



# LIBERTY CONSOLIDATED PLANNING COMMISSION

## AGENDA FOR APRIL 19, 2022

The meeting begins at 4:30 p.m. in Liberty County Courthouse Annex, 112 N. Main Street, Hinesville, Courtroom, 2<sup>nd</sup> floor.

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 (None)

### 3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

#### WALTHOURVILLE

**3.1 Rezoning Petition 2022-009-W.** A rezoning petition was submitted by Dryden Enterprises, Inc, applicant, to rezone 67.66 acres of land, more or less, from I-1 (industrial zones) to PUD (Planned Unit Development District) for a residential subdivision in Walthourville. Property owner for property in Walthourville is Rufus K. Smiley, et al. Property is located on US Hwy 84 and Hardman Road and is further described as LCTM-Parcel 041B-001.

#### HINESVILLE

**3.2 Variance 2022-024-H.** A petition was submitted by Diversity Health Center Inc., property owner, for a variance of two buildings at 303 Fraser Drive, further described as LCTM-Parcel 056D-062. Property owner would like to construct two front porch areas. Property is zoned C-2 (General Commercial District) which requires a 35 ft. front yard setback when abutting an arterial or collector street. Fraser Drive is a collector street. Per ordinance, a front yard building setback reduction from the required 35 ft. to 30.5 ft. is requested.

**3.3 Variance 2022-025-H.** A variance request was submitted by George A. Turner and Daniel J. Allington, prospective owners of 1005 White Oak Circle, for the placement of a 12 ft. X 24 ft. shed that would exceed the 20% allowed lot coverage by 1.8 %. Property is zoned R-3 (Single Family Dwelling District). Current property owner is Tia L. Cook. Property is further described as LCTM-Parcel 071B-082.

**3.4 Rezoning Petition 2022-026-H.** A petition was submitted by Joel Ezeora, owner, to rezone 0.60 acres of land, more or less, on Strickland Road from R-3 (Single-Family Dwelling District) to MH-2 (Single-Family Manufactured Home Dwelling) and further described as LCTM-Parcel 046B-159. Additionally, Joel Ezeora petitions to rezone another 0.52 acres of land, more or less, also on Strickland

Road from R-3 (Single-Family Dwelling District) to MH-2 (Single-Family Manufactured Home Dwelling District); this latter parcel is further described as LCTM-Parcel 046B-150.

### **MIDWAY**

**3.5 Conditional Use 2022-027-M.** A conditional use petition was submitted by Mark A. and Corri Thomas, owners, for a retro retreat with a campground consisting of three retro camping units. Additionally, another recreational vehicle parking area with approximately 17 spaces for travelers with recreational vehicles in the rear of property is also proposed. Property is located at 12243 East Oglethorpe Hwy, and further described as LCTM-Parcel 242A-027. Property is zoned I-C (Interstate Commercial Corridor) and consists of 4.55 acres of land, more or less.

### **HINESVILLE**

**3.6 Variance 2022-028-H.** A variance request was submitted by Whitney L. Robinson, owner, for the placement of an 8 ft. X 16 ft. shed that would exceed the 25% allowed lot coverage by 1.7%. Property is zoned R-4 (Single Family Dwelling District). Property is located at 1915 Bluestone Loop and further described as LCTM-Parcel 038D-033.

### **LIBERTY COUNTY**

**3.7 Rezoning Petition 2022-029-LC.** A petition was initiated by Liberty Consolidated Planning Commission to rezone 137.21 acres of land, more or less, from R-3 (Multi Family Residential District), B-1 (Neighborhood Commercial District) and A-1 (Agricultural District) to AR-1 (Agricultural Residential District) for property located on Lewis Frasier Road. Property is further described as LCTM-Parcel 142-013.

### **RICEBORO**

**3.8 Rezoning Petition 2022-031-R.** A petition was submitted by the City of Riceboro and Henrietta Relaford Weaver to rezone 3.627 acres (LCTM-Parcel 192B-006) and 0.598 acres, more or less (LCTM-Parcel 192B-005), for a Dollar General Store in Riceboro. Riceboro owns the 3.627 acres of land; the 0.598 acres of land are owned by Henrietta Relaford Weaver. Applicant for this rezoning is land acquisitions Teramore Development, LLC (Tyler Graybill). Properties are petitioned to be rezoned from R-1 (Single-Family Residential District) to B-2 (General Commercial District).

### **LIBERTY COUNTY**

**3.9 Rezoning Petition 2022-032-LC. WITHDRAWN** A petition was submitted to rezone 306.89 acres of land, more or less, and 66.00 acres of land, more or less, from AR-1 (Agricultural Residential District) to I-1 (Industrial District) for a wood processing facility and cross-laminate mass timber fabrication facility. Property owner for the 306.89 acres is the estate of Laura Stevens Devendorf. Executrix for the estate is Meredith D. Belford. Property owner for the 66 acres of land is Meredith D. Belford. Properties are located on Islands Hwy and further described as LCTM-Parcel 361-002 (306.89 ac) and 352-005. **WITHDRAWN**

**4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**4.1 Final Plat for The Gardens at Fifteen West Ph. 2.** A request was submitted by RTS Homes for approval of a final plat for 47 single-family residential lots on W. 15<sup>th</sup> Street in Hinesville.

**4.2 Final Plat for Cherokee Station Ph. 3A.** A request by Dryden Enterprises for approval of a final plat for 60 single-family residential lots on Meloney Drive in Hinesville.

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Appointment of Planning Commissioner to the LCCHRC.**

**7.2 Director's Report.**

**8.0 ADJOURN**