



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR SEPTEMBER 20, 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

1.1. Proposed Unified Development Ordinance (UDO) for all of Liberty County, including the municipalities of Allenhurst, Flemington, GumBranch, Hinesville, Midway, Riceboro, and Walthourville. The proposed UDO is intended to update and replace the existing zoning and subdivision ordinances for each of the aforementioned jurisdictions with a common unified development ordinance.

2.0 NEW BUSINESS (None)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

FLEMINGTON

3.1 Conditional Use 2022-057-FL. (WITHDRAWN) A request was submitted by Latavia Jackson, owner to be allowed to operate a dog grooming business at 97 Thornbriar drive, in Flemington. The property is further described as LCTM-Parcel 068C-051.

HINESVILLE

3.2 Sign Setback Variance 2022-058-H. A request was submitted by Commerce Street Holdings, LLC (Josh Wheeler), owner, to be allowed to have a sign placed 5 ft. from the right-of-way instead of the required 10 ft. property is located at 509 N. Main Street, and further described as LCTM-Parcel 056B-018.

3.3 Rezoning Petition 2022-059-H. A petition was submitted by the Liberty County Hospital Authority, property owner, to rezone 1.89 acres of land, more or less, from R-3 (Single-Family Dwelling District) to O-C (Office Commercial District) for a proposed wound care center located on the corner of Schoolhouse Road and E.G. Miles Parkway, further described as LCTM-Parcels 057A-075 and 057A-091.

3.4 Rezoning Petition 2022-060-H. A petition was submitted by the Liberty County Hospital Authority, property owner, to rezone .73 acres of land, more or less, from R-3 (Single-Family Dwelling District) to R-4 (Single-and Two-Family Dwelling District) to build a proposed duplex at 504 Schoolhouse Road. Property is further described as LCTM-Parcel 057A-090.

3.5 Rezoning Petition 2022-061-H. A petition was submitted by K.C. Brothers Construction Co, LLC (James Rim), to rezone 2.27 acres of land, more or less, from R-4 (Single-, and Two-Family Dwelling District) to R-TH (Townhouse Dwelling District) for approximately 59 townhouse units. Property is located near the intersection of Pineland Avenue and Ellie Lane and further described as LCTM-Parcel 047A-202; adjacent parcel 047A-203 is already zoned R-TH and is part of the proposed development.

RICEBORO

3.6 Rezoning Petition 2022-062-R. A petition was submitted by Gary Ryals, applicant, on behalf of ICGSA (Chemtall) to rezone 18 acres of land, more or less, from B-2 (General Commercial District) to I-1 (Industrial District). Property is located adjacent to Jones Street and further described as LCTM-Parcel 191D-043.

HINESVILLE

3.7 Rezoning Petition 2022-064-H. A petition was submitted by All Ways Feet, PC, (Evetta L. Borden), property owner, to rezone 0.48 acres of land, more or less, from O-I (Office Institutional District) to R-2 (Single-Family Dwelling District) to use the existing structure in a residential manner. Property is located at 127 MacArthur Drive, further described as LCTM-Parcel 057C-260.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat for Shadow Pointe. A request was submitted by SEI Development for approval of a final plat for 41 single-family residential lots on Patriots Trail in Flemington to be developed by D.R. Horton.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN