



# LIBERTY CONSOLIDATED PLANNING COMMISSION

## AGENDA FOR NOVEMBER 21, 2023

The meeting begins at 4:30 p.m. in the Liberty County Courthouse Annex, 112 Main Street, Hinesville, Boardroom, 2<sup>nd</sup> 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 Public Hearing for UDO Amendment for Signage.** In Flemington and Hinesville only, amendments to Sections 303-8(A), 303-9, and 803 pertaining to temporary signs and directional signs.

### 3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

#### RICEBORO

**3.1 Type B Home Occupation 2023-071-R.** A Type B Home Occupation request has been submitted by Thomas Mobley for a commissary/ base of operations for a food truck. The property is located on Frazier Drive in Riceboro and is further described as LCTM Parcel 219C018.

#### HINESVILLE

**3.2 Rezoning Petition 2023-072-H and Conditional Use Request 2023-073-H.** Rezoning and conditional use petitions have been submitted by Sheletta Beverly on behalf of the Cathedral of Praise Church to rezone 1.46 acres +/- from OI to C-2 and a conditional use for an event center/ banquet hall facility. The property is located at 406 South Main Street in Hinesville and is further described as LCTM Parcel 056D017.

#### LIBERTY COUNTY

**3.3 Variance Request 2023-074-LC.** A Variance request was submitted by Stanley and Sharon Kane to allow an accessory building in the front yard of an A-1 zoning district for a pole barn. Property is located at 1258 Fort Morris Road in unincorporated Liberty County and is further described as LCTM Parcel 323004.

**3.4 Rezoning Petition 2023-075-LC.** A Rezoning petition was submitted by Liberty Creek Storage Partners (Kevin W. Smith) to rezone 38.65 acres +/- from R-12 to C-3 for an outdoor storage facility with covered and uncovered storage. The property is located on East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 100007.

**3.5 Rezoning Petition 2023-076-LC.** A Rezoning petition was submitted by Kyle Christianson to rezone 18.22 acres +/- from A-1 to C-3 for an RV park as an amenity for the 17 South Rod and Gun Club. Property is located on North Coastal Highway in unincorporated Liberty County and is further described as LCTM Parcel 235012 and 235013.

### **HINESVILLE**

**3.6 Conditional Use and Variance Request 2023-077-H.** Conditional use and variance petitions have been submitted by Chantel Jeffery. Conditional use request to remove special conditions from a previous rezoning and a variance request for the vegetated buffer requirement between OI and residentially zoned properties. The property is located at 531 South Main Street in Hinesville and is further described as LCTM Parcel 057C213.

### **ALLENHURST**

**3.7 Rezoning Petition 2023-078-A.** Rezoning petition submitted by the Liberty Consolidated Planning Commission on behalf of Lynn Pace (owner) to rezone 11.5 acres +/- from R-12 to A-1 for the existing horse farm. The property is located at 504 Dunlevie Road in Allenhurst and is further described as LCTM Parcel 062C057 and 062A015(portion thereof).

## **4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**4.1 The Hamlet Townhomes.** A request was submitted by SIMCOE Investment Group, LLC for preliminary plat approval for 46 townhome lots off Shaw Road in the City of Walthourville.

**4.2 Grand Reserve Ph. 1.** A request was submitted by RTS Homes, LLC for preliminary plat approval for 125 single-family lots on Ruben Wells Road in the City of Hinesville.

**4.3 Flemington Forest.** A request by Smith Family Homes for preliminary plat approval for 111 single-family lots on McIntosh Lake Road.

## **5.0 INFORMATIONAL ITEMS**

## **6.0 GENERAL PUBLIC COMMENTS**

## **7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report.**

## **8.0 ADJOURN**