



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR MAY 19, 2020

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 (None)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

LIBERTY COUNTY

3.1 REZONING PETITION 2020-011-LC. A petition was submitted by Nathaniel Jones, owner, to rezone a 2.47-acre portion of property from AR-1 (Agricultural Residential District) to B-2 (General Commercial District). Property is located on E. Oglethorpe Hwy and is further described as LCTM-Parcel 121-077 (portion thereof).

HINESVILLE

3.2 VARIANCE 2020-012-H. A variance application has been filed by Jon M. Dixon, owner, for a lot coverage variance in order to extend and cover a deck on the side of the residence at 950 Gulfstream Road, further described as LCTM-Parcel 045C-068. Property consists of 8,320 sq. ft. and is zoned R-4 (Single-, Two-Family Dwelling District) in Hinesville.

3.3 SPECIAL PERMIT USE 2020-013-H. A special permit use has been filed by Shawn Brown with Extreme Audio, applicant, to have a special permit use for doing miscellaneous installation of car accessories (e.g. audio, custom wheels, tinting) at property currently owned by the Ameris Bank at 102 W. General Screven Way further described as LCTM-Parcel 056C-131. Property is zoned C-2 (General Commercial District) and consists of 0.86 acres of land, more or less.

3.4 REZONING PETITION 2020-014-H. A rezoning petition has been filed by Melanie Thompson, CEO, on behalf of the Hinesville Housing Authority, to rezone 11.76 acres of land, more or less, from R-4 (Single-, Two-Family Dwelling District) to R-A-1 (Multi-Family Dwelling District) for a replacement of existing buildings with new one-story and multi-story apartment buildings on property off E. G. Miles Pkwy and Yellow Pine Street, further described as LCTM-Parcel 057A-038.

3.5 VARIANCE 2020-015-H. A variance application to the 35 ft. building setback has been filed by Jessica Manhollan with Security Vault Works, Inc., applicant. The property is the Crossroad

Shopping Plaza and is located at the intersection of E. General Screven Way and W. Oglethorpe Hwy. It is further described as LCTM-Parcel 057B-021. Property owner is Hinesville Center, LLC. This variance is for a new drive-up island ATM machine. The actual ATM machine is encroaching approximately 3.2 ft. into the 35 ft. required building setback along E. General Screven Way.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for Auburn Ridge. Request for preliminary plat approval by Dryden Enterprises for a 46-lot single family subdivision on 20.12 acres in Liberty County.

4.2 Final Plat for the Columns at Independence North Phase 1. Request for a final plat approval from Liberty Properties and Holding Co., Inc., for a 27-lot single-family subdivision on 12.22 acres in Hinesville.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

8.0 ADJOURN