



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR AUGUST 16, 2022

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 (None)

2.0 NEW BUSINESS

2.1 Public Hearing-Countywide Zoning. To receive public comment on the proposed unified development ordinance (UDO) for all of Liberty County, including the municipalities of Allenhurst, Flemington, GumBranch, Hinesville, Midway, Riceboro, and Walthourville. The proposed UDO is intended to update and replace the existing zoning and subdivision ordinances for each of the aforementioned jurisdictions with a common unified development ordinance.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

HINESVILLE

3.1 Variance 2022-053-H. A request was submitted by Robert and Marilyn Bellamy, owners of 101 Westchester Lane, to be allowed to exceed the maximum allowable 25% lot coverage that is required per ordinance. Property is further described as LCTM-Parcel 038C-141. Property owners would like to place an additional 12 ft. X 12 ft. accessory structure in the rear yard. Property is zoned R-4 (Single Family Dwelling District).

3.2 Variance 2022-054-H. A request was submitted by Arvindkumar R. Patel and Sushilaben k. Patel, owners, to be allowed to reduce the required 20 ft. wide vegetative buffer with 6 ft. high opaque fence between residential and convenience/retail commercial zoned parcels. Both properties are zoned C-2 (General Commercial District) and are proposed to be developed as a liquor store. Properties are further described as LCTM-Parcels 046C-083 and 046C-082.

3.3 Variance 2022-055-H. A request was submitted by Brennan Capital Investments, LLC, (J. Read Brannen), owner of lots 22 and 28 in Mill Creek Subdivision, to be allowed to encroach into the 25 ft. required side yard building setbacks for corner lots. Properties are further described as LCTM-Parcels 046A-011 and 045C-129 respectively.

FLEMINGTON

3.4 Conditional Use 2022-056-FL. A request by Joshua and Glenzel Thompson, owners, to be allowed to operate a family daycare at 154 Turpentine Trail in Flemington and further described as LCTM-Parcel 083B-030.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Liberty Crossing Phase 1. A request by Josh Wheeler for approval of a preliminary plat for 67 single-family residential lots on Leroy Coffey Hwy., in Liberty County. Additionally, 2 variances are requested: from the maximum length of a temporary dead-end street and from the requirement for two accesses.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN