



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR OCTOBER 19, 2021

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

FLEMINGTON

3.1 Rezoning Petition 2021-050-FL. A rezoning petition was submitted by Southern Star Group, Inc., owner, to rezone 96.50 acres of land, more or less, from A-1 (Agricultural District) and R-1 (Single-Family Residential District) to PUD (Planned Unit Development) for approximately 315 Single-Family Residential lots. Property consists of 96.50 acres of land, more or less, and is further described as LCTM-Parcel 083D-001.

HINESVILLE

3.2 Rezoning Petition 2021-053-H. A rezoning petition was submitted by Dryden Enterprises, Inc., applicant, to rezone 4.93 acres of land, more or less, from C-2 (General Commercial District) to R-A-1 (Multi-Family Dwelling District) at the intersection of Grove Point Drive and Veterans Parkway and further described as LCTM-Parcel 044C-093 (portion thereof). Property owner is the Michael E. Bryant Life Trust.

WALTHOURVILLE

3.3 Rezoning Petition 2021-054-W. A rezoning petition was submitted by Grandia Tamara on behalf of Lisa Dodd Trust, owner, to rezone a 1.5-acre property, more or less, on W. Oglethorpe Hwy next to the Walthourville Meat Market. Petition is to rezone from B-1 to B-2 for a warehouse and small retail shop. Properties are further described as LCTM-Parcels 050C-060 and 050C-010.

3.4 Variance 2021-055-W. A variance petition was submitted by Edna Walthour on behalf of owner, Frank Callen Boys & Girls Club, Inc, to request the rear setback on the building be reduced from 30 feet to 15 feet. Property is located at 5540 W. Oglethorpe Hwy and is further described as LCTM parcel 050C-035.

LIBERTY COUNTY

3.5 Conditional Use 2021-056-LC. A conditional use petition was submitted by Melissa Blount on behalf of John A. Stoddard III, owner, for a conditional use to operate a private school. Property is located at 684 Freedman Grove Rd. and is further described as LCTM Parcel 208-053.

RICEBORO

3.6 Rezoning 2021-057-R. A rezoning petition was submitted by Emmanuel Joyner, owner, to rezone 1.0 acre of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Single-, Two-Family and Mobile Home Residential District) at 1552 Sandy Run Road and further described as LCTM-Parcel 195-023.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Preliminary Plat for The Pointe at Villages on Marne. A request by RTS Homes, LLC., for approval of a preliminary plat for 76 single-family house lots in Hinesville off Marne Blvd.

4.2 Preliminary Plat for Heritage Point. A request by Liberty Properties and Holdings Co, LLC., for approval of a preliminary plat for 151 single-family house lots in Hinesville on Flemington Village Blvd.

4.3 Preliminary Plat for Patriots Trail Subdivision. A request by D. R Horton for approval of a preliminary plat for 45 single-family house lots in Flemington on Patriots Trail.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN