



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR JANUARY 19, 2021

The meeting begins at 4:30 p.m. in the Historic Courthouse, 100 Main Street, Hinesville, LCPC office, 2nd floor. Virtual participation via ZOOM will be also be available.

Call to Order-----Tim Byler, Chair
Approval of Minutes-----Tim Byler, Chair
Final Agenda -----Jeff Ricketson, Secretary

1.0 OLD BUSINESS (None)

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions

2.1.1 Ordinance: 2021 Riceboro Manufactured Home Ordinance to amend skirting requirements

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

WALTHOURVILLE

3.1 Variance 2021-001-W. A petition was submitted by Claude Dryden Jr., owner, for a variance to decrease the minimum lot width requirement from 80 ft. to 74 ft. This parcel is further described as LCTM-Parcel 041D-017. Property is zoned R-2 (Single and Two Family Residential) and consists of 1.0 acre of land.

WALTHOURVILLE

3.2 Rezoning Petition 2021-002-W. A petition was submitted by Eloise Harris, owner, to rezone properties at 27 Zoe Lane, further described as LCTM-Parcels 050D-001 and 050B-042. Properties are proposed to be rezoned from AR-1 (Agricultural Residential District) to B-2 (General Commercial District). Properties consist of 4.4 acres of land.

HINESVILLE

3.3 Rezoning Petition/PUD Amendment 2021-003-H. A PUD amendment has been filed by Liberty Properties and Holdings Co, LLC, owner, to have an existing PUD amended for LCTM-Parcel 027-007; this parcel consists of 40.53 acres of land. Originally, this site was slated for an additional apartment complex site. The new proposal seeks to use this land for about 49 single-family dwelling lots.

WALTHOURVILLE

3.4 Rezoning Petition 2021-004-W. A rezoning petition has been filed by Jimmy Shanken, applicant, to rezone 1.52 acres of land from AR-1 (Agricultural Residential District) to R-2 (Single-, Two-Family

Residential District) for a small single family residential subdivision (about 5 lots) at 314 Arnall Drive in Walthourville and further described as LCTM-Parcel 041d-038. Property owner is Billy Wallace.

HINESVILLE

3.5 Rezoning Petition 2021-005-H. A petition was submitted by Kamaria Boston, applicant, to rezone 2.67 acres of land from R-4 (Single-, Two-Family Dwelling District) to O-I (Office Institutional District) for a daycare center at 658 S Main Street, further described as LCTM-Parcel 057C-166. Property owners are Johnnie W. and Howard Ray.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for Independence Settlement IV. A request was submitted by Liberty Properties and Holdings Co, LLC., for approval of a subdivision consisting of 49-single family dwellings located on Rutledge Drive.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

8.0 ADJOURN