance Request 2024-046-H. A variance request has been submitted by Jimmy Shaken on behalf of owner The Jellig 2011 Trust from the landscape ordinance for two landscape islands. A portion of one island is to be paved and remove the other. Property is located at 829 E. G. Miles Parkway in Hinesville and is further described as LCTM Parcel 046B006.

Mardee presented this variance to the Planning Commission. Mardee stated that the variance is needed for the trucks to be able to turn around on the property.

RECOMMENDATION: Approval with standard conditions.

Commissioner Odom asked what type of tree will be planted. Trent Long came forward and stated that it would be a canopy tree. Commissioner Regan asked how many trucks come through there a day. Trent stated he was told two a week.

MOTION: Duncan Regan
SECOND: Sarah Baker
VOTE: All in favor of approval with standard conditions.

This variance request will go before Hinesville City Council on August 1, 2024 at 3 PM.

LIBERTY COUNTY

3.11 Rezoning Petition 2024-047-LC. A rezoning petition has been submitted by Kings Plantation, LLC to rezone 211.02 acres +/- from A1 (Agricultural) to R-12 (Single-family Residential 12) single family residential subdivision. Property is on Kings Road in the unincorporated Liberty County and is further described as LCTM Parcel 354002.

Lori presented this rezoning petition request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Adam Wilkinson of Goose Creek Engineering representing the applicant came forward and stated that they are trying to build half-acre lots and in order to meet the current UDO, we would need an exception for that to install individual septic tanks. If the variance was not allowed, then they would have to make the lots smaller, and the development would contain an area for a community drain field and sewer treatment system. We believe this is a good layout. We asked for R12 to have a little flexibility with the setbacks. There are a lot of really pretty trees here and we are trying to save as many as possible and incorporate the trees into the lots and the greenspace. On the design side, we need to get the tree survey incorporated to see that lots need to be moved or taken out. This development will be on a private community water system.

Commissioner Odom asked if the community water system would provide 100,000 gallons. Adam stated yes and that would accommodate this many homes. Commissioner Odom asked if EPD would give permission for more than one water system in this area. Adam stated yes. Adam stated that he has been in discussion with EPD and what he is proposing will be allowed. He stated they are working with someone who is already permitted and has the capacity needed. If this does not work out, they will look at using a Miocene system.

Mr. Paul Krebs, partial owner and applicant, came forward stating that he has owned this property for 23 years and has maintained it and built phase one. He stated that he values trees more than most people. My partner was Mr. Fred Mingledorff and since he has passed away, my now partners are his wife, Ms. Patty and his son Fred Mingledorff. I assure you I will have this built with me supervising it and we will save as many trees as possible. This will be a fine subdivision. He also stated we have completed a tree survey and will further use it to develop this property.

A.G. Wells came forward to speak in favor of this rezoning. He stated that he is a registered land surveyor in the State of Georgia. This project is the most beautiful project I have ever been able to work on and I have worked all over the State of Georgia. He stated that nothing will be done here that will not be pleasing to the people. My nephew is very highly qualified water person and is working with us on this project. Mr. Wells suggested to the Commissioners that they take a ride through this development and see how Mr. Krebs developed it and fit the trees into the phase that has been developed. The Mingledorff family still owns a large portion of this property. He stated that he is 83 and wants to stay here as long enough to see this project completed.

Commissioner Groover asked if they can ask for special conditions for a buffer around the whole thing so it can stay in its natural state. Chairman Byler stated yes.

MOTION: Donna Groover made a motion to add special conditions of a 100-foot preserved buffer around the property.
SECOND: Durand Standard stated he would second the motion for the purpose of discussion.
DISCUSSION: Chairman Byler stated that we need to clarify this request. Commissioner Groover stated that she would say definitely along the Kings Road side of the property. Adam Wilkinson stated that they could look at that in the design phase and see what they have. He stated they definitely want to be good neighbors to everyone. Adam also stated that would significantly affect the lot layout, and he would prefer that not to be attached to the rezoning. Adam explained that a few years ago we would quote clients a million dollars a mile for development. Now that cost has changed to 2.5 million dollars per mile to get the development pad ready. That increase has made the issue of getting density out of property a lot more necessary for projects to be viable. We are definitely trying to leave some greenspace and attempting to interconnect this with some walking trails through the woods. We would like to create nice homes that are similar to what is

already in this development. That much of a restrictive buffer would probably be a pretty big issue on design. We do attempt to make this nice with buffers. Chairman Byler asked how deep a 100-foot buffer would come into the lots. Adam stated it would take up half of the lot. Commissioner Odom asked Commissioner Groover if she would consider a 25-foot buffer.

Leonard Grinstead came forward and stated that he had no opposition and that he lives on Timmons View with his wife, who is a Mingledorff. He stated they are more concerned about the traffic on Timmons View Drive. We ask that the buffer be placed on Timmons View Drive.

Trent Long came forward and pointed out that most of the people live on Timmons View and that the property on Kings Road across from Kings Plantation belongs to Half Moon and there is already a natural buffer there. The buffer would be more valuable on Timmons View. A hundred-foot buffer is pretty thick. Trent stated that he could envision a small buffer behind the houses within Kings Plantation. Adam stated that he can consider buffers on that size. He likes having the Road there on Timmons View as a third road, not as a main thorough fare but as an emergency exit only. His main concern is for evacuation due to fire.

Commissioner Standard stated that this is a beautiful piece of property. He stated that he would like there to be a concession for a buffer and limit the traffic on Timmons View. He does like the layout as the houses are all facing interior. It's a pretty nice layout the way it is, if we could get a buffer in there and limit that access and a minor buffer along Kings Road, it looks to me like it's a pretty decent design.

Leonard Grinstead asked if the main entrance would be Timmons View Drive. Adam said no sir. Commissioner Standard suggested that if Commissioner Groover revised her motion that during the site plan review and the formal preliminary plat that we consider the comments that we have had.

MOTION: Donna Groover amended her motion to approve standard conditions and the following special condition: that buffers be included in the site plan along Timmons View Drive and Kings Road.
SECOND: Phil Odom
VOTE: All if favor with standard and special condition.

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

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Strickland Tract 2. A request for preliminary plat approval for 180 single-family lots on Turpentine Trail in Flemington was submitted by RTS Homes, LLC.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval of Preliminary Plat with standard and the following special condition: Prior to consideration of the preliminary plat by the City Council, the plans shall be approved.

Commissioner Odom stated that parking in the streets has been a problem with this development and asked if this would continue to be an issue. Mardee stated that the setbacks are the same.

MOTION: Durand Standard with standard and special conditions.

SECOND: Donna Groover
VOTE: Unanimous in favor of approval with standard and the one special 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 Kendra Martin was approved by the Walthrouville City Council on July 9, 2024. The rezoning petition for drive thru restaurant on 910 West Oglethorpe was deferred until August by the applicant. The rezoning petition for 130 Mattie Street will be heard by the Hinesville City Council on July 18, 2024. The rezoning petition by Maybank Holdings for Old Sunbury Road was approved by Flemington City Council conditioned upon the Hinesville City Council approving it. Our next Comprehensive Community Planning meeting will be held on Monday July 22, 2024 at the College and Career Center in Walthrouville at 6 PM.

Jeff also informed the Commissioners that Bonny Woods-Gunn resigned from the Planning Commission, and we have advertised for a replacement.

Commissioner Odom stated that the State of Georgia environmental water protection will hold a meeting on August 28, 2024 at the East End Complex from 10 AM to 12 PM.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Donna Groover
VOTE: Unanimous in favor

Tim Byler-Chairman — **Date** 20 August 2024

Jeff Ricketson, Secretary to the Board — **Date** 8/21/2024