



# **LIBERTY CONSOLIDATED PLANNING COMMISSION**

## **AGENDA FOR JUNE 19, 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**

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

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

#### **HINESVILLE**

**3.1 Rezoning Petition 2018-023-H.** An application has been filed by Pete Dan Clark, owner, to rezone 0.69 acres of land, more or less, from R-3 (Single Family Dwelling District) to O-I (Office-Institutional District) for an office building at 538 E. G. Miles Pkwy, further described as LCTM-Parcel 057A-085.

#### **LIBERTY COUNTY**

**3.2 Rezoning Petition 2018-024-LC.** An application has been filed by Ronald Boyd, applicant, on behalf of Edward Sikes, owner, to rezone 1.50 acres of land, more or less, from AR-1 (Agricultural Residential District) to B-1 (Neighborhood Commercial District) on the south side of Islands Hwy, approximately 250 feet south of Fort Morris Road, further described as LCTM-Parcel 307-040.

#### **HINESVILLE**

**3.3 Rezoning Petition 2018-025-H.** An application has been filed by Horsecreek Partners, LLC, (Clay Sikes), owner, to rezone 15.0 acres of land, more or less, from PUD (Planned Unit Development District) to R-3 (Single-family Dwelling) for about five single family homes. Property is located off Curtis Road, further described as LCTM-Parcel 035-008.

#### **ALLENHURST**

**3.4 Conditional Use 2018-026-A.** A conditional use application has been filed by James Blackmon, applicant, on behalf of Linda Varney, owner, to be able to operate a church within the existing building at 4111 W. Oglethorpe Hwy. in Allenhurst, further described as LCTM-Parcel 049D-094. This property is zoned B-2 (General Commercial District).

## **LIBERTY COUNTY**

**3.5 Conditional Use 2018-027-LC.** A conditional use application has been filed by Aaron Duncan, applicant, on behalf of John Tzen, owner, to be able to have a gated truck terminal facility at property located approximately 200 yards west of the intersection of Arcadia Drive and Leroy Coffey Hwy. in Liberty County, further described as LCTM-Parcels 139-009 and 139-010. This property is zoned B-2 (General Commercial District).

## **HINESVILLE**

**3.6 Rezoning Petition 2018-028-H.** An application has been filed by Davenport Development, Inc. and Stop N Stor 4, LLC, owners, to rezone a combined acreage of 0.73 acres of land, more or less, from C-2 (General Commercial District) to C-3 (Highway Commercial District) 746 and 750 E. G. Miles Pkwy. Property is further described as LCTM-Parcels 045D-107 (portion thereof) and 045D-108. These two properties are proposed to be combined.

## **RICEBORO**

**3.7 Rezoning Petition 2018-029-R.** An application has been filed by Rosemary Houston, owner, to rezone 1.00 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2A (Single-, Two-, Mobile Home District) at 6562 S. Coastal Hwy, further described as LCTM-Parcel 221B-028.

## **HINESVILLE**

**3.8 Rezoning Petition 2018-030-H and Special Permit Use 2018-033-H.** A request by CHG-MHP Hinesville, LP, owner, has been filed to rezone 22.68 acres of land, more or less, from R-1 (Single Family Dwelling District) to MH (Manufactured Home Park District). In conjunction with this rezoning, a special permit use for an office building is also applied for.

**3.9 Rezoning Petition 2018-031-H.** An application has been filed by the City of Hinesville, on behalf of Sheela Eichhorn, owner, to rezone 3.18 acres of land, more or less, from B-2 (General Commercial District in Liberty County) to C-2 (General Commercial District in the county). Properties are located adjacent to Citation Blvd on E G Miles Pkwy (Hwy 196 West) and are further described as LCTM-Parcels 046C-002 and 046C-003. In conjunction with zoning, annexation of these two parcels into the City of Hinesville is also petitioned for.

## **WALTHOURVILLE**

**3.10 Conditional Use 2018-032-W.** A conditional use application has been filed by Beltline Energy, applicant, for the development, construction, and operation of a solar farm. Property owner is ACD Living Trust. Property is adjacent to the railroad and Arnall Drive and is further described as LCTM-Parcel 041D-020.

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

**4.1 Request for preliminary plat approval.** A request for Dryden Enterprises for Phase 10 Griffin Park preliminary plat consisting of 61 single family residential lots.

**4.2 Request for preliminary plat approval.** A request for Maupin Engineering, Inc., on behalf of Kelly Mahoney for White Oak Village for 269 apartments/condos.

#### **5.0 INFORMATIONAL ITEMS**

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

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

**7.1 Director's Report**

#### **8.0 ADJOURN**