LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR AUGUST 20, 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: Walthourville Subarea Maps (Information)

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

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3.1 Rezoning Petition 2024-048-LC. A rezoning petition has been submitted by Joseph Maley to rezone 2.71 acres +/- from AR-1 (Agricultural Residential) and SFMH (Single-family Manufactured Home) to C-2 (General Commercial) for a restaurant and retail space. Property is located at 2679 Islands Highway, in unincorporated Liberty County and is further described as LCTM Parcel 305016.

HINESVILLE

3.2 Variance Request 2024-049-H. A variance request has been submitted by Catrina McCoy to have a metal carport in the front yard. Property is located at 106 Monroe Avenue in Hinesville and is further described as LCTM Parcel 044B162.

WALTHOURVILLE

3.3 Variance Request 2024-050-W. A variance request has been submitted by Jeremiah and Janae Tillman to reduce the required side yard setback of 5 feet for an accessory building to 4 feet. Property is located at 424 Nashview Trail in Walthourville and is further described as LCTM Parcel 064A052.

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3.4 Home Occupation Type B 2024-051-LC. A Home Occupation Type B request has been submitted by Elisa Gordon to have a professional dog training business. Property is located at 3020 Mt. Olivet Church Road in Fleming and is further described as LCTM Parcel 202005.

3.5 Variance Request 2024-052-LC. A variance request was submitted by Kings Plantation, LLC for the Fig Tree subdivision to be developed with up to 234 individual septic tanks as opposed to a community septic system, required by the Liberty County Code of Ordinances. Property is located at the south end of Colonels Island at Fig Tree Road and Kings Road in unincorporated Liberty County and is further described as LCTM Parcel 354002.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Heritage Pointe Phase 2. A request for preliminary plat approval for 136 single-family lots and 100 townhome lots on Legacy Lane (off Flemington Village Blvd.) in Hinesville for Liberty Properties and Holdings Co., Inc.

4.2 Flemington Townhouses. A request for preliminary plat approval for 111 townhome lots off E. Oglethorpe Highway in Flemington for Flemington Development, LLC (Jody Smiley et al).

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN