



# **LIBERTY CONSOLIDATED PLANNING COMMISSION**

## **AGENDA FOR JULY 17, 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**

#### **HINESVILLE**

**3.1 Special Permit Use 2018-034-H.** An application has been filed by Buckel Design Group for a special permit use to be permitted to have a tire and wheel retail store at 612 W. Oglethorpe Hwy, further described as LCTM-Parcel 057D-013. Property owner is the estate of Miriam Elizabeth Beale. This property is zoned C-2 (General Commercial District) and consists of 1.45 acres of land, more or less.

**3.2 Rezoning Petition 2018-035-H.** An application has been filed by Donald Christopher Hunt, owner, to rezone 1.35 acres of land, more or less, from C-2 (General Commercial District) to C-3 (Highway Commercial District) at 1137 Hwy 196 West, further described as LCTM-Parcel 046C-001.

**3.3 Rezoning Petition 2018-036-H.** An application has been filed by Dimension Hinesville Venture, LLC, applicant, on behalf of Eagle Creek Property Management, LLC, owner, to rezone 0.68 acres of land, more or less, from MH (Manufactured Home Park District) to C-3 (Highway Commercial District). Property is located off Hwy. 84 and Brantley Drive, and is further described as LCTM-Parcel 058C-135 (portion thereof).

#### **ALLENHURST**

**3.4 Variance 2018-037-A.** An application for a variance of 5.88 feet to the required twenty-five (25) foot front yard setback to allow a setback of 19.12 feet has been filed by Dryden Enterprises, owner, to match the setback of the previously constructed house in the Town of Allenhurst, further described as LCTM-Parcel 062A-016.

#### **HINESVILLE**

**3.5 Variance 2018-038-H.** An application for a variance on the depth of a tree buffer was submitted by Sam Miness, applicant, for property located on E.G. Miles Pkwy and further described as LCTM-Parcels 057A-085

and 057A-086. The property owner is Pete Clark. The ordinance requires a 15 ft. wide vegetative buffer in addition to a 6 ft. high fence. The buffer requested is only 5 ft. or less.

**3.6 Approval of Land Use.** Change of use at 248 Hardman Road in Walthourville zoned I-1 (Industrial Districts) from industrial/warehouse use to a less intense use as a gymnastics facility.

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

**4.1 Request for final plat approval for Pineridge Subdivision, Phase 2-B.** A request was submitted by RTS Homes for Pineridge Subdivision, Phase 2-B, for a final plat consisting of 37 single-family residential lots.

#### **5.0 INFORMATIONAL ITEMS**

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

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

##### **7.1 Director's Report**

#### **8.0 ADJOURN**