LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR FEBRUARY 18, 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 Comprehensive Plan Update: Sunbury/Islands Subarea Maps (Information)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

HINESVILLE

3.1 Variance Request 2025-001-H. A variance request has been submitted by the owner Trevor Sikes with RTS Homes for a street jog off / set. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteen West. Property is located on West 15th Street and is further described as LCTM Parcel 028024 and 028025.

3.2 Variance Request 2025-002-H. A variance request has been submitted by Obro, Inc. to reduce the required number of parking spaces from 64 to 49 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. Property is located on East Court Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196 and 056B086.

3.3 Rezoning Petition 2025-003-H. A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M. L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 56A159 047B196.

3.4 Rezoning Petition/PUD Amendment 2025-004-H. A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures LLC, for a PUD Revision from townhomes to 40 row homes (single-family detached dwellings). Property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020.

3.5 Rezoning Petition/PUD Amendment and Annexation 2025-005-H. A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to rezone 22.43 acre +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential subdivision. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001.

3.6 Rezoning Petition 2025-006-H. A rezoning petition has been submitted by Evans T&T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 045C139.

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3.7 Rezoning Petition / PUD Amendment 2025-007-LC. A rezoning petition was submitted by Marian Elaine Smith on behalf of the owner, Laurel View Properties LLC for a PUD Revision at Laurel View. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 302001 (portion thereof).

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