



# LIBERTY CONSOLIDATED PLANNING COMMISSION

## AGENDA FOR APRIL 20, 2021

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

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

### 1.0 OLD BUSINESS (None)

### 2.0 NEW BUSINESS

#### 2.1 Ordinances and Resolutions

##### 2.1.1 Hinesville Flea Market Ordinance (Action)

### 3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

#### HINESVILLE

**3.1 Rezoning Petition 2021-016-H.** A rezoning petition was submitted by Jimmy Shanken, agent for Horsecreek Partners, to rezone 2.47 acres of land, more or less, from C-2 (General Commercial District) to R-A-1 (Multi Family Dwelling District) for an apartment complex. Property is located at the intersection of Kelly Drive and Barry Mccaffrey Boulevard and is further described as LCTM-Parcel 049A-001.

#### LIBERTY COUNTY

**3.2 Conditional Use 2021-020-LC.** A conditional use petition was submitted by John Mahoney, owner, to build an 8.58 kw ground-mounted solar array measuring about 400 square feet on a residentially zoned property. The property is zoned R-2 (Single-and Two-Family Residential District) and is 1.11 acres, more or less, and is further described as LCTM-Parcel 260A-234

#### HINESVILLE

**3.3 Rezoning Petition 2021-021-H.** A rezoning petition was submitted by JGCM Rentals, LLC, (Chris Mahaffey), to rezone 2.83 acres of land, more or less, from R-2 (Single-Family Dwelling District) to R-4 (Single-, Two-Family Dwelling District) for parcels located addressed off N. Main Street and further described as LCTM-Parcels 055B-114, 055B-115, 055B-116 and 055B-117. On parcels **055B-116 and 055B-115**, two duplexes are proposed accessible off Truman Street via a shared access drive. Additionally, another single-family residence or a duplex dwelling is proposed for property described as LCTM-Parcel **055B-114** on the N. Main St. side. There are no immediate plans for **055B-117**.

## **MIDWAY**

**3.4 Conditional Use 2021-022-M.** A conditional use application was submitted by Brenda Martin Crawford, owner, to allow for an outdoor produce market and indoor lunch counter with some seating in the former Huddle House Building at 13656 E. Oglethorpe Hwy in Midway and further described as LCTM-Parcel 265-008. The applicant is Bobby Eary from the Fleming Farmers Market.

## **HINESVILLE**

**3.5 Zoning petition 2021-023-H and Annexation 2021-04.** A zoning petition was submitted by CMJ Investments, LLC (Allen Davis), owners, to rezone 379.30 acres of land, more or less, from A-1 (Agricultural Residential District) to PUD (Planned Unit Development) for a development with over 700 single-family dwelling lots and about 200 additional townhouse or apartment units. Concurrently, the parcel is petitioned to be annexed into the city of Hinesville. Property is further described as LCTM-Parcel 034-003 (portion thereof).

## **WALTHOURVILLE**

**3.6 Rezoning Petition 2021-024-W.** A rezoning petition was submitted by T. R. Long Engineering on behalf of the owner, Porscha Bullock, to rezone two properties on Strickland Rd from AR-1 (Agricultural Residential District) to R-2A (Single-, Two-Family and Mobile Home Residential District). One property is 0.69 acres and the other is 0.88 acres, more or less. Both properties are intended for use by duplex manufactured homes and are further identified as LCTM-Parcels 051A-029 and 051A-038.

## **ALLENHURST**

**3.7 Rezoning Petition 2021-025-A.** A rezoning petition was submitted by T.R. Long Engineering on behalf of the owners, Shirley Gaulden, Mazie Fabian and Bobby Fabian. The petition requests that a property at 4850 W. Oglethorpe Hwy will be rezoned from R-2 (Single-, Two Family Residential District) to B-2 (General Commercial District). These properties are further described as LCTM-Parcels 050B-087, 050B-088, and 050B-045. Approximately 1.34 acres of this property is located in Allenhurst, and 0.34 acres is located in Walthourville.

**3.8 Conditional Use Permit 2021-026-A.** A conditional use permit request was submitted by T.R. Long Engineering on behalf of the owners, Shirley Gaulden, Mazie Fabian and Bobby Fabian. The petition requests that a property at 4850 W. Oglethorpe Hwy will be used as a commercial truck terminal. These properties are further described as LCTM-Parcels 050B-087, 050B-088, and 050B-045.

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

**4.1 Final Plat for Columns at Independence Place.** A final plat request has been submitted by Liberty Properties and Holdings, LLC for 26 single-family lots in Columns at Independence Place located on Marne Blvd in Hinesville.

**4.2 Preliminary Plat and Variance for W. 15<sup>th</sup> Street.** A preliminary plat request has been submitted by RTS Homes for 107 single-family lots located on W 15<sup>th</sup> Street along with a request for a variance from the Floodplain Ordinance for this project.

**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**