



# **LIBERTY CONSOLIDATED PLANNING COMMISSION**

## **AGENDA FOR JANUARY 18, 2021**

The meeting begins at 4:30 p.m. in the Historic Courthouse, 100 Main Street, Hinesville, Courtroom, 2<sup>nd</sup> 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**

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

#### **GUM BRANCH/LIBERTY COUNTY**

**3.1 Rezoning Petition 2022-001-G/LC.** A rezoning petition was submitted by RBW property, LLC, owner (Bertha and Ronald Webb), to rezone a combined 7.6 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for two distinct commercial developments off GA 196 HWY West and further described as LCTM-Parcel 022-001 (portion thereof). One development is proposed to be a convenience store/gas station (2.07) acres; the other development a manufactured home sales dealership (5.5) acres.

#### **HINESVILLE**

**3.2 Rezoning Petition 2022-002-H.** A rezoning petition was submitted by Two Auto RE, LLC, applicant, to rezone a combined 0.95 acres of land, more or less, from C-2 (General Commercial District) and R-2 (Single Family Dwelling District) to C-3 (Highway Commercial District) for a car wash and oil lube facility. Properties are located 820 W. Oglethorpe Hwy and further described as LCTM-Parcels 058C-139 and 058C-151, respectively. Property owner is William L. Bennett.

**3.3 Rezoning petition 2022-003-H.** A rezoning petition was submitted by Horse Creek Partners, LLC, owner, to rezone 18.36 acres of land, more or less, from C-3 (Highway Commercial District) to PUD (Planned Unit Development District) for a townhouse development and the potential for a few single-family homes. Property owner is Horse Creek Partners, LLC.

#### **LIBERTY COUNTY**

**3.4 Rezoning Petition 2022-004-LC.** A rezoning petition was submitted by Terry J. Wheeler, owner, to rezone 142.12 acres of land, more or less, from AR-1 (Agricultural Residential District) and A-1 (Agricultural District) to R-1 (Single Family Residential District) for a subdivision off Leroy Coffey Hwy and further described as LCTM-Parcel 120-037.

**3.5 Rezoning Petition 2022-005-LC.** A rezoning petition was submitted by David McDonald Enterprises, Inc., owner, to rezone 30.51 acres of land, more or less, from A-1 (Agricultural District) to R-1 (Single Family Residential District) for a subdivision off Groover Road and further described as LCTM-Parcel 014-019.

### **HINESVILLE**

**3.6 Rezoning Petition 2022-006-H.** A rezoning petition was submitted by Happy Acres, LLC, owner, to rezone 27.38 acres of land, more or less, from MH (Manufactured Home Park District) to PUD (Planned Unit Development District) to be permitted to have a mixture of manufactured homes and RVs on same property. Property is located off Kelly Drive and further described as LCTM-Parcel 048A-003.

**3.7 Rezoning Petition 2022-008-H.** A rezoning petition was submitted by Eric Brown, applicant, to rezone 0.88 acres of land, more or less, from R-2 (Single Family Dwelling District) to C-2 (General Commercial District) for a fast-food restaurant with drive-through. Property owner is Janet Lee Hayes. Property is located at the intersection of W. Oglethorpe Hwy and Magnolia Lane and is further described as LCTM-Parcel 058B-012.

### **WALTHOURVILLE**

**3.8 Rezoning Petition 2022-009-W.** **POSTPONED.** A rezoning petition was submitted by Dryden Enterprises, Inc, applicant, to rezone 67.66 acres of land, more or less, from I-1 (Industrial) to PUD (Planned Unit Development District) for a residential subdivision in Walthourville. Property owner is Rufus K. Smiley, et al. Property is located on us HWY 84 and is further described as LCTM-Parcel 041B-001.

#### **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**