



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR DECEMBER 20, 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

2.0 NEW BUSINESS

2.1 Public Hearing. (LCBOC Resolution 2023-01) Amendment to the 2040 Liberty County Joint Comprehensive Plan.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

LIBERTY COUNTY

3.1 Variance Request 2022-078-LC. A variance request was submitted by J. Wheeler Properties, LLC, applicant, to reduce the 15 ft. required side yard building setback to 10 ft. Property is zoned R-2 (Single-Family Residential District) and is located at 390 Main Street, Midway and is further described as LCTM-Parcel: 281D-045 (lot 95&96)

FLEMINGTON

3.2 Conditional Use 2022-079-FL. A conditional use request was submitted by Jesse Adams/EMPWR Solar LLC, on behalf of Donald Malin (property owner) for ground mounted solar panels. Property is located at 174 Turpentine Trail, Flemington and is further described as LCTM-Parcel: 083B-032.

LIBERTY COUNTY

3.3 Special Exception 2022-080-LC. A special exception request was submitted by April and Steven Lewis, on behalf of Faith Landmark Ministries (property owner) for a vineyard, short-term rentals, event center, and kitchen. Property is located on Cay Creek Road and is further described as LCTM-Parcel: 244-002.

3.4 Rezoning Petition 2022-081-LC. A rezoning request was submitted by Weyerhaeuser Company to rezone 28 acres of the 11,987.10 from A-1 (Agricultural District) to I-1 (Industrial District) for a woodyard. Property is located at 7417 S Coastal Hwy and is further described as LCTM-Parcel: 293-001.

HINESVILLE

3.5 PUD Amendment 2022-083-H. A PUD Amendment was submitted by Trevor Sikes (RTS Homes) to reduce minimum side yard setbacks from 7 feet to 5 feet for standard single-family lots however, the distance between homes will remain 14 feet. Subdivision is The Pointe at Villages on Marne, located in Hinesville. Property is 54.09 acres and is further described as LCTM-Parcel: 026-002.

WALTHOURVILLE

3.6 Rezoning Petition 2022-084-W. A rezoning request was submitted by Dana Ingram (property owner) to rezone 1.67 acres from R-2A (Single-Family, Two-Family, and Mobile Home Residential District) to R-3 (Multi-family Residential District) for duplexes and two-family structures. Properties are located on Shaw Road in Walthourville and is further described as LCTM-Parcels: 050A-224 and 050A-225.

RICEBORO

3.7 Variance request 2022-085-R. A variance request was submitted by Hinesville Home Center, owner, to reduce the required 25 ft. side yard setback to 20 ft. Therefore, the mobile home would only be about 5 ft. off the side property lines. Property is zoned A-1 (Agricultural District), is located on Peter King Road in Riceboro, and is further described as LCTM-Parcel: 249A-003.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 The Pointe at Villages on Marne. A request was submitted by RTS Homes for approval of a final plat for 66 single family lots on Marne Blvd. in Hinesville.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN