



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR APRIL 16, 2024

The meeting begins at 4:30 p.m. in the Liberty County Courthouse Annex, 112 Main Street, Hinesville, Boardroom, 2nd floor.

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

1.0 OLD BUSINESS

2.0 NEW BUSINESS

2.1 Comprehensive Plan Update: Fleming Subarea Maps (Information)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

HINESVILLE

3.1 Rezoning Petition 2024-019-H. A rezoning petition has been submitted by Philip Searles on behalf of the owner Frederick Mingledorff III to rezone 11.0 acres +/- from O-I (Office Institutional) to MFR (Multi-Family Residential) for apartments. Property is located at 302 Fairhope Lane in Hinesville and is further described as LCTM Parcel 056D061.

3.2 Rezoning Petition 2024-020-H. A rezoning petition has been submitted by Berkshire-Hudson Capital XI, LLC to rezone 0.45 acres +/- from R-12 (Single-Family Residential-12) to C-1 (Central Commercial) for a commercial/ retail building including a coffee shop. Property is located at 502 West Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 057B060.

3.3 Rezoning Petition 2024-021-H. A rezoning petition has been submitted by Harikrishna Re, LLC (Kamlesh Patel) to rezone 0.87 acres +/- from MFR (Multi-Family Residential) to C-2 (General Commercial) for a convenience store/ gas station. Property is located at the corner of Veterans Parkway and Pacific Place and is further described as LCTM Parcel 045D044.

MIDWAY

3.4 Conditional Use Request 2024-022-M. A conditional use request has been submitted by John Urrutia for outdoor sales of tow-behind trailers and lawn mowers and equipment service. Property is located on East Oglethorpe Highway in Midway and is further described as LCTM Parcel 265012.

HINESVILLE

3.5 Rezoning Petition 2024-023-H. A rezoning petition has been submitted by Harikrishna Re, LLC (Kamlesh Patel) to rezone 2.17 acres +/- from R-8 (Single-Family Residential-8) to C-2 (General Commercial) for a shopping center and convenience store. Property is located on West 15th Street in Hinesville and is further described as LCTM Parcel 030B019.

3.6 Rezoning Petition 2024-024-H. A rezoning petition has been submitted by 912 Living, LLC (Jessica Victoria) to rezone 0.52 acres +/- from C-2 (General Commercial) to DD (Downtown Development) for a mixed-use live/work development. Property is located on Willowbrook Drive in Hinesville and is further described as LCTM Parcel 045D020.

RICEBORO

3.7 Variance Request 2024-025-R. A variance request has been submitted by SNF to maintain gravel parking instead of the required paved parking. Property is located on South Coastal Highway in Riceboro and is further described as LCTM Parcels 192B031 and 192B048.

3.8 Rezoning Petition 2024-026-R. A rezoning petition has been submitted by Ray Stanley Gordon to rezone 1.0 acre +/- from A-1 (Agricultural) to MFR (Multi-Family Residential) for apartments. Property is located on EB Cooper Highway in Riceboro and is further described as LCTM Parcel 146B031.

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3.9 Rezoning Petition and Conditional Use Request 2024-027-LC. A rezoning petition and conditional use request have been submitted by John Roberts Jr. to rezone 5.69 acres +/- from A-1 (Agricultural) to C-3 (Highway Commercial) for a trucking terminal with overnight semi-truck parking. Property is located on EB Cooper Highway in unincorporated Liberty County and is further described as LCTM Parcel 108001.

HINESVILLE

3.10 Rezoning Petition 2024-028-H. A rezoning petition has been submitted by Walthourville Properties, LLC to rezone 19.86 acres +/- from R-20 (Single-Family Residential-20) to MFR (Multi-Family Residential) for apartments. Property is located on Courtland Drive in Hinesville and is further described as LCTM Parcel 058B081.

RICEBORO

3.11 Rezoning and Annexation Petition 2024-029-R. A rezoning and annexation petition has been submitted by Leroy Williams to rezone 26.92 acres +/- from A-1 (Agricultural) to R-8 (Single-Family Residential) for a single-family residential subdivision. Annexation into the City of Riceboro is also being petitioned for. Property is located on EB Cooper Highway and is further described as LCTM Parcels 146D008 and 146D009.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Lakeside at Fifteen West. A request for preliminary plat approval for 85 single-family lots off Independence Place Drive in Hinesville was submitted by RTS Homes, LLC.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN