LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR APRIL 15, 2025

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

2.0 NEW BUSINESS

2.1 Flemington Comprehensive Plan

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

WALTHOURVILLE

3.1 Type B Home Occupation 2025-010-W. A Type B Home Occupation request was submitted by owner Latoya Inman, to have a base of operations for a food truck at the residence located at 146 Stephanie Drive in Walthourville. Property is further described as LCTM Parcel 050D063.

LIBERTY COUNTY

3.2 Variance Request 2025-011-LC. A variance request has been submitted by owners Gary and Molly Sauls, to reduce the required 25-foot front yard setback required in R-12 (Single-Family Residential-12) to 5 feet to place an accessory building in the front yard area located at 35 Blue Crab Lane.

MIDWAY

3.3 Conditional Use 2025-012-M. A conditional use request was submitted by JPC Design and Construction, LLC, on behalf of the owner William B. Jones with OM SPG, LLC, to develop two parcels with a new Commercial Tire Center. Property is located on East Oglethorpe Hwy and is further described as LCTM Parcels 265019 and 265020.

ALLENHURST

3.4 Rezoning Petition 2025-013-A. A rezoning petition has been submitted by Goose Creek, LLC, on behalf of the owner William D. McDonald, to rezone 0.4 acres +/- from R-12 (Single-Family Residential-12) to C-3 (Highway Commercial) for the proposed construction of a billboard. Property is located on W. Oglethorpe Hwy in Allenhurst and is further described as LCTM Parcel 061C009.

3.5 Variance Request 2025-014-A. A variance request has been submitted by Goose Creek, LLC, on behalf of the owner William D. McDonald, to reduce the required minimum distance of 500 feet between a billboard and a cemetery to 250 feet. Property is located on W. Oglethorpe Hwy in Allenhurst and is further described as LCTM Parcel 061C009.

HINESVILLE

3.6 Rezoning Petition 2025-015-H. A rezoning petition has been submitted by Goose Creek, LLC, on behalf of the owner William D. McDonald, to rezone 2.4 acres +/- from R-12 (Single-family Residential-12) to C-3 (Highway Commercial) for the proposed construction of a commercial business. Property is located at 107 Deal Street in Hinesville and is further described as LCTM Parcel 057C156.

ALLENHURST

3.7 Rezoning Petition 2025-016-A. A rezoning petition has been submitted by Goose Creek, LLC, on behalf of the owner Arthur McDonald, to rezone 17.21 acres +/- from A-1 (Agricultural) to R-8 (Single-Family Residential-8) for a proposed subdivision with approximately 46 residential lots. Property is located at 213 Gwinnett Street in Allenhurst and is further described as LCTM Parcel 049D082.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Westview Village. A request for preliminary plat approval for single-family lots on Airport Road and Crystal Lake Drive in Hinesville was submitted for Josh Wheeler.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN