



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR NOVEMBER 19, 2019

The meeting begins at 4:30 p.m. in the Historic Courthouse, 100 Main Street, Hinesville, Courtroom, 2nd floor.

Call to Order-----Jack Shuman, Chair
Approval of Minutes-----Jack Shuman, Chair
Final Agenda -----Jeff Ricketson, Secretary

- 1.0 OLD BUSINESS (None)**
- 2.0 NEW BUSINESS (None)**
- 3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS**

FLEMINGTON

3.1 Rezoning Petition/PUD Revision 2019-037-FL. A PUD revision for Tranquil South subdivision has been filed by TR Long Engineering, Inc, agent for RTS Homes, LLC, owner. Property is located off Old Hines Road and is further described as LCTM-Parcel 083A-029. Property consists of 163 acres of land, more or less. The revision proposes to reduce front yard building setbacks from 25 ft. to 15 ft., and side yard setbacks for corner lots from 20 ft. to 15 ft.

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3.2. Rezoning Petition 2019-038-LC. A petition to rezone 15.6 acres of land, more or less, from DM-1 (Dunes and Marshes) to AR-1 (Agricultural Residential District) has been filed by Richard Phillips, owner. Property is located at the end of Pine Tree Road and is further described as a portion of LCTM-Parcel 262B-001.

HINESVILLE

3.3 Rezoning Petition 2019-039-H and Special Permit Use 2019-040-H. A petition to rezone 6.24 acres of land, more or less, from R-4 (Single-, Two-Family Dwelling District) to C-2 (General Commercial District) was filed by Dr. Beatie, owner. Property is located off E.G. Miles Pkwy/Beatie Road and further described as LCTM-Parcel 046A-035. In conjunction with rezoning, a special permit use to be able to continue operating as a veterinary clinic has also been applied for.

3.4 Variance 2019-041-H. A variance request on building setbacks has been filed by Fort Morris Properties, LLC, for a replacement store and gas station at 200 W. Oglethorpe Highway further described as LCTM-Parcel 056D-055. Property consists of 0.51 acres of land, more or less, and is zoned C-2 (General Commercial District).

WALTHOURVILLE

3.5 Rezoning Petition 2019-042-W. A petition to rezone 7.33 acres of land, more or less, from R-2 (Single-, Two-Family Residential District) to PUD (Planned Unit Development District) for a duplex development was filed by T.R. Long Engineering on behalf of Veterans Realty, LLC, owner. Property is located on Shaw Road and further described as LCTM-Parcel 040D-091.

HINESVILLE

3.6 Rezoning Petition 2019-043-H. A petition to rezone 1.01 acres of land, more or less, from C-3 (Highway Commercial District) to O-I (Office Institutional District) for a daycare center was filed by Loretta Dye, owner. Property is located at 969 W. Oglethorpe Hwy. and further described as LCTM-Parcel 059A-108.

3.7 Rezoning Petition /PUD Amendment 2019-044-H. A PUD Amendment for The Columns at Independence consisting of 12.36 acres of land, more or less, was submitted by Dryden Enterprises, Inc. Property is located adjacent to Ft. Stewart and Marne Boulevard and is further described as LCTM-Parcel 027-004 (portion thereof). Purpose of this PUD amendment is to make revisions to previously approved lot requirements reducing the lot area, width, depth and setbacks for Area 1.

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3.8 Rezoning Petition/PUD Amendment 2019-045-LC. A rezoning petition to rezone 18 acres of land, more or less, from PUD (Planned Unit Development) to AR-1 (Agricultural Residential District) was submitted by Joshua and Elizabeth Dunaway. Property is currently part of Habersham Plantation subdivision and further described as LCTM-Parcel 158-017.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat approval for traffic circle at Liberty Club Apartments. A request from Maupin Engineering on behalf of Liberty Club Apartments, LLC for final plat approval and dedication of a traffic circle on East General Stewart Way in Hinesville.

4.2 Final plat approval for Cherokee Station Subdivision, Phase 2. A request from Dryden Enterprises for Cherokee Station Subdivision, Phase 2, for a final plat consisting of 93 single-family residential lots in Hinesville.

4.3 Preliminary plat approval for Columns @ Independence North Subdivision (pending zoning approval). A request from Dryden Enterprises for Columns Subdivision, Phase 2, for a preliminary plat consisting of 60 single-family residential lots in Hinesville.

4.4 Preliminary plat approval for The Hamlet Subdivision (pending zoning approval). A request from Veterans Realty, LLC for The Hamlet Subdivision for a preliminary plat consisting of 14 duplex residential lots in Walthourville.

4.5 Final plat approval for Tranquil South Subdivision, Phase 1. A request from RTS Homes, LLC for Phase 1 of Tranquil South Subdivision for a final plat consisting of 48 single-family residential lots in Flemington.

4.6 Final plat approval for Flemington Village Subdivision, Phase 2. A request from SEI Development, LLC for Phase 2 of Flemington Village Subdivision for a final plat consisting of 91 single-family residential lots in Flemington.

5.0 INFORMATIONAL ITEMS

5.1 Draft Liberty County RV park ordinance

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

8.0 ADJOURN