



# **LIBERTY CONSOLIDATED PLANNING COMMISSION**

## **AGENDA FOR AUGUST 15, 2023**

The meeting begins at 4:30 p.m. in the Liberty County Courthouse Annex, 112 Main Street, Hinesville, Boardroom, 2<sup>nd</sup> 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 UDO Amendments:**

1. Amendment of Article 302 to provide limits on the parking of trucks and trailers over one-ton capacity in residentially zoned areas. (Not applicable in Hinesville)
2. Amendment of Appendix G to provide a map for the Flemington OC-1 Commercial Overlay District.
3. Amendment to Articles 401, 402, 504, 802 and 803 and to the Appendices to become compliant with Georgia Chapter 120-3 - Rules and Regulations of the State Minimum Fire Safety Standards.

### **3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS**

#### **HINESVILLE**

**3.1 Conditional Use 2023-051-H.** A conditional use request was submitted by Miguel Martinez to operate an automotive repair shop at 325 West Memorial Drive in Hinesville, property is further described as LCTM Parcels 055C152 and 055C153.

#### **RICEBORO**

**3.2 Rezoning Petition 2023-052-R.** A rezoning petition was submitted by Lelon Frasier to rezone 4.76 acres +/- from AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for commercial purposes. Property is located on South Coastal Highway in Riceboro and is further described as LCTM Parcel 219C014.

#### **HINESVILLE**

**3.3 Rezoning Petition 2023-053-H.** A rezoning petition was submitted by Billie Floyd to rezone 2.72 acres +/- from R-12 (Single-Family Residential-12) to R-8 (single-Family Residential-8) for four residential lots. Property is located at 714 North Main Street in Hinesville and is further described as LCTM Parcels 055B121 and 055B122.

**3.4 Rezoning Petition 2023-054-H.** A rezoning petition was submitted by Nancy O'Neal to rezone 5.8 acres +/- from C-3 (Highway Commercial) to MFR (Multi-Family Residential) at 910 W Oglethorpe Highway to downzone the property. Property is located at 910 West Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A193.

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**3.5 Rezoning Petition 2023-056-LC.** A rezoning petition was submitted by Johnathon Clark to rezone 0.5 acres +/- from R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for a four-unit quadraplex building. Property is located at 9081 East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 161D061 (portion thereof).

**3.6 Rezoning Petition 2023-057-LC.** A rezoning petition was submitted by EIG Coastal Saltwater Investments, LLC to rezone 3.75 acres +/- from C-2 (General Commercial) and AR-1 (Agricultural Residential District) to C-3 (Highway Commercial) for boat storage. Property is located at the intersection of Trade Hill Road and Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 306085.

### **HINESVILLE AND FLEMINGTON**

**3.7 Rezoning Petition 2023-058-H & FL.** A rezoning petition was submitted by M.E. Sack Engineering, on behalf of SIMCOE Investments, LLC (agent for owner), to rezone 38.39 acres +/- from R-8, R-12 and R-20 (Single-Family Residential) to MFR (Multi-Family Residential) for townhomes. Property is located on Old Sunbury Road in Hinesville and Flemington and is further described as LCTM Parcels 068002, 068005, 068006, 068010, 068011, 068012 and 068013.

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**3.8 Conditional Use 2023-059-LC.** A conditional use request submitted by Clay Sikes Family, LLC for a borrow pit. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 363005.

### **HINESVILLE**

**3.9 Variance Request 2023-060-H.** A variance request was submitted by the Liberty County Board of Commissioners to reduce the front setback to 25 feet as opposed to 35 feet required on a collector street for a new EMS administration building. Property is located at 474 South Main Street in Hinesville and is further described as LCTM Parcel 057A105.

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**3.10 Rezoning Petition 2023-061-LC.** **(Withdrawn)** A rezoning petition was submitted by Newbridge Residential Parks LLC to rezone 13.92 acres +/- from SFMH (Single-Family Manufactured Home) and MHP (Manufactured Home Park) to PUD (Planned Unit Development) for townhomes and apartments, with a maximum of 16 units per acre. Property is located on Live Oak Church Road in unincorporated Liberty County and is further described as LCTM Parcels 036001, 036003, 036004, 036005 and 036006.

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

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report.**

**8.0 ADJOURN**