



# **LIBERTY CONSOLIDATED PLANNING COMMISSION**

## **AGENDA FOR AUGUST 19, 2025**

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**

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

#### **LIBERTY COUNTY**

**3.1 Rezoning Petition 2025-30-LC.** A rezoning petition has been submitted by Thomas Concrete of South Carolina on behalf of owner Ricky Reeves, to rezone  $\pm$  3.61 acres of  $\pm$  43.41 acres from AR-1 (Agricultural Residential) and A-1 (Agricultural) to I-1 (Industrial) for a concrete plant. Property is located on Leroy Coffey Highway in unincorporated Liberty County and is further described as a portion of LCTM Parcel 206091.

**3.2 Conditional Use 2025-32-LC.** A request for conditional use approval has been submitted by Laura Steele to have a hair salon as a type B home occupation at her residence at 972 Lake Pamona Road in unincorporated Liberty County. Property is further described as LCTM Parcel 360B010.

#### **HINESVILLE**

**3.3 Rezoning Petition and Annexation 2025-35-H.** A rezoning petition has been submitted by Adam Wilkinson with Goose Creek, LLC on behalf of owner, David McDonald, to rezone  $\pm$  4.33 acres from AR-1(Agricultural Residential) to ATR (Attached Residential) for a townhome development. Annexation into the City of Hinesville is also being petitioned for. Property is located off Curtis Road, Davidson Plantation Road and W. 15<sup>th</sup> Street in unincorporated Liberty County and is further described as LCTM Parcel 036C004.

**3.4 Rezoning Petition and Annexation 2025-36-H.** A rezoning petition has been submitted by Adam Wilkinson with Goose Creek, LLC on behalf of owners, David McDonald and Dewayne Wells, to rezone  $\pm$  7.32 acres of  $\pm$  27.52 acres from C-3 (Highway Commercial) to ATR (Attached Residential) for a townhome development. Annexation into the City of Hinesville is also being petitioned for. Property is located off W. 15<sup>th</sup> Street in unincorporated Liberty County and is further described as a portion of LCTM Parcel 034A014.

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

**4.1 Alder Grove Ph. 2.** Request for preliminary plat approval for 117 single-family lots off Isle of Wight Road for Dryden Enterprises.

**4.2 The Cove at Fifteen West.** Request for preliminary plat approval for 56 single-family lots on W. 15th Street for RTS Homes, LLC.

#### **5.0 INFORMATIONAL ITEMS**

#### **6.0 GENERAL PUBLIC COMMENTS**

#### **7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report.**

#### **8.0 ADJOURN**