



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR AUGUST 18, 2020

The meeting begins at 4:30 p.m. via ZOOM in the Historic Courthouse, 100 Main Street, Hinesville, LCPC office, 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

LIBERTY COUNTY

3.1 Variance Petition 2020-022-LC. A petition was submitted by Elvis Hutchings, owner, for a setback variance for a shed. Property is 1.65 acres of land further described as LCTM-Parcel 240D-024. The property is zoned R-2 (Single and Two-Family Homes and Mobile Homes) and has a required side yard setback of 10 feet. The owner is requesting that setback be reduced to 2 feet. Property is located on Sunshine Lake Rd.

HINESVILLE

3.2 Rezoning Petition 2020-023-H. A petition was submitted by RTS Homes, LLC, owner, for a PUD amendment on 54.09 acres of land, further described as LCTM-Parcel 026-002 which is also known as Tract B. Properties are located off Marne Boulevard. The overall lot count of Tract B would increase from 85 to 109 single-family dwelling lots.

FLEMINGTON

3.3 Rezoning Petition 2020-024-FL. A petition was submitted by M.E. Sack Engineering, agent for Jody and Courtney Smiley, owners, to rezone 5.06 acres of land, more or less, from A-1 (Agricultural District) to R-1 (Single-Family Residential District) off Old Sunbury Road, and further described as LCTM-Parcel 069B-028. Rezoning is requested for the purpose of a 10-lot single family dwelling subdivision.

HINESVILLE

3.4 Rezoning Petition 2020-025-H and Special Permit Use 2020-026-H. A petition was submitted by Mt. Carmel Tabernacle of Faith (Julian Jones), applicant, to rezone 1.27 acres of land, more or less, from C-2 (General Commercial District) to O-C (Office Commercial District) at 454 Main Street, further described as LCTM-Parcel 057B-001. Property owner is Terry Barnard. In conjunction with rezoning, a special permit use has also been applied for to allow church use on said property.

3.5 Rezoning Petition 2020-028-H. A petition was submitted by M.E. Sack Engineering, on behalf of RTS Homes, LLC, owner, to rezone 39.35 acres of land. PUD amendment 2019-025-H is hereby proposed to be amended to include the following parcels 027-009, 028-010, and 035-007. These properties are proposed to be developed for an additional 64 single-family dwelling units.

3.6 Variance 2020-029-H. A variance request on a side yard building setback was submitted by Benjamin L. Jones, owner, to have a carport on the side of his residence located on the side property line versus the 10 ft. that are required per ordinance.

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