



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR MAY 16, 2023

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 Byker, Vice-Chairman
Approval of Minutes-----Tim Byker, Vice-Chairman
Final Agenda -----Jeff Ricketson, Secretary

1.0 OLD BUSINESS

2.0 NEW BUSINESS

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

WALTHOURVILLE

3.1 Variance Request 2023-028-W. A variance request was submitted by T.R. Long Engineering for a subdivision on Talmadge Road to allow the project to be developed without the installation of curb and gutter and sidewalk along State Route 119. The property is located at the intersection of Arnall Drive and Talmadge Road and is further described as LCTM Parcel 051C-009.

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3.2 Variance Request 2023-029-LC. A variance request was submitted by Russell Browne to reduce the side yard setback to 2 feet as opposed to 15 feet required in the R-1 (Single Family Residential) zoning district for an addition to the existing home. Property is located at 47 Japonica Drive in unincorporated Liberty County and is further described as LCTM Parcel 339D-009.

MIDWAY

3.3 Rezoning and Annexation Petition 2023-030-M. A rezoning petition was submitted by Travis Stringer, owner’s agent, on behalf of Laurel View Properties, LLC, owner, to rezone 3.36 acres (+/-) from B-2 (General Commercial District) to I-C (Interstate Commercial Corridor District). In conjunction with this rezoning petition, annexation into the City of Midway is also being petitioned for. Property has frontage on Islands Highway and Dorchester Village Road, in unincorporated Liberty County and is further described as LCTM parcels 265-041 and 265-042 (portions thereof).

HINESVILLE

3.4 Rezoning Petition 2023-031-H. A rezoning petition was submitted by Justin Frasier to rezone 1 acre (+/-) from R-1 (Single Family Dwelling District) to R-4 (Single- and Two-Family Dwelling

District) for a two-family dwelling. The property is located at 127 Cherrie Murrell Street in Hinesville and is further described as LCTM parcel 058A-028.

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3.5 Conditional Use Request 2023-032-LC. A conditional use request was submitted by Arcadia Excavating, LLC to create a pond through a small surface mine/ borrow pit. Property is located on Leroy Coffey Highway in unincorporated Liberty County and further described as LCTM parcel 139-036.

3.6 Rezoning Petition 2023-033-LC. A rezoning petition was submitted by James B. Ray to rezone 245.93 acres (+/-) from R-1 (Single-Family Residential District) to AR-1 (Agricultural Residential District) for agricultural and single-family use. Property is located on Leroy Coffey Highway in unincorporated Liberty County and is further described as LCTM 139-034.

3.7 Conditional Use 2023-034-LC. A conditional use request was submitted by James B. Ray to create a pond through a small surface mine/ borrow pit. Property is located on Leroy Coffey Highway in unincorporated Liberty County and further described as LCTM parcel 139-034.

HINESVILLE

3.8 Rezoning Petition 2023-035-H. A rezoning petition was submitted by Downtown Group, LLC to rezone 0.33 acres (+/-) from R-4 (Single- and Two-Family Dwelling District) to R-A-1 (Multi-Family Dwelling District) for a multi-family dwelling. The property is located at 305 Bradwell Street in Hinesville and is further described at LCTM Parcel 055D-111.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Heritage Pointe Ph. 1B. A request was submitted by Dryden Enterprises for approval of a final plat for 29 single-family lots on Abode Avenue in Hinesville.

4.2 Azalea Street Redevelopment Ph. IIIB. A request was submitted by the City of Hinesville for approval of a final plat for 5 single-family lots on Azalea Street and Ash Blvd. in Hinesville.

4.3 Coastal Oaks Ph. 1. A request was submitted by Paul Krebs for approval of a revised preliminary and final plat for 7 single-family lots on Eller's Court off Islands Highway in Liberty County.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN