



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA ITEMS FOR APRIL 16, 2013

The meeting begins at 4:30 p.m. in the historic Courthouse, 100 Main Street Courthouse, Hinesville

- Call to Order-----Jack Shuman, Chair
- Approval of Minutes-----Jack Shuman, Chair
- Final Agenda -----"Sonny" Timmerman, Secretary

1.0 OLD BUSINESS (PUBLIC HEARING OPEN)

- 1.1 Old Business Items (Tabled Items)

2.0 NEW BUSINESS

- 2.1 Consent Agenda Items (None)
- 2.2 Ordinances - Hinesville Ordinance Revision (None)
- 2.3 Rezoning Petition and other zoning related petitions

Walthourville

- 2.3.1 **Rezoning Petition 2013-006-W.** Request by Aaron Duncan on behalf of Leconte Properties, LLC to remove a special condition from a previous rezoning that required a 25 foot buffer between the property and any adjoining residentially zoned parcels. Parcel is described as LCTM-Parcel 050C-010 to be used for a commercial subdivision.
- 2.3.2 **Rezoning Petition 2013-007-W.** Request submitted by Shonda M. Mickel, agent for Sadaetirs Goss (Kent), owner, to rezone 1.18 acres of land, more or less, from R-2 (Two-Family Residential District) to B-2 (General Commercial District) for a commercial use.
The property is located at 177 Talmadge Road, further described as LCTM-Parcel 041B-029.

Liberty County

- 2.3.3 **Special Exception Petition 2013-008-LC.** Request by Harry Rogers on behalf of HCLM, LLC, owner, to have an exception granted from some of the fencing requirements as outlined in Liberty County Code of Ordinances, Ch. 6.5, Art. III, Sec. 6.5-30, i.1.
The subdivision to which this exception is to apply is located off of Leroy Coffey Highway and close to Luke Road. The subdivision is named The Colonies at Habersham Plantation.

Flemington

- 2.3.4 **Flemington Village PUD Revision 2013-009-FL.** Request submitted by Milt Rhodes, applicant, on behalf of Fraser Realty Corporation and Pine Hope Holdings, LLC, owners, to request a Flemington Village PUD revision for 86.2 acres, more or less, to relocate commercial areas (General Commercial – GC) and townhouse areas (Neighborhood Commercial/Residential – NC/R) by interchanging their locations.

Properties are described as LCTM-Parcels 070-001 and 085-001 and are located off of Highway 84 East and Patriots Trail., totaling 144.4 acres, only 86.2 acres of which to be revised.

Hinesville

- 2.3.5 **Rezoning Petition 2013-011-H.** Request by Jimmy Shanken, agent for Glenda P. Welborn and Jerry C. Poppell, owners, and on behalf of William H. Gross, applicant, to rezone 2.34 acres, more or less, from R-3 (Single-Family Dwelling District) to D-D (Downtown Development District) for a senior independent living apartment community.
Properties are described as LCTM-Parcels 056B-117, 056B-118, and 056B-119, and are located on E Memorial Drive.

PUBLIC HEARING CLOSED

2.4 Site Plans, Preliminary Plats & Final Plats

- 2.4.1 **Walthourville Commercial Subdivision.** Request by Aaron Duncan on behalf of Leconte Properties, LLC, owner, for preliminary plat approval for a commercial subdivision along Hwy 84 W in Walthourville consisting of eight (8) lots.
- 2.4.2 **Valor Point fka Olmstead Subdivision.** Request by J. Noel Osteen for preliminary plat approval for a 14-lot subdivision at the intersection of Barrington and Olmstead Drive.
- 2.4.3 **Griffin Park Subdivision Phase VI.** Request by Dryden Enterprises for a preliminary plat revision.

3.0 General Public Comments

4.0 Other Commission Business

- 4.1 **Director's Report:** Update of last month's action.

5.0 Adjourn

Liberty Consolidated Planning Commission

