



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR JUNE 21, 2022

The meeting begins at 4:30 p.m. in the Historic Courthouse, 100 Main Street, Hinesville, Courtroom, 2nd floor.

Call to Order-----Tim Byler, Chairman
Approval of Minutes-----Tim Byler, Chairman
Final Agenda -----Jeff Ricketson, Secretary

- 1.0 OLD BUSINESS (None)**
- 2.0 NEW BUSINESS**
- 3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS**

HINESVILLE

3.1 Rezoning Petition 2022-037-H. A request by Mahant Swami Re, LLC, (Kamleshkumar Patel), owner, to rezone 2.62 acres of land, more or less, from C-2 (General Commercial District) to R-A-1 (Multi-Family Dwelling District) for an apartment complex located off Sandy Run Drive, further described as LCTM-Parcel 070A-045.

LIBERTY COUNTY

3.2 Conditional Use 2022-038-LC. A request was submitted by Coastal Solar Power, LLC, applicant, on behalf of Diana Kocuja, owner, for a small ground-mounted solar energy system at 150 Harris Avenue and further described as LCTM-Parcel 102-055. Property is zoned AR-1 (Agricultural Residential) and consists of 66.44 acres of land, more or less.

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3.3 PUD Amendment 2022-039-H. A PUD amendment was submitted by RTS Homes, (Trevor Sikes) owner, to reduce side yard setback from 7.5 ft. to 5 ft. for the standard single-family and the patio lot while still maintaining the 15 ft. distance between residences. Properties are located on both the West and East side of W 15th Street and are further described as LCTM-Parcels: 027-009, 028-009 through 028-022, 029B-115, 029B-117, and 035-007 and consisting of approximately 290 acres of land, more or less.

LIBERTY COUNTY

3.4 Rezoning Petition 2022-040-LC. A request to rezone 436.97 acres of land, more or less, from A-1 (Agricultural District) to I-1 (Industrial District) for warehouse distribution facilities adjacent to Tradeport East Industrial Park off a newly proposed road intersecting with Old Sunbury Road. Property owner is Laurel View Properties, LLC, represented by Travis Stringer. Property is further described as LCTM-Parcel 302-001 (portion thereof).

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3.5 Rezoning Petition 2022-041-H. A request by Stop N Stor 1, LLC (Alan Dasher), owner, to rezone 2.99 acres of land, more or less, from R-1 (Single-Family Dwelling District) to C-3 (Highway Commercial District) for expansion of an existing self-storage facility. Property is located at 1018 W. Oglethorpe Highway and further described as LCTM-Parcel 059C-178.

3.6 Special Permit Use 2022-042-H. A special permit use application was submitted by Magic Wrench, LLC, (Miguel Martinez), owner, to be allowed to operate an automotive repair garage at 325 W. Memorial Drive, further described as LCTM-Parcel 055C-153. Property consists of 0.8 acres of land, more or less, and is zoned C-2 (General Commercial District).

LIBERTY COUNTY

3.7 Rezoning Petition 2022-043-LC. A request to rezone 249 acres of land, more or less, from A-1 (Agricultural District) to R-1 (Single-Family Residential District) for a single-family residential subdivision (approximately 220 lots). The applicant is SLA Communities, LLC. Property owner is Flemington Forest Properties, LLC. Property is further described as LCTM-Parcel 101-062 (portion thereof).

3.8 Type “B” Home Occupation 2022-044-LC. A request by Vanessa Walthour, applicant, to be able to have a commissary (base of operation) for a food truck at 692 Freddie Walthour Sr. Road, further described as LCTM-Parcel 104-045. Property owner is Freddie Walthour, Jr.

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3.9 Rezoning Petition 2022-045-H. A request by Amerco Real Estate Company, applicant, to rezone 10 acres of land, more or less, from R-4 (Single-, Two-Family Dwelling District) to C-3 (Highway Commercial District) for self-storage, U-Haul truck and trailer share, and related retail off W. Oglethorpe Hwy., further described as LCTM-Parcel 059A-107 (portion thereof). Property owner is Delilah Way.

LIBERTY COUNTY

3.10 Variance 2022-046-LC. A variance request was submitted by Terry Wheeler, applicant, to reduce the 15 ft. required side yard building setback to 10 ft. LCTM-Parcel 261D-121 is owned by Danny Brant. LCTM-Parcels 261D-057 and 261D-124 are owned by Larry Brant. Properties are zoned R-2 (Single-Family Residential District) and are located on Circle Drive, Isle of Wight.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat for Tranquil South Ph. 5. A request was submitted by RTS Homes for approval of a final plat for 55 single-family residential lots on Sapwood Way and Herty Lane in Flemington.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN