



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR FEBRUARY 15, 2022

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

Call to Order-----Tim Byler, Chair
Approval of Minutes-----Tim Byler, Chair
Final Agenda -----Jeff Ricketson, Secretary

1.0 OLD BUSINESS (None)

2.0 NEW BUSINESS

2.1 Ordinances and Resolutions (None)

2.2 Election of officers (Chair, Vice-Chair, Assistant Vice-Chair and Secretary)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2022-007-LC. A petition was submitted by Laurel View Properties, LLC, and CMJ Investments, LLC, owners, to rezone a combined 230 acres of land, more or less, from A-1 (Agricultural District) and B-2 (General Commercial District) to I-1 (Industrial Districts) and B-2 (General Commercial District) for proposed warehouse distribution and businesses along Islands Hwy.

MIDWAY

3.2 Conditional Use 2022-010-M. A request was submitted by Coastal Solar Power, LLC, on behalf of Liberty County Board of Education, owner, to place a small ground-mounted solar energy system at the Liberty Elementary School at 600 Edgewater Drive in Midway.

3.3 Conditional Use 2022-011-M. A request was submitted by Dal-Bloc, LLC, applicant, for a convenience store with restaurant and gas station and a truck terminal with separate fuel pumps on a combined 9.684 acres of land, more or less, on E. Oglethorpe Hwy in Midway close to I-95 interchange at exit 76.

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3.4 Rezoning Petition 2022-012-LC and Conditional Use 2022-013-LC. A petition was submitted by Dal-Bloc, LLC, applicant, to rezone 6.698 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for a truck terminal with fuel pumps and a convenience store with gas station. Additionally, a conditional use request was submitted for a truck terminal in B-2 on this property.

3.5 Variance 2022-014-LC. A request for variances was submitted by James Greene, applicant, for the following: allowing a detached garage/workshop in the front yard (which is prohibited) and a front yard building setback reduction from the required 35 ft. to approximately 27 ft. The property is located at 445

Rye Patch Road is zoned AR-1 (Agricultural Residential District) and is owned by Wanda B. Greene. It consists of 0.72 acres of land, more or less and is further described as LCTM-Parcel 024-013.

GUM BRANCH

3.6 Rezoning Petition 2022-015-G. A petition was submitted by Evelyn Strickland, applicant, on behalf of the estate of Alsennia H. Manous, to rezone 0.5 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Single-, Two Family, and Mobile Home Residential District). Property is located on GA Hwy 196 W. and further described as LCTM-Parcel 022-026 (0.5-acre portion thereof).

WALTHOURVILLE

3.6 Rezoning Petition 2022-016-W. A petition was submitted by Tibet Creek Investors, applicant, on behalf of the estate of Frances M. Pagliarullo represented by Donna R. Pagliarullo, to rezone 0.4 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2 (Single-, and Two-Family Dwelling District). Property is located at 146 Arnall Drive and further described as LCTM-Parcel 041D-011.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat for The Gardens at Fifteen West Ph. 1. A request by RTS Homes for approval of a final plat for 60 single-family residential lots on W. 15th Street in Hinesville.

4.2 Preliminary Plat for Griffin Park Extension Ph. III. A request by Dryden Enterprises for approval of a preliminary plat for 97 single-family residential lots on Grayson Avenue in Hinesville.

5.0 INFORMATIONAL ITEMS

5.1 Update for The Pointe at Villages on Marne Subdivision.

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN