



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR JUNE 20, 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

HINESVILLE

3.1 Variance Request 2023-036-H. A variance request was submitted by Anna Warrick-Smith for property at 553 Brockington Circle. Property is zoned R-3 (Single-Family Dwelling District) which allows for 20% lot coverage. The applicant wants to install a 16 feet by 20 feet accessory building resulting in a lot coverage of 27% exceeding the allowable lot coverage by 7%. The property is located at 553 Brockington Circle in Hinesville and is further described as LCTM Parcel 056C-187.

3.2 Variance Request 2023-037-H. A variance request was submitted by Josh Wheeler for parking requirements to establish gravel parking in place of paved parking as required in the City of Hinesville Code of Ordinances. The property is located at 313 North Main Street in Hinesville and is further described as LCTM Parcel 056B-020.

LIBERTY COUNTY

3.3 Variance Request 2023-038-LC. A variance request was submitted by Robert J. Cope to reduce the side yard setbacks to 10 feet as opposed to 15 feet side yard setbacks required in the R-2 (Two-Family Residential) zoning district. The property is located on Main Street in unincorporated Liberty County and is further described as LCTM parcel 281B-094.

HINESVILLE

3.4 Variance Request 2023-039-H. A variance request was submitted by T. R. Long Engineering on behalf of T&H Holdings, LLC (Jet Foods) to remove the landscape islands at the front and side of the Jet Foods building as opposed to the landscaping requirements in Sec. 17-31, a, 4.b in the City of Hinesville Code of Ordinances. The property is located at 200 West Oglethorpe Highway in Hinesville and is further described as LCTM Parcels: 056D-055, 056D-056 and 056D-177.

FLEMINGTON

3.5 PUD Amendment 2023-040-FL. A PUD Amendment was submitted by M.E. Sack Engineering on behalf of Dryden Enterprises, LLC to amend the Flemington Village General Development Plan to revise the maximum density for the overall Planned Unit Development from 361 dwelling units to 540 dwelling units. The applicant is proposing to develop 33.12 acres under the encompassing land use “Traditional Neighborhood Development” standards for apartments. The property is located on Flemington Village Blvd. in Flemington and is further described as LCTM Parcel 070-001.

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