LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR SEPTEMBER 17, 2024

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: Allenhurst Subarea Maps (Information)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

RICEBORO

3.1 Variance Request 2024-053-R. A variance request for a single-family home has been submitted by Willie Fagan to reduce the required 25 feet side yard setback to 21 feet on the right side, and 22 feet on the left side. Property is located on E. B. Cooper Highway and is further described as LCTM Parcel 166B022.

HINESVILLE

3.2 Rezoning Petition/PUD Amendment 2024-042-H. A rezoning petition has been submitted by Trevor Sikes, owner of RTS Homes for a PUD Revision at Fifteen West. Property is located on W 15th Street in Hinesville and is further described as LCTM Parcels 028011, 028024, 028025, 029B115, 029B117, 036A043, 036A047, 036A048 and 036A049.

3.3 Variance Request 2024-055-H. A variance request has been submitted by Charles T. Scott to reduce the required side yard setback of 10 feet for an accessory building to 1 foot. Property is located at 208 Whitetail Circle in Hinesville and is further described as LCTM Parcel 047B196.

LIBERTY COUNTY

3.4 Variance Request 2024-056-LC. A variance request for a mobile home has been submitted by applicant Michael Alcott on behalf of owner Betty Hargrove to reduce the required 35 feet front yard setback to 30 feet and reduce the required 25 feet rear setback to 15 feet. Property is located on Holmestown Road and is further described as LCTM Parcel 103043.

3.5 Rezoning and Annexation Petition 2024-057-H. A rezoning and annexation petition has been submitted by Dryden Enterprises on behalf of owner, Frederick C. Hack, Jr. to rezone 1, 931 acres +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for a residential subdivision with a mixture of housing types. Annexation into the City of Hinesville is also being petitioned for. Property is located off Courtland Drive in Hinesville, Unincorporated Liberty County to the East and lies between the CSX Railroad to the Southeast and is further described as LCTM Parcel 073001.

3.6 Rezoning Petition 2024-058-LC. A rezoning petition has been submitted by RJ Reynolds Construction LLC (Jake Reynolds) on behalf of owner Troy Smith to rezone 13.93 acre +/- from AR-1 (Agricultural Residential) to R20 (Single-family Residential-20) for residential development. Property is located on Lake Pamona Road in unincorporated Liberty County and is further described as LCTM Parcel 360A041.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Westview Village. A request for preliminary plat approval for 41 townhome lots on Crystal Lake Drive (off Airport Road) in Hinesville for SJB Property Development, LLC.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN