



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR JULY 18, 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 Byker, Chairman
Approval of Minutes-----Tim Byler, Chairman
Final Agenda -----Jeff Ricketson, Secretary

1.0 OLD BUSINESS

2.0 NEW BUSINESS

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2023-041-LC. A rezoning petition was submitted by Chester L. Barrett, owner, to rezone 71.89 acres +/- from A-1 (Agricultural District) and AR-1 (Agricultural Residential District) to MHP (Manufactured Home Park) for a manufactured home park. Property is located at 240 C L Barrett Drive in unincorporated Liberty County and is further described as LCTM Parcel 122-008.

WALTHOURVILLE

3.2 PUD Amendment 2023-042-W. A PUD Amendment was submitted by Liberty Property and Holdings Company, LLC, owner, to change the ratio of garden style and standard lots and add townhomes to the existing PUD. Property is located on Hardman Road in Walthourville and is further described as LCTM Parcel 041B-038.

LIBERTY COUNTY

3.3 Conditional Use Request 2023-044-LC. A conditional use request was submitted by M.E. Sack Engineering on behalf of Daybreak Industrial, owner, for a borrow pit. Property is located on Smiley Hall Road in unincorporated Liberty County and is further described as LCTM parcel 216-002.

3.4 Rezoning Petition 2023-045-LC. A rezoning petition was submitted by Jane Henry to rezone 0.5 acres +/- from A-1 (Agricultural District) to R-12 (Single-family Residential-12) for residential use. Property has frontage on Van Dyke Creek Road and Old Gun Road in unincorporated Liberty County and is further described as LCTM Parcel: 362B-006.

3.5 Rezoning Petition 2023-046-LC. A rezoning petition was submitted by Hook and Reel on behalf of Kevin Hofkin to rezone 2.47 acres from SFMH (Single-Family Manufactured Home) (Formerly R-2A (Single-Family, Two-Family, and Mobile Home Residential District)) to C-2 (General Commercial) for boat storage. Property is located at 685 Kings Road in unincorporated Liberty County and is further described as LCTM Parcel 353D-059.

WALTHOURVILLE

3.6 Rezoning Petition 2023-047-W. A rezoning petition has been submitted by Dale Kiefer on behalf of Brenda Kiefer, owner, to rezone 0.5 acres from AR-1 (Agricultural Residential District) to R-8 (Single-Family Residential District-8) for a single-family home. Property is located on Mehalko Road in Walthourville and is further described as LCTM Parcel 063A-031 (portion thereof).

FLEMINGTON

3.7 PUD Amendment 2023-048-FL. A PUD Amendment was submitted by Habersham Development Group, LLC on behalf of Herbert L. III and Pamela Stacey, owners, for mixed use development including townhomes and climate control storage. Property is located on East Oglethorpe Highway in Flemington and is further described as LCTM Parcel 083A-015.

LIBERTY COUNTY

3.8 Variance Request 2023-049-LC. A variance request was submitted by Smith Homes (Lamar Smith) for the Flemington Forest subdivision to be developed with individual septic tanks as opposed to a community septic system, required by the Liberty County Code of Ordinances. Property is located on East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 101-068.

FLEMINGTON

3.9 Rezoning Petition 2023-050-FL. A rezoning petition was submitted by David B. Edwards, owner, to rezone 1.37 acres +/- from R-20 (Single-Family Residential-20) (Formerly R-1 (Single-Family Residential)) to AR-1 (Agricultural Residential District) for expansion of a bee apiary. Property is located at 188 Old Sunbury Road in Flemington and is further described as LCTM Parcel 069B-008.

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