



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR OCTOBER 18, 2022

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 (None)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

MIDWAY

3.1 Conditional Use 2022-063-M. A request was submitted by Kimley-Horn and Associates, Inc., applicant, on behalf of Laurel View Properties, LLC., owner, to be allowed to operate a convenience store/gas station at the southeast quadrant of Interstate 95 and Islands Highway. This development also proposes a small truck parking area (12 spaces) and diesel pumps. Properties to be developed are further described as LCTM-Parcels 265-040, 265-041, and 265-042.

GUMBRANCH

3.2 Rezoning Petition 2022-065-GB. A petition was submitted by Lil Quicky, LLC (Justin Webb), property owner, to rezone 1.00 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-2 (General Commercial Districts) to place an ice machine and have a small retail store on property on Hwy 196 West. Property is further described as LCTM-Parcel 022-001 (portion thereof).

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3.3 Rezoning Petition 2022-066-LC. A petition was submitted by Walthourville Properties, LLC, property owner, to rezone 150 acres of land, more or less, from A-1 (Agricultural District) to R-1 (Single-Family Residential District) for a proposed single family residential development located on Bill Carter Road and Lewis Frasier Road. Property is further described as LCTM-Parcel 141-004.

HINESVILLE

3.4 Rezoning Petition/PUD Amendment 2022-067-H. A petition was submitted by Salt Creek Ventures, LLC, property owner (Terry J. Wheeler), to rezone 6.61 acres of land, more or less, on the corner of Airport Road and Crystal Lake Street from C-3 (Highway Commercial District) to PUD (Planned Unit Development District) for a proposed residential neighborhood comprised of townhomes, duplexes or single-family dwellings. This PUD amendment

will be made part of the already established PUD on LCTM-Parcel 039D-006. Property for the PUD amendment is described as LCTM-Parcel 040B-020.

3.5 Variance 2022-068-H. A request was submitted by Commerce Street Holdings, (Josh Wheeler), owner, to be allowed to have gravel surface instead of paving of the parking spaces as required per ordinance for a proposed food truck park. Property is located at the intersection of W. Memorial Drive and N. Main Street for a proposed food truck park. Properties are further described as LCTM-Parcels 056B-015 and 056B-017.

3.6 Rezoning Petition/PUD Amendment 2022-069-H. A PUD amendment was submitted by Dryden Enterprises, Inc, (Claude Dryden), owner, to request a revision of the original Cherokee Station PUD regarding the community amenity area. Originally, the common area consisted of lots 239, 240 and 241 and included a pool, playground and a parking area for 20 vehicles. With this proposed revision, the common area is relocated to lot 328 (Phase 3). The new amenity area consists of a pavilion, a playground and parking for 13 vehicles; additionally, adjacent common area to lot 328 consists of a 2.5-acre area with a looped walking trail. Property is located in Cherokee Station subdivision, Phase 3A, and is further described as LCTM-Parcel 061-002.

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3.7 Rezoning Petition 2022-070-LC. A request was submitted by James Dasher, applicant, to rezone 42.87 acres of land, more or less, from A-1 (Agricultural Residential District) to PUD (Planned Unit Development District) for residential use at 580 Old Gress Island Road and further described as LCTM-Parcel 241B-005. Property owner is Steven Berg.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN