**

***Liberty Consolidated Planning Commission***

***Agenda for SEPTEMBER 15, 2015***

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

Call to Order----------------------------------------------Jack Shuman, Chair

Approval of Minutes-------------------------------------Jack Shuman, Chair

Final Agenda ---------------------------------------------Jeff Ricketson, Secretary

1. **OLD BUSINESS (OPEN PUBLIC HEARING)**
2. **NEW BUSINESS**
   1. Consent Agenda Items (None)

**2.2** Ordinances and Resolutions

**2.2.1 Gum Branch Subarea Future Land Use Map**

The Liberty Consolidated Planning Commission will consider a resolution amending the Liberty County Consolidated Comprehensive Plan 2030, as adopted by the local governments of Liberty County, Georgia, in 2008, that will amend the future development map to include the future land uses specifically delineated in the Gum Branch subarea future land use map.

**2.2.2 Ordinance amendments for the City of Flemington pertaining to health clubs.**

**3.0** Rezoning Petitions and other zoning related petitions

**FLEMINGTON**

**3.1 Rezoning Petition 2015-033-FL.** A rezoning petition filed by US Real Estate Professionals on behalf of the Heritage Bank, owner, to rezone 0.23 acres of land, more or less, from B-1 (Neighborhood Commercial District) to B-2 (General Commercial District) for a fitness gym at 1661-F East Oglethorpe Hwy, further described as LCTM-Parcel 069B-019.

**LIBERTY**

**3.2 Type “B” Home Occupation 2015-036-LC.** The home occupation request was filed by Stephanie L. Cockerm, owner, to operate a tutoring business at 3340 John Wells Road, further described as LCTM- Parcel 006-046.

**HINESVILLE**

**3.3 Rezoning Petition 2015-037-H.** A rezoning petition and special permit use has been filed by Anthony R. McRae, applicant, to rezone 1.79 acres of land, more or less, from C-2 (General Commercial District) to C-3 (Highway Commercial District) at 1572 EG Miles Parkway, further described as LCTM-Parcel 036D- 017.

**3.4 Special Permit Use 2015-038-H.** In conjunction with above rezoning, a special permit use was also filed to operate a church at 1572 EG Miles Pkwy.

**LIBERTY**

**3.5 Rezoning Petition 2015-039-LC.** A rezoning petition has been filed by James E. Smith, owner and agent for June Smith Hendry, to rezone a combined acreage of 3.00, more or less, from R-2 (Two-Family Residential District) and A-1 (Agricultural District) to B-2 (General Commercial District). Properties are located adjacent to the Liberty County High School and are further described as LCTM-Parcel 084-019 and 084-020.

**HINESVILLE**

**3.6 Rezoning Petition 2015-040-H.** A rezoning petition has been filed by Marcus Sack, agent for Jeremy Reaves, applicant, and John Tzen, owner, to rezone 1.35 acres of land, more or less, from O-I (Office Institutional District) to C-2 (General Commercial District) for a fast food restaurant with drive-through at 705 W Oglethorpe Hwy, further described as LCTM-Parcel 057C-262.

**FLEMINGTON**

**3.7 Rezoning Petition 2015-041-FL.** A rezoning petition has been filed by Gail Holland, agent for the Heritage Bank, owner, to rezone 29.8 acres of land, more or less, from PUD (Planned Unit Development District) to A-1 (Agricultural District). Property is located off of Old Savannah Road and is further described as LCTM-Parcel 067-001.

**HINESVILLE**

**3.8 Rezoning Petition 2015-042-H.** A rezoning petition has been filed by Sofran Partners, LLC, agent for the Kroger Co, to rezone the following four parcels close to Veteran’s Pkwy and Deal Street to C-3 (Highway Commercial District): LCTM-Parcels 058A-002, 057C-020, 057C-021, and 058A-001.

**LIBERTY**

**3.9 Rezoning Petition 2015-043-LC.** A rezoning petition has been filed by William C. Nijem, agent for Teramore Development, LLC., applicant, and Floyd Morris, owner, to rezone 1.89 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-1 (Neighborhood Commercial District) at 29 Cooper Lane, further described as LCTM-Parcel 030-060.

**HINESVILLE**

**3.10 Rezoning Petition 2015-044-H.** Request by Carolyn S. Carter, owner, to rezone two parcels consisting of 0.75 acres of land, more or less, from R-4 (Single-, Two- Family Dwelling District) to D-D (Downtown Development District) for a park. Properties are located on Rebecca St/Shipman Ave and are

further described as LCTM-Parcels 055C-022 and 055C-032.

**CLOSE PUBLIC HEARING**

**4.0** Site Plans, Preliminary Plats & Final Plats

**4.1 Preliminary Plat.** Request by RTS Homes for preliminary plat approval for a subdivision consisting of 155 lots adjacent to the existing Pineridge Plantation subdivision off of Airport Road.

**4.2 Final Plat and Development Agreement.** Request by Polestar Exchange GA Hinesville (General Stewart), LLC, for final plat approval in conjunction with a development agreement to be executed with 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**