

Variance Request 2025-27-F

A request has been submitted by VIP Liberty, LLC (Dennis Patel) for a variance from the landscape ordinance for two landscape islands and, instead, to pave and stripe these areas. Property is located at 1148 E. Oglethorpe Highway and is further described as LCTM Parcel 069C086.

Public Notification

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. Property is bounded now or formerly as follows: NORTH by lands of Interstate Paper Corp. and St. George Timberland Holdings, Inc.; EAST by lands of Interstate Paper Corp., Kato Way Estate, True Vine Cog, Inc., and Willie and Sadie Mae Roberts; SOUTH by S. Coastal Highway; and WEST by lands of Matthew H. White and Delilah Way.

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. Property is bounded now and formerly as follows: NORTH by Flowers Drive; EAST by lands of Linda Spellman, Jeffery Whitehorn, II Grass, Kimberly Payno and Barry and Yong Dorris; SOUTH by lands of Benjamin and Seavy O'Neal; WEST by W. Oglethorpe Highway.

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. Property is bounded now and formerly as follows: NORTH by lands of Hinesville Home Center, Inc., and Nathaniel Jones; EAST by lands of Oscar Shuman; SOUTH by lands of Windell Singleton and Nathaniel Jones; WEST by lands of Pecan Lane, Robbie Bacon and Horace Bacon, Jr., et al.

Variance Request 2025-27-F

A request has been submitted by owner VIP Liberty, LLC, (Dennis Pate) for a variance from the Tree Ordinance's to allow the removal 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. Property is bounded now and formerly as follows: NORTH by lands of W. F. Martin Estate; EAST by 1979 Hinesville, LLC and Southern Bread Properties, LLC; SOUTH by Southern Coastal Veterinary Properties, LLC; WEST by lands of Olvey Road.

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 Coffey Road, both of which are in unincorporated Liberty County. Properties are bounded now and formerly as follows: NORTH by lands of Mark Floyd and other lands of James and Catina Ray and of Arcadia Excavating; EAST by lands of Willie Stevens Estate and other lands of James and Catina Ray; SOUTH by lands of Georgia Power, Liberty County Board of Commissioners, Samuel Bacon Estate, Lee Pierce, George Lloyd Estate, Calvin Barrett, Chad Smith, Ritchie Anderson, Felecia Holmes and Robert Gillard, Jacqueline Myles, and Johnny and Tammy Southwell and by other lands of James and Catina Ray; WEST by lands of James Felch and Jamie Parsell, Michael A. and Elaine M. Norris and Wilfredo Rodriguez and other lands of James and Catina Ray.

Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting on June 17, 2025, at 4:30 p.m., in the Council Chamber at Hinesville City Hall, located at 115 East M.L. King, Jr. Drive in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority:

Tuesday, July 1, 2025, 6:00 p.m.

– The Riceboro City Council will meet at the Riceboro City Hall, 4614 South Coastal Highway, Riceboro.

Tuesday, July 1, 2025, 6:00 p.m.

– The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, 2nd floor, Hinesville.

Thursday, July 3, 2025, 3:00 p.m.

– The Hinesville City Council will meet at the Hinesville City Hall, 115 East M.L. King Jr. Blvd., Hinesville.

Tuesday, July 8, 2025, 4:30 p.m.

– The Flemington City Council will meet at the Flemington City Hall, 156 Old Sunbury Road, Flemington 51026 5/29/25 RL



Vicinity Map



Request Narrative

**Property Address:
1148 E OGLETHORPE HWY
FLEMINGTON, GEORGIA**

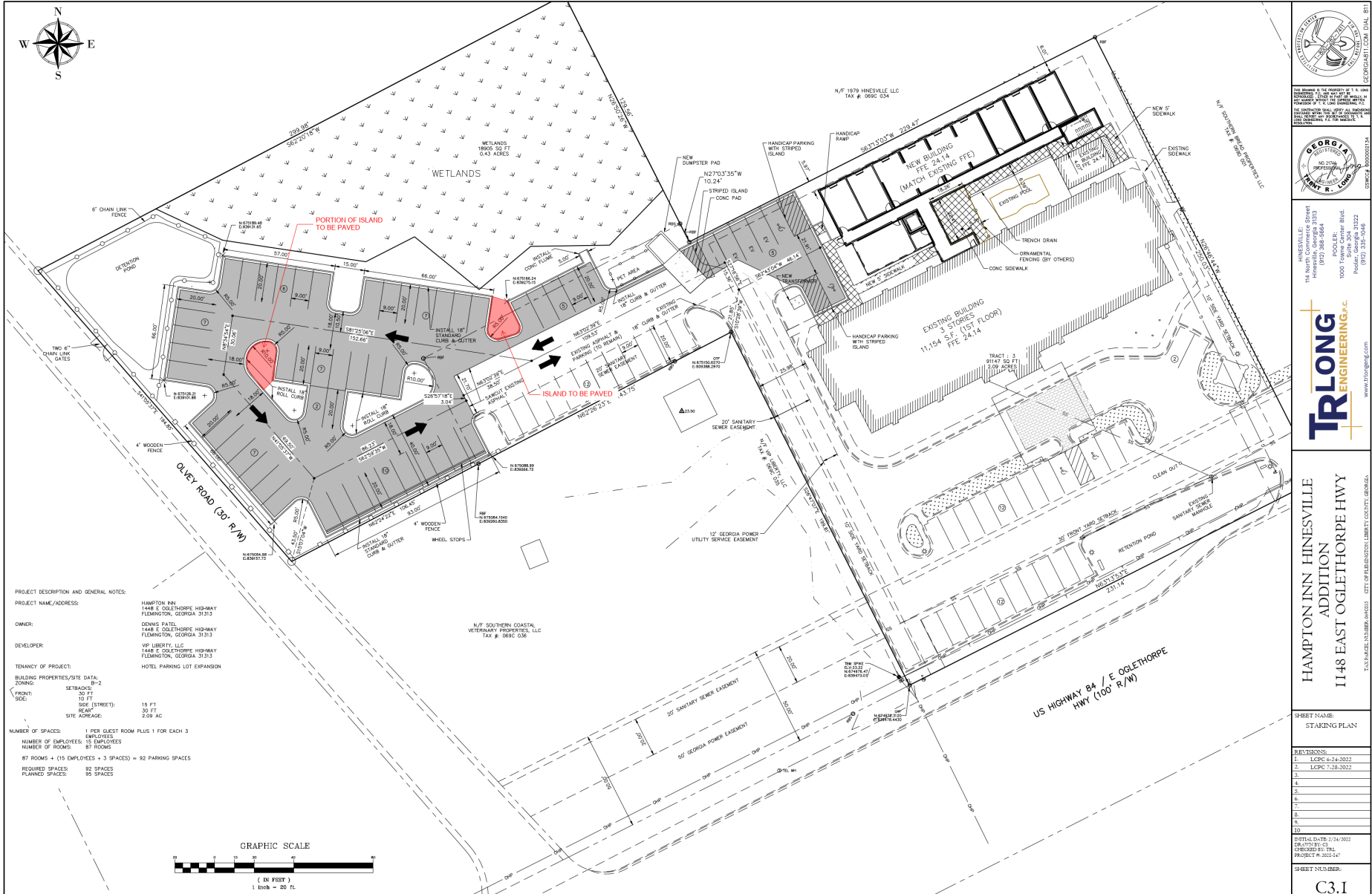
This variance is requested on behalf of VIP LIBERTY LLC (A.K.A Hampton Inn)

The site is Zoned C-3 General Commercial.

The property is required to comply with Sec. §39-204 - Canopy trees planted in parking islands shall have 400 square feet of unpaved soil for root development. The standard tree island shall be 20 feet by 20 feet; provided, however, that where the islands are an extension of a ten-foot-wide landscape median, the islands may be reduced in width to 16 feet. Islands shall not be separated by more than 12 parking spaces, including the landscaped ends of the drive aisles. Islands shall be designated so as to minimize foot traffic across them.

A variance is being requested from the current requirements to remove two landscape islands from the back parking lot. The owner indicates the islands obstruct the ability of larger trucks from turning around in the parking lot. The removed islands would become paved islands.

Site Plan



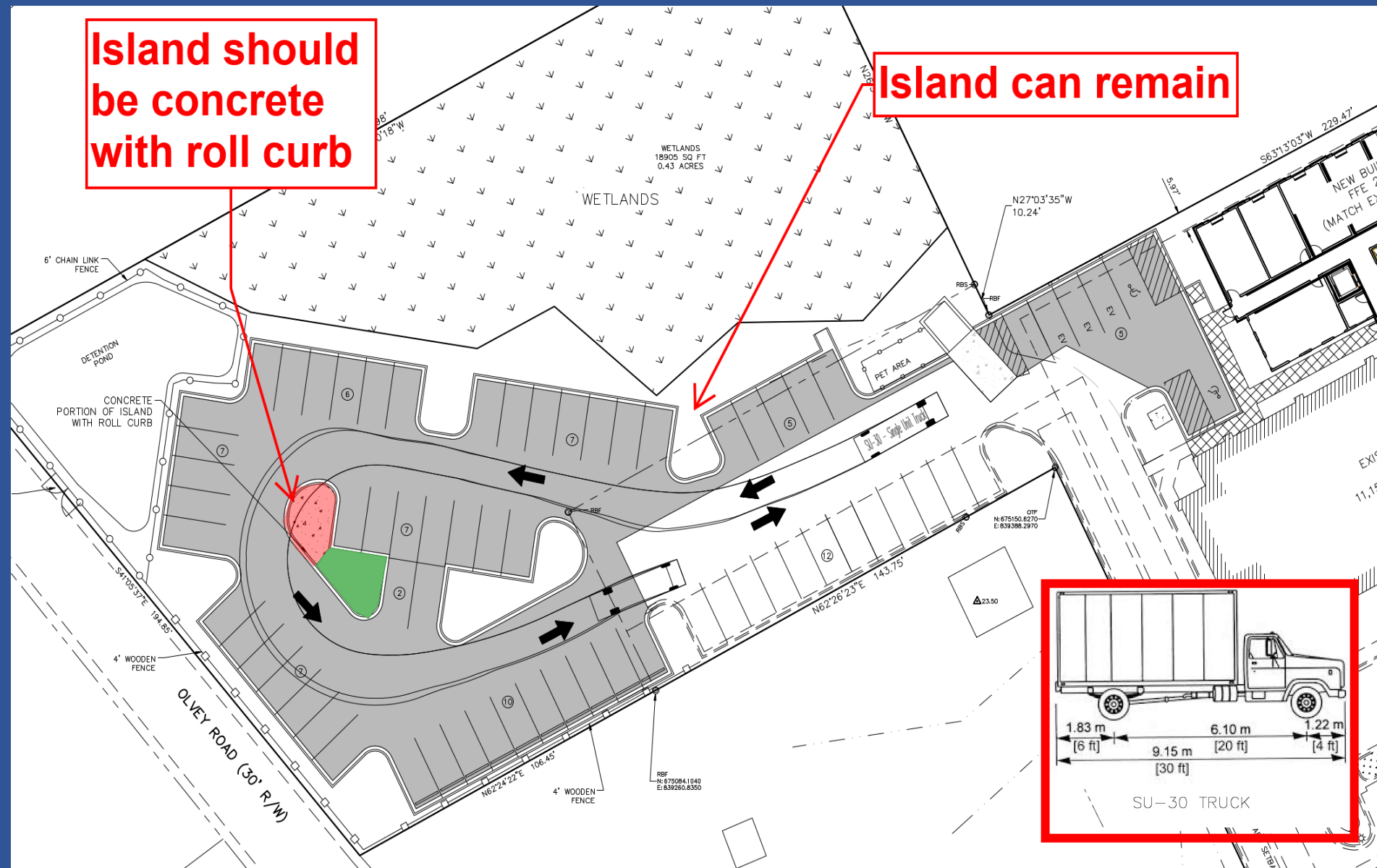
Tree islands to be striped pavement



Truck Movement Through Parking Lot

Island should be concrete with roll curb

Island can remain



§38-204 Variance and appeal procedure, A variance shall only be granted:

- upon a determination that the request is the minimum necessary to afford relief,
Removal of one of the islands is not necessary for a truck to drive through the parking area.
- that the overall intent and purpose of this chapter will not be adversely impacted, and;
There are adjacent stands of trees that will help provide shade to the parking area and the tree to be removed can be planted elsewhere on the property.
- upon showing of good and sufficient cause.
Although the parking lot was only designed for passenger vehicles, the owner has indicated that trucks will need to circle the parking there is no longer space for them to turnaround.

Staff Recommendation

Partial Approval of Variance Request 2025-27-F

Only part of the western tree island
may be removed and replaced with
concrete and a roll curb

Conditions Standard and Special

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

Special Condition

Only part of the western tree island may be removed and replaced with concrete and roll curb.

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Flemington



Mayor & Council Date: July 8, 2025

Business Name: 912/Living

Operation of Business: Real Estate / Property Management

Business Owner: Jessica R. Victoria

Property Zoned: C2 (General Commercial) 069B018
1661 E Oglethorpe Hwy, Unit H

Comments: Mrs. Victoria would like to repaint
the store front of her building only.

LCPC Zoning Recommendation: **APPROVAL**

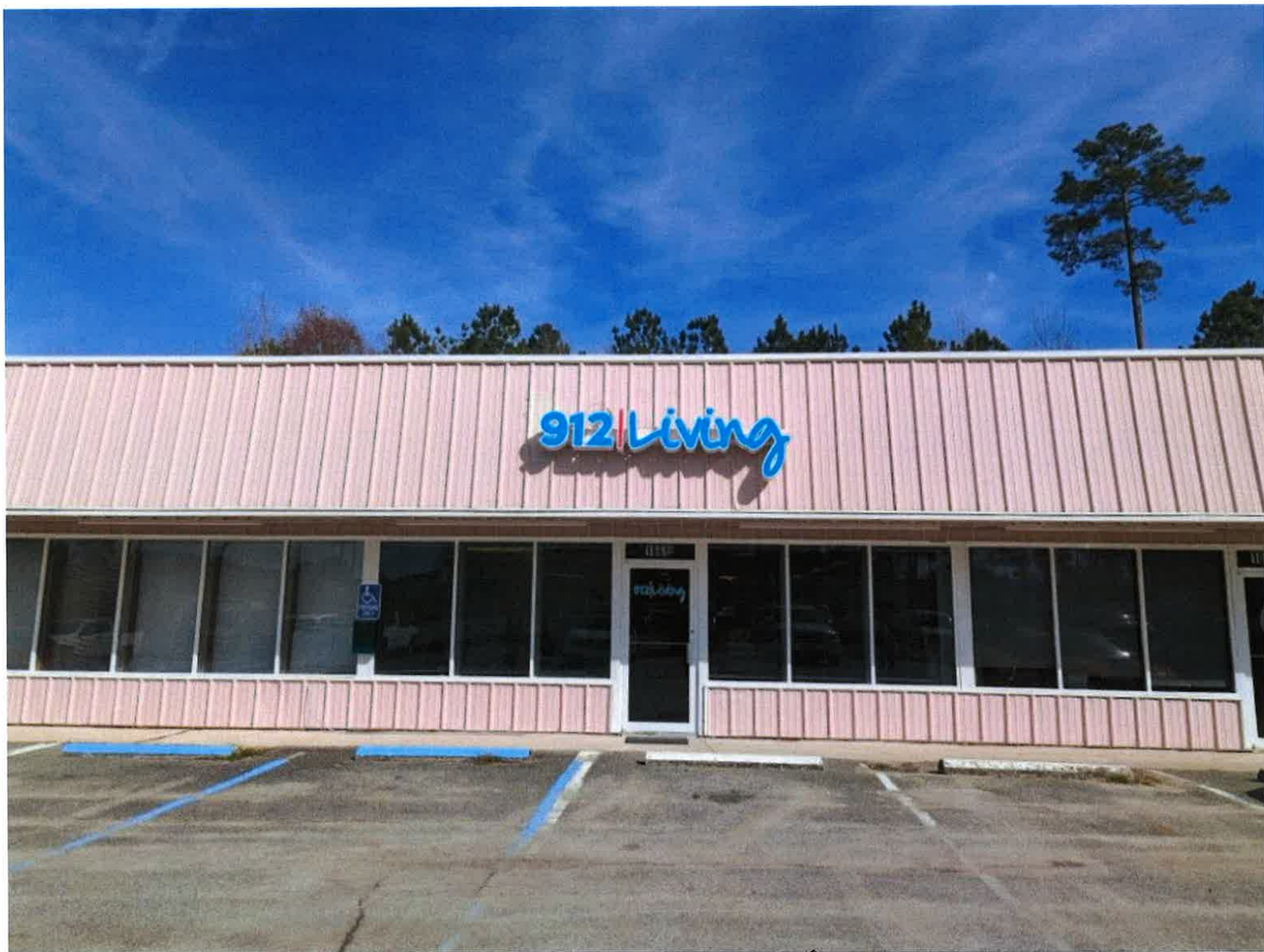
LCPC Staff:

Lori Parks

Lori Parks

7-1-25

Date



Before



After