



# **LIBERTY CONSOLIDATED PLANNING COMMISSION**

## **AGENDA FOR MAY 15, 2018**

The meeting begins at 4:30 p.m. in the Historic Courthouse, 100 Main Street, Hinesville, Courtroom, 2<sup>nd</sup> floor.

Call to Order-----Jack Shuman, Chair  
Approval of Minutes-----Jack Shuman, Chair  
Final Agenda -----Jeff Ricketson, Secretary

### **1.0 OLD BUSINESS**

#### **ALLENHURST**

**1.1 Zoning Petition 2018-017-A.** An application has been filed by Jordan Roberson, owner, to rezone 8.44 acres of land, more or less, from R-1 (Single-Family Residential District) and AR-1 (Agricultural Residential District) to R-2 (Two-Family Residential District) on Douglas Road, further described as LCTM-Parcels 062C-038 & 062C-039. This property is partially within the Town of Allenhurst, approximately 5.41 acres, with the remainder located within unincorporated Liberty County, approximately 3.03 acres.

**1.2 Annexation Ordinance 2018-01.** An application has been filed to annex the remaining portion of LCTM Parcel # 062C-038 within unincorporated Liberty County, approximately 3.03 acres more or less, into the Town of Allenhurst.

### **2.0 NEW BUSINESS**

#### **2.1 Consent Agenda Items (None)**

#### **2.2 Ordinances and Resolutions**

**2.2.1** Request by the City of Riceboro for a text amendment to the Riceboro Zoning Ordinance, creating Article 13 pertaining to regulation of Solar Energy Systems.

**2.2.2** Motion to appoint Lynn Pace as the Planning Commission representative to the Liberty County Cultural and Historic Resources Committee

### **3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS**

#### **HINESVILLE**

**3.1 Special Permit Use 2018-018-H.** An application has been filed by Frederick W. Mingledoff, III, and Ellen Gray (applicant/owner) for a special permit use to have a rental car business at 401 W. Oglethorpe Hwy, further described as LCTM-Parcel 056D-176.

## **RICEBORO**

**3.2 Rezoning Petition 2018-019-R.** An application has been filed by the City of Riceboro to rezone 3.33 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2 (Single-, Two-Family Residential District) for construction of single-family homes. Property is located on South Coastal Hwy and further described as LCTM-Parcel 220D-009.

## **LIBERTY COUNTY**

**3.3 Variance 2018-020-LC.** An application for a variance of fifteen (15) feet to the required twenty-five (25) foot side yard setback to allow a side setback of (10) feet has been filed by Bryan Wolfe to allow the construction of a 50' x 36' garage at 2173 Fort Morris Road in Liberty County, further described as LCTM-Parcel 335-015.

**3.4 Variance 2018-021-LC.** An application for a variance of fifteen (15) feet to the required twenty-five (25) foot side yard setback to allow a side setback of (10) feet has been filed by Jeffery H. Bowen, owner, to allow the construction of an enclosed attached garage at 4044 Cay Creek Road in Liberty County, further described as LCTM-Parcel 243D-019.

## **HINESVILLE**

**3.5 Rezoning Petition 2018-022-H.** An application has been filed by Patricia A. Jackson, owner/executor, to rezone 3.04 acres of land, more or less, from C-2 (General Commercial District) and R-4 (Single-, Two-Family Dwelling District) to C-3 (Highway Commercial District). Properties are located on Ralph Quarterman Drive and further described as LCTM-Parcel 058C-154 (currently zoned C-2) and LCTM-Parcels 058C-102 (currently zoned R-4).

### **4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**4.1** Request by Kamaria Boston for site layout review for a proposed daycare center at 514-B S. Main Street.

**4.2** Independence Settlement Phase 1. Request for final plat of 35 single-family residential lots by Dryden Enterprises.

### **5.0 INFORMATIONAL ITEMS**

### **6.0 GENERAL PUBLIC COMMENTS**

### **7.0 OTHER COMMISSION BUSINESS**

**7.1** Director's Report

### **8.0 ADJOURN**