



# LIBERTY CONSOLIDATED PLANNING COMMISSION

## AGENDA FOR SEPTEMBER 19, 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

#### 1.1 UDO Amendments:

Amendment of Article 302 to provide limits on the parking of commercial trucks and trailers over 10,000 lbs. gross vehicle weight in residentially zoned areas. (Not applicable in Hinesville)

**1.2 Conditional Use 2023-059-LC.** A conditional use request submitted by Clay Sikes Family, LLC for a borrow pit. The property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 363005. Tabled at previous meeting.

### 2.0 NEW BUSINESS

### 3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

#### HINESVILLE

**3.1 Rezoning and Annexation Petition 2023-061-H.** A rezoning and annexation petition was submitted by Newbridge Residential Parks LLC to rezone 13.92 acres +/- from SFMH (Single-Family Manufactured Home) and MHP (Manufactured Home Park) to PUD (Planned Unit Development) for townhomes and apartments, with a maximum of 16 units per acre. Property is located on Live Oak Church Road in unincorporated Liberty County and is further described as LCTM Parcels 036001, 036003, 036004, 036005 and 036006. **(WITHDRAWN)**

#### LIBERTY COUNTY

**3.2 Conditional Use 2023-062-LC.** A conditional use request has been submitted by Carrie G. World and Adeline G. Nelson, on behalf of the Ben Golden Estate (owner) for a family cemetery. Property is zoned A-1 (Agricultural) and contains 4.64 acres +/- . Property is located off Holmestown Road in unincorporated Liberty County and is further described as LCTM Parcel 104096.

#### MIDWAY

**3.3 Conditional Use 2023-063-M.** A conditional use request was submitted by Somnath Mahadev, LLC (Ankit Patel, owner) to expand the existing truck stop (El Cheapo) for a restaurant. The property is

zoned IC (Interstate Corridor) and contains 6.07 acres +/- . The property is located at 13670 East Oglethorpe Highway in Midway and is further described as LCTM Parcels 265046 and 265006.

### **LIBERTY COUNTY**

**3.4 Type B Home Occupation 2023-064-LC.** A Type B Home Occupation request was submitted by Selia Tumanuvao to have a commissary/ base of operations for a food truck at the residence located at 265 Ruben Wells Road in unincorporated Liberty County. The property is further described as LCTM Parcel 035C017.

### **MIDWAY**

**3.5 Rezoning Petition 2023-065-M.** A rezoning petition was submitted by John Brennan, on behalf of Priyank Patel (owner), to rezone 32.3 acres +/- from R-8 (Single-Family Residential-8) to ATR (Attached Residential) for townhouses. The property has frontage on Martin Road and East Oglethorpe Highway in Midway and is further described as LCTM Parcel 213A014.

### **FLEMINGTON**

**3.6 Rezoning Petition 2023-066-F.** A rezoning petition was submitted by Charles Way, on behalf of Retreat Land, LLC (owner), to rezone 4.05 acres +/- from R-20 (Single-Family Residential-20) and OI (Office Institutional) to ATR (Attached Residential) for townhouses. The property is located on East Oglethorpe Highway Flemington and is further described as LCTM Parcel 083C011.

### **LIBERTY COUNTY**

**3.7 Conditional Use 2023-067-LC.** A conditional use request was submitted by Brian Pearson, on behalf of Calvin Barrett (owner), for a borrow pit. Property is zoned A-1 (Agricultural) and AR-1 (Agricultural Residential) and contains 18.87 acres +/- . Property is located on East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 140016.

### **HINESVILLE**

**3.8 Rezoning Petition 2023-068-H.** A rezoning petition was submitted by Josh Wheeler to rezone 0.75 acres +/- from R-12 (Single-Family Residential-12) to C-1 (Central Business) for a coffee shop. The property is located at 110 North Commerce Street in Hinesville and is further described as LCTM Parcel 056B112.

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

**4.1 The Pointe at Villages on Marne Phase 2.** A request was submitted by RTS Homes for preliminary plat approval of a 5-lot subdivision off Marne Blvd.

**4.2 Dorchester Village Road Relocation and Dorchester Commerce Park, Phase 1.** A Request was submitted for preliminary plat approval for relocation of road and a 6-lot industrial subdivision.

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report.**

**8.0 ADJOURN**