LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR MAY 20, 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

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

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3.1 Conditional Use 2025-17-LC. A conditional use request has been submitted by owners Lee and Carisa Greenfield to have a counseling service as a type B home occupation at their residence located at 4708 Hwy 196W in unincorporated Liberty County.

3.2 Rezoning Petition 2025-18-LC. A rezoning petition has been submitted by owner Jerry E. Salter, Jr., to rezone 6 acres +/- of a 61.84 +/- parcel from I-1 to C-3 (Industrial to Highway Commercial) so that the entire parcel is zoned C-3. Property is located on East Oglethorpe Hwy and Leroy Coffer Hwy in unincorporated Liberty County and is further described as LCTM Parcel 120071.

WALTHOURVILLE

3.3 Variance Request 2025-19-W. A variance request has been submitted by owner Jeremiah Tillman to reduce the required side setback in MFR (Multi-family Residential) from 10 to 2 feet for a new attached open-sided structure. Property is located at 424 Nashview Trail in Walthourville and is further described as LCTM Parcel 064A052.

MIDWAY

3.4 Rezoning Petition 2025-20-M. **(POSTPONED)** A rezoning petition has been submitted by owner Susan E. Avant to rezone 1.03 acres +/- from R-12 to C-3 (Single-family Residential-12 to Highway Commercial) for retail sales of building materials. Property is located off of East Oglethorpe Hwy in Midway and is further described as LCTM Parcel 242A014. **(POSTPONED)**

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3.5 Rezoning Petition 2025-21-LC. A rezoning petition submitted by Donald E. Bauman to rezone 6.0 acres +/- from A-1 and AR-1 to C-3 (Agricultural and Agricultural Residential to Highway Commercial) for an automotive repair facility, used car dealership, self-storage for RV's, boats and vehicles and, in the future, a tow yard. Property is located on Leroy Coffer Hwy, Habersham Road and Luke Road in unincorporated Liberty County and is further described as LCTM Parcel 157002 (portion thereof).

3.6 Variance Request 2025-22-LC. A variance request has been submitted by owners Paul and Machael Fields to reduce the rear setback required in SFMH (Single-family Manufactured Home) from 15 to 6 feet for a lot line adjustment around an existing garage. Property is located at 84 Oak Hill Road in unincorporated Liberty County and is further described as LCTM Parcel 015063.

3.7 Conditional Use 2025-23-LC. A conditional use request has been submitted by owners Christopher & Cassie Omohundro for an event hall at 512 Bagley Fussell Road in unincorporated Liberty County. Property is further described as LCTM Parcel 262C070.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Downtown Terrace. A request was submitted for preliminary plat approval for 31 rowhouse lots on W. M .L King, Jr., Drive, W. Court Street, Ashmore Drive and Welborn Street for Josh Wheeler and the City of Hinesville.

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN