



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR MARCH 16, 2021

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

MIDWAY

3.1 Conditional Use 2021-010-M. A conditional use application was submitted by Harold Randolph Buck, owner, to have a conditional use for a self-storage facility on property located on the east side of the intersection of E. Oglethorpe Hwy. and Charlie Butler Road, and further described as LCTM-parcel 242D-016. Property consists of 8.06 acres of land, more or less and is zoned I-C (Interstate Commercial Corridor District) in Midway.

3.2 Rezoning Petition 2021-011-M. A rezoning petition was submitted by Ricky E. Reeves, owner, to rezone 5.29 acres of land, more or less, from R-1 (Single Family Residential District) to AR-1 (Agricultural Residential District) on Lake Gale Drive in Midway and further described as LCTM-parcel 241C-032.

LIBERTY COUNTY

3.3 Variance Petition 2021-013-LC. A variance petition was submitted by Josh Wheeler on behalf of AOI South, LLC, owner, for a variance to decrease the side setbacks of two lots on Main St. in Isle of Wight from 15 ft. to 10 ft. This parcel is zoned R-2 (Single and Two Family Residential) and is further described as LCTM-parcel 281D-035.

3.4 Variance Petition 2021-014-LC. A variance petition was submitted by Mindi Morrall, owner, for a variance to decrease the rear setback of a property on Isle of Wight Rd from 30 ft. to 20 ft. Property is zoned B-2 (General Commercial) and is further described as LCTM-Parcel 242B-026.

HINESVILLE

3.5 Rezoning petition 2021-015-H. A rezoning petition was submitted by Hinesvegas, LLC, to rezone 2.26 acres of land, more or less, from C-2 (General Commercial District) to PDD (Planned

Development District) for warehouse/distribution activities, water/beverage bottling utilizing an existing artesian well, a distillery/brewery and restaurant with bar. Property is located at 303 S. Main Street and further described as LCTM-parcel 056D-004.

3.6 Rezoning Petition 2021-016-H. A rezoning petition was submitted by Jimmy Shanken, agent for Horsecreek Partners, to rezone 2.47 acres of land, more or less, from C-2 (General Commercial District) to R-A-1 (Multi Family Dwelling District) for an apartment complex. Property is located at the intersection of Kelly Drive and Barry McCaffrey Boulevard and is further described as LCTM-parcel 049A-001.

RICEBORO

3.7 Rezoning petition 2021-017-R. A rezoning petition was submitted by Elbert Lee Rhodes, et al, Nathan Rhodes and Reginald Rhodes, owners, to rezone 0.27 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-1 (Neighborhood Commercial District) for a restaurant with outdoor seating at 6559 S. Coastal Hwy in Riceboro, further described as LCTM-parcel 221B-009.

WALTHOURVILLE

3.8 Rezoning Petition 2021-019-W. A rezoning petition was submitted by T.R. Long Engineering on behalf of Jimmie Ingram, owner, to rezone a one-acre portion of a property on Shaw Rd from AR-1 (Agricultural Residential District) to R-2A (Single and Two Family Residential) for duplexes. The property is further described as LCTM-parcel 050A-183.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for The Colonies at Habersham Phase 3. A request was submitted by Habersham Development Group, LLC., for approval of a subdivision consisting of 52-single family dwellings located off Habersham Road.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

8.0 ADJOURN