



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR APRIL 18, 2023

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

Call to Order-----Phil Odom, Vice-Chairman
Approval of Minutes-----Phil Odom, Vice-Chairman
Final Agenda -----Jeff Ricketson, Secretary

1.0 OLD BUSINESS

2.0 NEW BUSINESS

2.1 Election of Planning Commissioner to the Liberty County Cultural and Historic Resources Committee. By-laws: one member of the LCCHRC shall be a member of the LCPC Planning Commission and shall serve as Chairman of the LCCHRC. The member serves for a period of one term with unlimited re-elections.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

LIBERTY COUNTY

3.1 Variance Request 2023-022-LC. A variance request was submitted by Krista Brown Horne to replace an existing six-foot fence with an eight-foot fence. The property is located at 429 Clark Street in unincorporated Liberty County and is further described as LCTM parcel 281B-103.

3.2 Variance Request 2023-023-LC. A variance request was submitted by Josh Wheeler 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 West First Street in unincorporated Liberty County and is further described as LCTM parcel 280C-105.

3.3 Variance Request 2023-024-LC. A variance request was submitted by Bob Manker, owner, 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 for placement of a mobile home. The property is located on East First Street in unincorporated Liberty County and is further described as LCTM parcel 281B-066.

FLEMINGTON

3.4 Rezoning Petition 2023-025-FL. A rezoning petition was submitted by Jimmy Shanken, owner's agent, on behalf of Smiley Investments, LLC, applicant, to rezone 16.62 acres (+/-) from B-1 (Neighborhood Commercial District), B-2X (General Commercial District with Special Conditions), R-1 (Single-Family Residential District), and A-1 (Agricultural District) to PUD (Planned Unit

Development District) for townhomes and amenities. Property is 16.62 acres, more or less, located at 2736 East Oglethorpe Highway in Flemington, and further described as LCTM parcel 083D-002.

HINESVILLE

3.5 PUD Amendment 2023-026-H. A PUD Amendment was submitted by M.E. Sack Engineering on behalf of Dryden Enterprises to amend the Heritage Pointe Expansion General Development Plan to include LCTM Parcel 070D-147, revise the wetland acreage to 38 acres (+/-), and remove multifamily from the proposed uses and replace with townhomes. The property is located on Flemington Village Boulevard and is further described as LCTM parcels 070D-147 and 085-001 (approximately 20-acre portion thereof).

3.6 Rezoning Petition 2023-027-H. A rezoning petition was submitted by Jimmy Shanken on behalf of Nancy O’Neal to rezone 5.8 acres (+/-) from R-A-1 (Multifamily Dwelling District) to C-3 (Highway Commercial District) for a shopping center and restaurant. The property is located at 910 West Oglethorpe Highway in Hinesville and is further described as LCTM parcel 059A-193.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Dedication Plat for San Patel Drive. A request was submitted by T.R. Long Engineering for a dedication of right-of-way to extend San Patel Drive in Hinesville.

4.2 Talmadge Road Subdivision. A request was submitted by Daniel Dasher for approval of a preliminary plat for 24 single-family lots on Talmadge Road and Arnall Drive in Walthourville.

4.3 Griffin Park Extension Phase IIIB. A request was submitted by RTS Homes for approval of a final plat for 55 single-family lots on Grayson Avenue in Hinesville.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director’s Report.

8.0 ADJOURN