LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR JUNE 17, 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 Liberty County Joint Comprehensive Plan 2025.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

RICEBORO

3.1 Rezoning Petition 2025-24-R. A rezoning petition has been submitted by owner Riceboro Holdings, LLC, to rezone 5. 48 acres +/- of a 10.80 +/- parcel from AR-1 to I-1 (Agricultural Residential to Industrial) for a storage building. Property is located at 5918 S. Coastal Highway in Riceboro and is further described as a portion of LCTM Parcel 220B011.

HINESVILLE

3.2 Rezoning Petition 2025-25-H. A rezoning petition has been submitted by Stefan Robichaux of D & G Development Group on behalf of owner Nancy Parker O'Neal to rezone 5.80 acres +/- from MFR to C-3 (Multi-family Residential to Highway Commercial) for a commercial facility. Property is located off of W. Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A193.

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3.3 Rezoning Petition 2025-26-LC. A rezoning petition submitted by Sharnesia Lewis to rezone 3.08 acres +/- from A-1 to R-8 (Agricultural to Single-family Residential-8) to be able subdivide the lot into two one-acre tracts with one duplex on each. Property is located on E. Oglethorpe Highway and Pecan Lane in unincorporated Liberty County and is further described as LCTM Parcel 121098.

FLEMINGTON

3.4 Variance Request 2025-27-F. A request has been submitted by owner VIP Liberty, LLC, (Dennis Patel) for a variance from the Tree Ordinance's to allow the removal of two landscaped tree islands in the parking lot for the Hampton Inn. Property is located at 1148 E. Oglethorpe Highway in Flemington and is further described as LCTM Parcels 069C035 and 069C086.

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3.5 Rezoning Petition 2025-28-LC. A rezoning petition submitted by Goose Creek, LLC on behalf of owners James and Catina Ray and Arcadia Excavating, LLC (Ronald and Melissa Ray) to rezone 177 acres +/- of LCTM Parcel 139034 and 38 acres +/- of LCTM Parcel 139036 from AR-1 and A-1, respectively, to R-12 (Agricultural Residential and Agricultural, respectively, to Residential-12) for an expansion of the Arcadia Subdivision. The Ray property is located off Arcadia Drive and the Arcadia Excavating property is off Leroy Coffer Road, both of which are in unincorporated Liberty County.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Cottages on Carter Ph. 2. A request for preliminary plat approval for 67 single-family lots on Bill Carter and Lewis Frasier Roads was submitted for Walthourville Properties, LLC (Dryden).

4.2 Fifteen West Townhomes. A request for preliminary plat approval for 74 townhome lots on W. 15th Street and Curtis Road was submitted for RTS Homes, LLC.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN