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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
Bonny Woods-Gunn

May 18, 2023

The Liberty Consolidated Planning Commission met on Tuesday, June 20, 2023, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Alonzo Bryant made a motion to accept the May 16, 2023, minutes. The motion was seconded by Durand Standard. 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 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:
Tim Byler
Lynn Pace
Durand Standard
Duncan Regan
Alonzo Bryant
Sarah Baker
Donna Groover
Phil Odom

ABSENT:
Bonny Woods-Gunn

LCPC STAFF PRESENT:
Jeff Ricketson, Executive Director
Kelly Wiggins, Executive Assistant
Maggie Wright, Planner
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 (None)
2.0 NEW BUSINESS
3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Variance Request 2023-036-H. A variance request was submitted by Anna Warrick-Smith for property at 553 Brockington Circle. Property is zoned R-3 (Single-Family Dwelling District) which allows for 20% lot coverage. The applicant wants to install 16 feet by 20 feet accessory building resulting in a lot coverage of 27% exceeding the allowable lot coverage by 7%. The property is located at 553 Brockington Circle in Hinesville and is further described as LCTM Parcel 056C-187.

Maggie presented this variance request to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

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

Effective July 1, this petition does not need to go to Hinesville City Council, UDO will do away with lot coverage requirements.

3.2 Variance Request 2023-037-H. A variance request was submitted by Josh Wheeler for parking requirements to establish gravel parking in place of paved parking as required in the City of Hinesville Code of Ordinances. The property is located at 313 North Main Street in Hinesville and is further described as LCTM Parcel 056B-020.

Maggie presented this variance request to the Planning Commission.

RECOMMENDATION: Disapproval

MOTION: Durand Standard
SECOND: Duncan Regan
VOTE: Unanimous in favor

This variance request will go before the Hinesville City Council on Thursday, July 6, 2023, at 3:00 p.m.

LIBERTY COUNTY

3.3 Variance Request 2023-038-LC. A variance request was submitted by Robert J. Cope to reduce the side yard setbacks to 10 feet as opposed to 15 feet side yard setbacks required in the R-2 (Two-Family Residential) zoning district. The property is located on Main Street in unincorporated Liberty County and is further described as LCTM parcel 281B-094.

Lori presented this variance request to the Planning Commission. Commissioner Odom asked if we received any response from the surrounding neighbors. Lori stated no.

RECOMMENDATION: Approval with standard conditions.

MOTION: Alonzo Bryant
SECOND: Duncan Regan

VOTE: Unanimous in favor

Effective July 1, this petition does not need to go to the LCBOC, UDO will do away with rhe need for this side yard setback variance.

HINESVILLE

3.4 Variance Request 2023-039-H. A variance request was submitted by T. R. Long Engineering on behalf of T&H Holdings, LLC (Jet Foods) to remove the landscape islands at the front and side of the Jet Foods building as opposed to the landscaping requirements in Sec. 17-31, a, 4.b in the City of Hinesville Code of Ordinances. The property is located at 200 West Oglethorpe Highway in Hinesville and is further described as LCTM Parcels: 056D-055, 056D-056 and 056D-177.

Maggie presented this variance to the Planning Commission.

RECOMMENDATION: Disapproval.

Commissioner Odom asked if they are allowed to eliminate the trees in the island where are the tree points going to be added on the site. Jeff said they would have to purchase those tree points and pay into the City of Hinesville's tree fund. Commissioner Odom stated that Hinesville is designed as a "Tree City." Jeff stated that is correct and the trees they are asking to eliminate are part of the tree ordinance.

Jamie Stucky with T.R. Long Engineering stated he is here on behalf of the owner. He stated that the owners are worried about the customers walking through the tree islands and beating down the area. Commissioner Odom asked if he intended to purchase tree points. Mr. Stucky stated that is correct. Commissioner Odom stated that goes against the ordinance and the plan for beautification.

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

This variance request will go before the Hinesville City Council on July 6th at 6 PM.

FLEMINGTON

3.5 PUD Amendment 2023-040-FL. A PUD Amendment was submitted by M.E. Sack Engineering on behalf of Dryden Enterprises, LLC to amend the Flemington Village General Development Plan to revise the maximum density for the overall Planned Unit Development from 361 dwelling units to 528 dwelling units. The applicant is proposing to develop 33.12 acres under the encompassing land use "Traditional Neighborhood Development" standards for apartments. The property is located on Flemington Village Blvd. in Flemington and is further described as LCTM Parcel 070-001.

RECOMMENDATION: Approval with standard conditions.

Lori stated she did receive a few calls and emails opposing this PUD Amendment.

Marcus Sack with M.E. Sack Engineering, representing the applicant, came forward and stated that the PUD Amendment is a good idea for a more appropriate place to place the apartments. There is

a large grocery store planned in the same area. A signal will be installed and has been approved by GDOT. There will also be 2 left turn lanes coming out of the subdivision onto Highway 84. The apartments will be built in phases. Marcus stated that the area was originally zoned commercial, and this will be down zoning. Commissioner Odom stated that we are up against the county's sewer and water capability. Marcus stated as a county that is true, but the biggest capacity issue we have in the City of Flemington is the 10-inch gravity sewer line on Highway 84. However, there is capacity at the pump station.

Len Dryden with Dryden Enterprises stated that he is excited about changing up their products and would like approval and to get working on this project very soon.

Jamie Gygli came forward and stated that she lives just South of the area for the PUD Amendment. She went knocking on neighbor's doors and within two days she acquired 76 signatures from residents opposing this amendment. Mrs. Gygli stated that the petition asks for the construction of the apartments to commence after the traffic signal is installed. She also asked when the construction of the apartments is planned to begin.

Ebony Barney a resident of Flemington Village came forward and stated that she has two teenage drivers in her family and is very concerned about the traffic, especially if they are turning left out of Flemington Village Blvd. to Highway 84. It is very dangerous without the signal. She also stated that there should be another access point to get in and out of the neighborhood. She stated she is not opposed to the apartments but would like to see the signal installed before construction. She also stated that the school zone that is there also creates more delays.

Marcus stated that for the signal the area must warrant the necessity for a signal. The warrants cannot be met before the Publix is built. However, the apartments will be built in phases so the traffic will come in increments. The grocery store will not be built without the signal. The apartments are at least 8 months to a year before development. Marcus also stated that this is part of a PUD that was already approved. Marcus stated that the traffic light is being built by the current owner. The grocery store does not want to build without the light.

Commissioner Regan asked about this creating an undue burden on the streets and the staff answered likely. Jeff stated that without the signal it will create an undue burden, but with signal it will not. Commissioner Regan stated that the traffic coming from Midway into Flemington is already a burden and another signal will back the traffic up more.

Chairman Byler asked if a special condition could be added. Jeff stated you can.
Commisioner Standard stated that he does not agree with adding a special condition. We already approved these units down the road and now they are being placed in a better location. Marcus stated that if you do add a special condition would unfairly limit them. Commissioner Standard stated that the store is supposed to be selling groceries by August of 2024.

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

This PUD amendment will go before the Flemington City Council on July 11th at 4:30 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS (None)

5.0 INFORMATIONAL ITEMS (None)

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 that we have conducted 7 of the 8 meetings for the approval for the UDO. The UDO will be effective on July 1, 2023. The variance request for Talmadge Road to allow the project to be developed without curb and gutter was approved by Walthrouville City Council on June 13th. The variance request for Mr. Browne to reduce his side yard setback for an addition to his home on Japonica Drive was approved by LCBOC on June 6th. The rezoning and annexation petition for Laurel View Properties on Islands Highway and Dorchester Village Road was approved by Midway City Council on June 12th. The rezoning for Justin Frasier on Cherrie Murrell Street was approved by Hinesville City Council on June 1st. The Conditional Use request for a borrow pit on Leroy Coffer for Arcadia Excavating was approved ty the LCBOC on June 6th. The rezoning and conditional use for Barry Ray for a borrow pit was approved by LCBOC n June 6th. The rezoning petition for Jay Osteen at 305 Bradwell Street for an apartment building was approved by Hinesville City Council on June 1st.

8.0 ADJOURN

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

Tim Byler-Chairman

18 July 2023
Date

Jeff Ricketson, Secretary to the Board