



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR JULY 16, 2024

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 Comprehensive Plan Update: Midway Subarea Maps (Information)

2.2 Proposed Amendments to the UDO. Public Hearing.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

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3.1 Rezoning Petition 2024-037-LC. A rezoning petition has been submitted by Ronald Wright on behalf of the Nathaniel Jones Estate to rezone 3.12 acres +/- from C-3 (Highway Commercial) to A-1 (Agricultural District) for duplex and single-family homes. Property is located at 6158 East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 121077.

MIDWAY

3.2 Conditional Use 2024-038-M. A conditional use has been submitted by Anthony and Wanda Henry for an event center. Property is located at 11233 East Oglethorpe Highway in Midway and is further described as LCTM Parcel 213D004.

HINESVILLE

3.3 Variance Request 2024-039-H. A variance request has been submitted by Michael and Faith Aversano to reduce the side required setback from 10 feet to 1.6 feet. Property is located at 923 Granger Drive in Hinesville and is further described as LCTM Parcel 047A082.

RICEBORO

3.4 Rezoning Petition 2024-040-R. A rezoning petition has been submitted by John Roberts Jr. to rezone 1.0 acre +/- from A-1 (Agricultural) to R20 (Single-family Residential-20) for two single-family homes. Property is located on E. B. Cooper Highway in Riceboro and is further described as LCTM Parcel 146B030.

HINESVILLE

3.5 Conditional Use 2024-041-H. A conditional use has been submitted by Joseph Grant for an event center. Property is located at 730 East Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 069C048.

3.6 Rezoning Petition/PUD Amendment 2024-042-H. A rezoning petition has been submitted by Trevor Sikes, owner of RTS Homes for a PUD Revision at Fifteen West. Property is located on W 15th Street in Hinesville and is further described as LCTM Parcels 028011, 028024, 028025, 029B115, 029B117, 036A043, 036A047, 036A048 and 036A049.

3.7 Variance Request 2024-043-H. A variance request has been submitted by Obro, Inc. to reduce the required lot area, front and side yard setback required in R8 (Single-family Residential-8): lot area 6,500 square feet to 4,500 square feet; front yard setback from 15 feet to 6 feet; and side yard setback from 15 feet to 13 feet. Property is located on Bradwell Street and is further described as LCTM Parcels 055D159 and 055D160.

3.8 Variance Request 2024-044-H. A variance request has been submitted by Downtown Development Group, LLC to reduce the required lot area, front and side yard setback required in MFR (Multi-family Residential) from lot area 6500 square feet to 4500 square feet; front yard from 15 feet to 6 feet; and side yard from 6 feet to 4 feet. Property is located on the corner of Wilson Avenue and Bradwell Street in Hinesville and is further described as LCTM Parcel 055D111.

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3.9 Rezoning Petition 2024-045-LC. A rezoning petition has been submitted by Michael Volen on behalf of the Steven Berg Estate to rezone 42.87 acres +/- from A-1 (Agricultural) to R-20 (Single-Family Residential 12) for a single-family residential subdivision. Property is located at 580 Old Gress Island Road in unincorporated Liberty County and is further described as LCTM Parcel 241B005.

HINESVILLE

3.10 Variance Request 2024-046-H. A variance request has been submitted by Jimmy Shaken on behalf of owner The Jellig 2011 Trust from the landscape ordinance for two landscape islands. A portion of one island is to be paved and remove the other. Property is located at 829 E. G. Miles Parkway in Hinesville and is further described as LCTM Parcel 046B006.

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3.11 Rezoning Petition 2024-047-LC. A rezoning petition has been submitted by Kings Plantation, LLC to rezone 211.02 acres +/- from A1 (Agricultural) to R-12 (Single-family Residential 12) single family residential subdivision. Property is on Kings Road in the unincorporated Liberty County and is further described as LCTM Parcel 354002.

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