



# LIBERTY CONSOLIDATED PLANNING COMMISSION

## AGENDA FOR FEBRUARY 20, 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 (None)

### 2.0 NEW BUSINESS

#### 2.1 Consent Agenda Items (None)

#### 2.2 Ordinances and Resolutions (None)

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

#### LIBERTY COUNTY

**3.1 Home Occupation 2018-004-LC.** An application has been submitted by Kimberly Bacon, owner, to allow a Type (B) Home Occupation for a dog boarding facility at the residence located at 321 Janelle Lane, further described as LCTM-Parcel 360C-046.

#### RICEBORO

**3.2 Rezoning Petition 2018-005-R and Conditional Use 2018-006-R.** An application has been filed by Farris Thornton, applicant, on behalf of Gill Land, LLC, and owner, to rezone 0.75 acres of land, more or less, from B-1 (Neighborhood Commercial District) to B-2 (General Commercial District) for a construction office. Property is located at 4834 S. Coastal Hwy, further described as LCTM-Parcel 219A-001. In conjunction with the rezoning, a conditional use has also been filed for construction equipment storage on the same property.

**3.3 Rezoning Petition 2018-007-R and Conditional Use 2018-008-R.** An application has been filed by the City of Riceboro, owner, to rezone 13.00 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2 (Single-, Two-Family Residential District) for a small subdivision (approx. 15 lots) and public buildings. Property is located in Riceboro on South Coastal Hwy next to the youth center and is further described as LCTM-Parcel 220A-004. A conditional use for the same parcel is also applied for to additionally have a development with buildings that house community services, early childhood education services, weatherization, and food service.

**3.4 Special Exception 2018-009-R.** An application has been filed by Solamerica Energy, applicant, for a special exception to be allowed to install and operate a solar farm on property in Riceboro located off of E.B. Cooper Hwy and further described as LCTM-Parcel 192-001; this parcel takes up a land

area of 774.23 acres, more or less. The proposed solar farm will be located on 32 acres of land, more or less, on the south side of EB Cooper Hwy. Property owner is M.F. Martin, III, and trustee.

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

**4.1 Final Plat for Cherokee Station Subdivision Phase 1.** A request by Dryden Enterprises for final plat approval for 20 single family detached lots.

**4.2 Final Plat for Flemington Oaks Subdivision.** A request by RTS Homes for final plat approval for a subdivision consisting of 32 single family detached lots.

#### **5.0 INFORMATIONAL ITEMS**

#### **6.0 GENERAL PUBLIC COMMENTS**

#### **7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report**

#### **8.0 ADJOURN**