



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR SEPTEMBER 21, 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

2.1.1 Amendments to the Flemington Subdivision Regulations provisions related to water and sewer.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

HINESVILLE

3.1 POSTPONED Rezoning Petition 2021-044-H. A rezoning petition was submitted by Terry J. Wheeler, applicant, to rezone a combined 29.14 acres of land, more or less, from C-3 (Highway Commercial District) to R-TH (Townhouse Dwelling District) for a subdivision with approximately 130 residential townhouse lots. The properties are located along Airport Road at the intersection with Barry McCaffrey Blvd and abutting Crystal Lake Subdivision. Property is further described as LCTM-Parcels 039D-006 and 040B-020. Property owner is Horse Creek Partners, LLC. **POSTPONED**

3.2 Rezoning Petition 2021-045-H. A rezoning petition was submitted by Harron Lee, agent for DCCI Properties, LLC (Dustin McCain), owner, to rezone 2.77 acres of land, more or less, from O-I (Office Institutional District) to R-A-1 (Multi-Family Dwelling District) for an apartment complex. The property is located on N. Main Street and further described as LCTM-Parcel 055D-193.

LIBERTY COUNTY

3.3 Conditional Use Petition 2021-046-LC. A conditional use petition was submitted by Joel Santiago, owner, to install a 500 sq. ft. 9.75 kw ground-mounted solar array at 121 Santiago Lane. Property is further described as LCTM-Parcel 238A-099.

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3.4 Rezoning Petition 2021-047-H. A rezoning petition was submitted by Harron Lee, agent for DCCI Properties, LLC (Dustin McCain), owner, to rezone a combined 3.16 acres of land, more or less, from R-3 (Single Family Dwelling District) to R-A-1 (Multi-Family Dwelling District) for an apartment

complex. Properties are located at the intersection of E. G. Miles Pkwy and Deal Street and further described as LCTM-Parcels 057C-001 and 057A-043.

MIDWAY

3.5 Rezoning Petition 2021-048-M. A rezoning petition was submitted by BKCC Investment Group, LLC (Christopher Eason), owner, to rezone 1.0 acres of land, more or less, from R-1 (Single Family Residential District) to B-2 (General Commercial District) at 248 Butler Street to make the building come into compliance with its commercial nature and use. Property is located at the intersection of Butler Street and Martin Road in Midway and further described as LCTM-Parcel 213B-086. This property was previously used by the Heritage/Hinesville Bank.

FLEMINGTON

3.6 Rezoning Petition 2021-049-FL. A rezoning petition was submitted by Latanya Delois Baker, applicant, to rezone a combined 1.1 acres of land, more or less, from A-1 (Agricultural District) and R-1 (Single-Family Residential District) to B-2 (General Commercial District) at 125 Baker Beals Lane and further described as LCTM-Parcel 069B-012. Property owner is Joe L. Baker.

3.7 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.

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3.8 Zoning petition 2021-051-H and Annexation 2021-06. A zoning petition was submitted by Ravi Patel, agent for Arkinddkumar and Sushilaben Patel, owners, to zone a combined 0.93 acres of land, more or less, from B-2 (General Commercial District) and R-2 (Single-, and Two-Family Residential District) to C-2 (General Commercial District) for a liquor store. A petition for the City of Hinesville to annex both properties was also submitted. The properties are located at 950 E. G. Miles Pkwy between Live Oak Drive and Joyner Road and further described as LCTM-Parcels 046C-082 and 046C-083.

3.9 Rezoning petition 2021-052 H. A rezoning petition has been submitted by Southbend Development Group, LLC, applicant, to rezone 0.92 acres of land, more or less, from MH (Manufactured Home Park District) to C-3 (Highway Commercial District). Property is located on Brantley Drive and further described as LCTM-Parcel 058D-002. Property owners are Arthur F. McDonald and Pamela Dart.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Revised Preliminary Plat for The Colonies at Habersham Phase 3. A request was submitted by Habersham Development Group, LLC., for approval of a revised preliminary plat which adds 3 single-family lots to a 52-lot subdivision located off Habersham Road.

4.2 Final Plat for Independence Settlement Phase IV. A request was submitted by Liberty Properties and Holdings Co, LLC., for approval of a subdivision consisting of 49-single family dwellings located on Rutledge Drive.

4.3 Final Plat for Tranquil South Phase 4. A request for approval of a final plat was submitted by RTS Homes for 52 single-family lots on W.W. Winn Avenue in Flemington.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN