



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR MARCH 21, 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 Byler, 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 Rezoning Petition 2023-014-H. A rezoning petition was submitted by Interstate Commercial Real Estate Services, applicant, on behalf of Delilah Way, owner, to rezone 18.5 acres, more or less, from R-4 (Single- and Two-Family Dwelling District) to C-3 (Highway Commercial District) for a retail shopping center. Property is located on West Oglethorpe Highway in Hinesville and is further described as LCTM parcel 059A-107.

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3.2 Rezoning Petition 2023-016-LC. A rezoning petition was submitted by Daybreak Industrial, Inc., owner, to rezone 9.06 acres, more or less, from AR-1 (Agricultural Residential District) and A-1 (Agricultural District) to I-1 (Industrial District) for a storage warehouse. Property is located at 2873 South Coastal Highway and is further described as LCTM parcel 190-022.

HINESVILLE

3.3 Variance Request 2023-017-H. A variance request was submitted by Commerce Street Holdings, LLC, owner, to place a sign 5 feet from the front property line as opposed to the required 10 feet. Property is located at 313 North Main Street in Hinesville and is further described as LCTM parcel 056B-020.

WALTHOURVILLE

3.4 PUD Amendment 2023-018-W. A PUD amendment was submitted by SIMCOE Investment Group, LLC, on behalf of Veterans Realty, LLC, owner, for townhomes and a community area. Property is 7.42 acres, more or less, located on Shaw Road in Walthourville, and further described as LCTM parcel 040D-091.

RICEBORO

3.5 Rezoning Petition 2023-019-R. A rezoning petition was submitted by Tommy Williams, Jr., to rezone 1.02 acres, more or less, from AR-1 (Agricultural Residential District) to R-3 (Multi-Family Residential District) for a multi-family residence. Property is located on Peter King Road in Riceboro and is further described as LCTM parcel 220B-020 (portion thereof).

HINESVILLE

3.6 Rezoning Petition 2023-020-H. A rezoning petition was submitted by Goose Creek, LLC, owner's agent, on behalf of Brutus, LLC, to rezone 2.41 acres, more or less, from C-2 (General Commercial District) to R-A-1 (Multi-Family Dwelling District) for a multi-family development. Property is located at the intersection of Willowbrook Drive and Pacific Place in Hinesville and is further described as LCTM parcel 045C-020 (portion thereof).

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3.7 Rezoning Petition 2023-021-LC. A rezoning petition was submitted by JPC Design and Construction, LLC, applicant, on behalf of Michael E. Bryant Life Trust, owner, to rezone 5 acres, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial District) for hotels or additional parking for travel center. Property is located on Highway 84, west of Interstate 95 in unincorporated Liberty County and is further described as LCTM parcel 265-031.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Tranquil South Strickland Tract 1 Preliminary Plat. A request was submitted by RTS Homes for approval of a preliminary plat for 63 single-family lots on Turpentine Trail and Sapwood Way in Flemington.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN