



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR FEBRUARY 21, 2023

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

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

MIDWAY

3.1 Conditional Use 2023-006-M. A conditional use request was submitted by JPC Design and Construction, LLC, applicant, on behalf of Michael E. Bryant Life Trust, owner, for a travel center. Property is located on Highway 84, west of Interstate 95 and is further described as LCTM Parcel 265-023.

LIBERTY COUNTY

3.2 Rezoning petition 2023-007-LC. A rezoning petition was submitted by JPC Design and Construction, LLC, applicant, on behalf of Michael E. Bryant Life Trust, owner, to rezone 5.79 acres, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for a travel center. Property is located on Highway 84, west of Interstate 95 and is further described as LCTM Parcel 265-023.

HINESVILLE

3.3 PUD Amendment 2023-008-H. A PUD Amendment was submitted by Trevor Sikes (RTS Homes), owner, to change the General Development Plan for 15th Street West Subdivision, to add LCTM Parcels 028-023, 028-024, and 028-025 to the project and reduce the side yard setbacks to 5 feet while maintaining 14 feet between buildings.

3.4 Variance Request 2023-009-H. A variance request was submitted by Gloria and Nathaniel Bryant, owners, to reduce the rear yard setback by 9 feet and side yard setback by 3 feet for an accessory building. Property is located at 806 Ledgewood Circle and is further described as LCTM Parcel 043D-030.

3.5 Rezoning Petition 2023-010-H. A rezoning petition was submitted by Latesha McCoy, owner’s agent, on behalf of Low Country Brokerage Inc., owner to rezone 1 acre, more or less, from R-1 (Single-Family Dwelling District) to R-4 (Single-and Two-Family Dwelling District) for placement of a two-family dwelling. Property is located at 169 Cherrie Murrell Street, Hinesville, and is further described as LCTM Parcel 046B-274.

3.6 Rezoning Petition 2023-011-H. A rezoning petition was submitted by the City of Hinesville, owner, on behalf of LTOP, Angels of Mercy Food Ministry, to rezone 2.26 acres, more or less, from R-1 (Single-Family Dwelling District) to O-I (Office-Institutional District) for a community food distribution center and community event center. Property is located on Kelly Drive, Hinesville, and is further described as LCTM Parcels 048C-004 and 048C-005.

MIDWAY

3.7 Conditional Use 2023-012-M. A conditional use request was submitted by Harold Taft hunt for a fueling facility for Sprinter Fuel’s Day to Day Operations. Property is located on E. Oglethorpe Highway, Midway, and is further described as LCTM Parcel 213D-007.

WALTHOURVILLE

3.8 Rezoning Petition 2023-013-W. A rezoning petition was submitted by Adam Wilkinson, owner’s agent, on behalf of Jeffery Gaskin, owner, to rezone 1.44 acres, more or less, from AR-1 (Agricultural Residential District) to R-2 (Two-Family Dwelling District) for a duplex or single-family homes. Property is located at 781 Talmadge Road, Walthourville, and is further described as LCTM Parcel 051C-042.

HINESVILLE

3.9 Rezoning Petition 2023-014-H. A rezoning petition was submitted by Interstate Commercial Real Estate Services, applicant, on behalf of Delilah Way, owner to rezone 18.5 acres, more or less, from R-4 (Single- and Two-Family Dwelling District) to C-3 (Highway Commercial District) for a retail shopping center. Property is located on W. Oglethorpe Highway and is further described as LCTM Parcel 059A-107.

RICEBORO

3.10 Rezoning Petition 2023-015-R. A rezoning petition was submitted by Chemtall Inc., owner, to rezone 2.11 acres, more or less, from R-1 (Single-Family Residential District) to B-2 (General Commercial District) for a more conducive zoning corridor. Property is located on South Coastal Highway, Riceboro, and is further described as LCTM Parcel 192B-037, 192B-038, and 192B-039.

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