



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR MARCH 19, 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: Flemington Subarea Maps (Information)

2.2 LCCHRC: Appointment of Planning Commissioner to LCCHRC.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

WALTHOURVILLE

3.1 Rezoning Petition and Conditional Use 2024-007-W. A petition has been submitted by Rictor Taxes Etc. Inc. (Matthew D. Terry) to rezone 1.756 acres +/- from AR-1 (Agricultural Residential) to OI (Office Institutional) for offices and accessory dwelling units for the Gift of Love is Here Corporation. Property is located at 2267 Shaw Road in Walthourville and is further described as LCTM Parcel 050A003.

HINESVILLE

3.2 Variance Request 2024-008-H. A variance request has been submitted by Horizon Business System, LLC to reduce the side street setback to 8 feet from the required 35 feet, the rear yard setback to 21 feet from the required 25 feet and the side yard setback to 12 feet from the required 25 feet setback. Property is located at 820 Elma G. Miles Parkway in Hinesville and is further described as LCTM Parcel 046B165.

MIDWAY

3.3 Conditional Use 2024-009-M. A conditional use request has been submitted by Love's Travel Stops and Country Stores for a travel stop including a convenience store and two restaurants. Property is located on Islands Highway in Midway and is further described as LCTM Parcels 265040, 265041 and 265042 (portion thereof).

HINESVILLE

3.4 Rezoning and Annexation Petition 2024-011-H. A petition has been submitted by Newbridge Residential Parks, LLC to rezone 13.74 acres from SFMH (Single-Family Manufactured Home) and

MHP (Manufactured Home Park) to PUD (Planned Unit Development) and annexation into the City of Hinesville for townhomes and apartments. Property is located on Live Oak Church Road in unincorporated Liberty County and is further described as LCTM Parcels 036001, 036003, 036004, 036005 and 036006.

HINESVILLE

3.5 Rezoning Petition 2024-012-H. A rezoning petition has been submitted by Victory Deliverance Center to rezone 1.58 acres +/- from C-3 (Highway Commercial) to OI (Office Institutional) for the Victory Center mixed use development (ministry, evangelistic outreach, youth dance classes, character building skills, etc.) Property is located at 715 Courtland Drive in Hinesville and is further described as LCTM Parcel 058B010.

3.6 Rezoning Petition 2024-013-H. A rezoning petition has been submitted by the City of Hinesville to rezone 5 acres +/- from R-20 (Single-Family Residential-20) to MFR (Multi-Family Residential) for the Evergreen Apartments. Property is located off Cedar Street in Hinesville and is further described as LCTM Parcel 044D096.

3.7 Rezoning Petition 2024-014-H. A rezoning petition has been submitted by Grove Creek Ventures, LLC to rezone 5.63 acres +/- from C-2 (General Commercial) to MFR (Multi-Family Residential) for apartments. Property is located at the intersection of Charles C. Frasier Boulevard and Kacey Drive in Hinesville and is further described as LCTM Parcel 059C013.

MIDWAY

3.8 Variance Request 2024-017-M. A variance request has been submitted by Delroy Leslie to establish gravel parking on half of the parking lot in place of the required paved parking. Property is located at 332 North Coastal Highway in Midway and is further described as LCTM Parcel 213A007.

HINESVILLE

3.9 Variance Request 2024-018-H. A variance request has been submitted by William Tant on behalf of the owner, Joann M. Curry, to reduce the side setback to 4 feet and rear setback to 3 feet from the required 5 feet for a three-car carport. Property is located at 112 Kentucky Derby in Hinesville and is further described as LCTM Parcel 039A092.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Heritage Pointe Townhomes. A request for Preliminary plat approval for 105 townhome lots off Flemington Village Blvd., in Hinesville was submitted by Liberty Properties and Holdings Co., LLC (Dryden).

4.2 Cottages on Carter. A request for Preliminary plat approval for 69 single-family lots off Bill Carter Road in Liberty County was submitted by Walthourville Properties, LLC (Dryden)

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN