# *LIBERTY CONSOLIDATED PLANNING COMMISSION*

## *AGENDA FOR JANUARY 21, 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 Election of Officers: (Chair, Vice-Chair, Assistant Vice-Chair)**

**2.2 Comprehensive Plan Update: Hinesville (East) Subarea Maps (Information)**

**3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS**

## HINESVILLE

**3.1 Rezoning Petition 2024-068-H.** **WITHDRAWN** A rezoning petition has been submitted by Cannon Maki on behalf of owners Susan R. Copner and Pacita V. Brinkerhoff to rezone 0.9 acres +/- from R-12 (Single-family Residential-12) to C-2 (General Commercial) for Murphy Express Gas Station and Convenience Store. Property is located at 405 Timberlane Circle and 413 Timberlane Circle in Hinesville and is further described as LCTM Parcels 057B061 and 057B052.

**3.2 Variance Request 2024-069-H.** A variance request has been submitted by AIO South LLC. to reduce the required lot area, front, rear and side yard setback required in MFR (Multi-family Residential): Tract 2, lot area 6,500 square feet to 2,962 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 3 feet on the left side. Tract 3, lot area 6,500 square feet to 4,356; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 5 feet on the left side, Tract 4, lot area 6,500 square feet to 4,312 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 3 feet on the right side and from 10 feet to 5 feet on the left side. Property is located on Wilson Avenue and is further described as LCTM Parcel 055D161.

## FLEMINGTON

**3.3 Rezoning Petition 2024-070-F.** A Rezoning Petition has been submitted by Yash Desai on behalf of owners Herbert Stacy and Pamela Stacy to rezone 19.42 acres +/- from R-20 (Single-family

Residential-20) and A-1 (Agricultural) to C-2 (General Commercial) and MFR (Multi-Family Residential) for the development of a multi-family residential complex and a shopping complex. Property is located at 2173 E. Oglethorpe Hwy in Flemington and is further described as LCTM Parcels 083C004 and 083C005.

## HINESVILLE

**3.4 Rezoning Petition 2024-071-H.** A rezoning petition has been submitted by Smiley Investments to rezone 2 acres +/- from R-8 (Single-Family Residential-8) and R-12 (Single-Family-12) to MFR (Multi-Family Residential) for an Apartment Complex. Property is located at 829 Olmstead Drive and 825 Overton Street in Hinesville and is further described as LCTM Parcels 055B001 and 055B002.

## RICEBORO

**3.5 Rezoning Petition 2024-072-R.** **WITHDRAWN** A rezoning petition has been submitted by Leslie Heath on behalf of owner Pamela Whitman to rezone 10.76 acres +/- from AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for a warehouse, equipment yard, and office. Property is located at 5918 S Coastal Hwy in Riceboro and is further described as LCTM Parcel 220B011.

**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**