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Jack Shuman
VICE CHAIR
Timothy Byler
Alonzo Bryant
ASST. VICE CHAIR
Lynn Pace
SECRETARY
Jeff Ricketson



COMMISSIONERS
Sarah Baker
Alonzo Bryant
Marshall Kennemer
Phil Odom
Durand Standard
Andrew Williams

May 19, 2015

The Liberty Consolidated Planning Commission met on Tuesday, May 19, 2015, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the Meeting to order. A Motion was made by Durand Standard to approve the minutes of the April 21, 2015, meeting with one correction to the Pineland Avenue Subdivision section of the minutes. Lynn Pace stated that when she made the motion for there to be a second ingress/egress, she indicated that the second ingress/egress to be located from a different road that accesses the property. Tim Byler seconded the motion. The motion passed unanimously. The minutes from tonight's meeting will reflect the correction. The public was notified of the meeting; the agenda was posted in accordance with Georgia law.

COMMISSIONERS PRESENT:

Jack Shuman
Marshall Kennemer
Phil Odom
Alonzo Bryant
Lynn Pace
Sarah Baker
Durand Standard
Andrew Williams
Timothy Byler

ABSENT:

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Kelly Wiggins, Executive Assistant
Jeremy McAbee, Planner I
Curles Butler, Senior Inspector
Abe Nadji, Engineering Director
Gabby Hartage, Zoning Administrator
Melissa Jones, Planner II

Chairman Shuman asked the public to disclose prior to speaking at the podium if they had contributed more than \$250.00 to any elected official who would be voting on these zoning matters.

Barry Wilkes asked for clarification on the monies contributed to an elected official's campaign. After some discussion, the clarification was reached and given to Mr. Wilkes.

A motion was made by Marshall Kennemer to approve the agenda and seconded by Alonzo Bryant. The motion was unanimous.

1.0 OLD BUSINESS (PUBLIC HEARING OPEN)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Rezoning Petitions and other zoning related petitions

2.2.1 Walthourville 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 Walthourville Subarea Future Land Use map.

Melissa Jones of the LCPC presented this to the Commission. She explained the future land use map as it was presented to the community.

RECOMMENDATION: Approval

MOTION: Tim Byler made a motion to approve the Walthourville Subarea Future Land Map as presented.

SECOND: Durand Standard

VOTE: Unanimous

This map will go before the Walthourville City Council May 28, 2015, 6:00 PM at Walthourville Police Dept. and before the LCBOC on June 2, 2015, 6:00 PM at Courthouse Annex and again on June 18, 2015, and 5:00 PM at Courthouse Annex.

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

MIDWAY

3.1 Rezoning Petition 2015-019-MW. Request by Denise V. Williams, applicant, to rezone 4.00 acres of land, more or less, from B-1 (Neighborhood Commercial District) to R-1 (Single Family Residential District) for a church at 817 North Coastal Hwy 17. Property owners are Betty S. Kennedy and Claudia B. Smith.

Jeremy McAbee presented this rezoning petition to the commission. Tim Byler asked why the rezoning would be more beneficial than a special use. Jeff Ricketson explained that the City of Midway Ordinances do not allow for a special use. Marshall Kennemer asked what happens if the church decides to move and the business reverts to its original use. Jeff stated that the property owner could petition for rezoning to its original zoning but it would not be automatic.

RECOMMENDATION: Approval with standard conditions

MOTION: Durand Standard

SECOND: Tim Byler

VOTE: Unanimous

This will go before the Midway City Council on June 8, 2015, 6:00 PM at the Midway Police Department.

LIBERTY

3.2 Rezoning Petition 2015-020-LC. Request by Ernest R. Collins, agent of Eli Collins, LLC, to rezone 40.09 acres of land, more or less, from R-1 (Single Family Residential District) to R-2 (Two Family Residential District) in Angler's Edge Subdivision for the placement of doublewide manufactured homes. Two lots of the subdivision are excluded from rezoning.

Jeremy McAbee presented this rezoning petition to the Commission. Jeremy presented pictures of what the developer plans to place in this subdivision along with a description. Jeremy explained that during the research the LCPC became aware of the covenants that would restrict mobile homes from being placed in the subdivision.

RECOMMENDATION: Disapproval

Mr. E. R. "Bobby" Collins, owner, came forward to speak on behalf of his development. He intends to put quality manufactured homes on the property that will cost between \$125,000.00 and \$185,000.00. His intention is not to trash the neighborhood. The area adjacent to the development has mobile homes located all around the development. Mr. Collins feels like this would allow lower income families to be able to enjoy the coastal property. Mr. Collins would like the Planning Commission to consider allowing for this type of development.

Mr. Rushing, previous owner, came forward to speak in opposition of this development. Mr. Rushing is the owner of the two conventionally built homes in the subdivision and the homes are being rented. Mr. Rushing stated that rezoning would open the door for more people to rezone if you allow this one to go forward. The covenants were put in place to keep this from happening. Mr. Rushing stated that he is completely opposed to this rezoning. Mr. Williams asked Mr. Rushing if the covenants only apply to the two houses that are already there and Mr. Rushing stated that the covenants are for the entire subdivision. Barry Wilkes came forward and stated that he is the adjoining landowner on the East side. Mr. Wilkes property abuts to Angler's Edge by 1000 feet. When Mr. Rushing came before the Planning Commission to have this subdivision rezoned for the original subdivision, Mr. Wilkes did not object at that time because he was in favor of the type of homes that were being built in the subdivision and Mr. Rushing stated that there would be restricted covenants. Mr. Wilkes stated that his point is that there are already two existing homes located in the subdivision. Mr. Rushing was unable to sell the lots and he had to make other arrangements. Mr. Rushing did a deed in lieu of foreclosure and therefore those restrictive covenants are still in place. There has never been a rescission of those covenants. If this property is rezoned this would adversely affect the values of the property in and around the subdivision. Mr. Wilkes stated that Mr. Collins paid 12 cents on the dollar for that subdivision. Mr. Rushing invested 2.7 million dollars. Mr. Wilkes stated that it would be a travesty to allow this property to be rezoned from a million-dollar investment to a \$300,000.00 investment. He stated that he would appreciate the Commission's vote against the rezoning. Chairman Shuman called for Mr. Jack Waters to speak. Mr. Waters stated that he served on the Planning Commission when this development first came before the board for Mr. Rushing's subdivision. His opinion is that it does not need to be rezoned. The Planning Commission and office spent a lot of time, labor and money to make sure that property was zoned correctly. There is no reason in the world to rezone this property. If you bought something that you cannot develop the way it is now, then that person should have thought about that before it was purchased. Mr. Waters stated that Mr. Collins found out in a very difficult way. Mr. Waters stated that he has received many phone calls in reference to this rezoning and there have been at least 200

signatures on a petition of people that do not want this property rezoned. The landowners that live in doublewide homes adjacent to the property do not want to see this property rezoned. Mr. Waters urged the Commission to vote against this rezoning and protect the integrity of the property and the integrity of Colonel's Island. Chairman Shuman stated that he did have the petition with 206 signatures against this rezoning.

Grant Montana came forward and stated that even though the people purchasing the mobile homes would pay \$150,000.00 for the home, traditionally the value goes down for doublewides. Mr. Rushing's two homes that are built there are valued at \$250,000.00 to \$300,000.00. The county would benefit long term from the site built homes. This would set a precedent if these types of situations continue to come up, and the commission keeps addressing them.

MOTION: Durand Standard

SECOND: Phil Odom

VOTE: All in favor with exception of Andrew Williams

Mr. Williams asked who owns the 48 lots. Chairman Shuman stated Mr. Collins. Mr. Williams stated that the two homes that are there are the only two homes in the subdivision. Chairman Shuman stated that is correct. Commissioners asked what if Mr. Collins desired to build the same homes as the two that are currently there. It was stated that if Mr. Collins chose to build site build homes, it would be allowed.

VOTE: Unanimous

This rezoning will go before the LCBOC on June 2, 2015 at 6:00 PM in the Courthouse Annex.

CLOSE PUBLIC HEARING

4.0 Site Plans, Preliminary plats and final plats

4.1 Liberty Place Apartments Phase I. Request by TR Long Engineering for approval of the site plan for the Liberty Place Apartments Phase I located on Pineland Avenue.

This was presented to the Commission by Abe Nadji. This project came before the Commission last month for rezoning. This phase is 72 dwelling units and is situated on 11 acres with only 8.25 acres being disturbed. The location is on Pineland Avenue. The development will have five two-story buildings with playground and a clubhouse. This development is a tax credit project. This development will have two access points. One access from Pineland Avenue and the other from Wildwood Drive. A traffic study was previously requested from the Planning Commission and that traffic study has been completed.

RECOMMENDATION: Approval with standard and special conditions.

Lynn Pace stated she did not hear the results of the traffic study. Abe stated that the traffic study determined that a traffic improvement is not warranted. This traffic study was conducted at the immediate area to the development from Pineland Avenue. There was much discussion about the traffic from Pineland Avenue onto E. G. Miles Parkway. The traffic can leave from several different roads besides E G Miles Pkwy. Chairman Shuman stated that adding 100 homes and the added residents will make it even more difficult than it is now. It is extremely difficult to make a left hand turn at the E. G. Miles/Pineland Avenue intersection. Phil Odom stated that it seems that all the Commissioners have the same concern but the traffic study presented does not warrant concern. Jeff Ricketson stated that the traffic study only checked the access from his property to Pineland Avenue. Hinesville does not have an impact fee ordinance; therefore, we cannot require this developer to pay for offsite improvements. Lynn

Pace asked if the traffic could be sent to Hearn Road and Jeff stated that the outcome would be the same because both of the streets are within close proximity to each other. This is not a public hearing but Jay Osteen asked to speak on behalf of the development and Chairman Shuman allowed him to speak. Mr. Osteen stated that he got involved with this development and has worked with LCPC staff to come up with the solution to the problem. Mr. Osteen acknowledges that there is an issue with the traffic problem on Pineland Avenue. He stated he wanted to address the issue of two ingresses/egresses. The first development is only 72 units and that number is below the threshold of units that is required in the ordinance to require two separate entrances and exits from the property. Mr. Osteen stated that the developer did agree to put the second access into Phase I. Now the traffic study shows that this is not a necessity. Their recommendation was that even with Phase I and Phase II that only one site access is warranted. This property has been zoned multifamily for over a decade and the traffic problem is not the developer's problem to solve. Chairman Shuman stated that he agreed that this traffic issue has been there for some time. Durand Standard stated that the traffic is a concern but never a developer's issue. He stated this might be what triggers GDOT and the City to recognize the safety issue involved at these intersections. Tim Byler stated that in keeping with our past communication back and forth with the City of Hinesville is there any reason to shut down on this because it is not compliant or do we need to lean on GDOT about this issue. Chairman Shuman stated that we could only make the recommendation to the City of Hinesville and GDOT. This is as far as the Planning Commission can take it. Phil Odom stated that in the future there is going to be even more developments in the same area causing even more problems. Jeff Ricketson asked if the Commissioners are asking the Chair to draft a letter requesting that the city consider making improvements to this intersection. Tim Byler said that his wish is for us to make the City of Hinesville aware of the issue.

MOTION: Tim Byler
SECOND: Marshall Kennemer
VOTE: Unanimous

5.0 INFORMATIONAL ITEM

5.1 Revisions to Hinesville's Subdivision Ordinance

A. Proposed revision to the Hinesville's Subdivision Ordinance to allow for a subdivision off a private drive.

Gabby presented this information to the Commission explaining that it is very difficult for someone that owns a large parcel of property and wishes to divide and then sell it to individual property owners. The way the ordinance is written at this time, a great deal of road frontage is required to subdivide a lot. If the lot runs deep and narrow it is nearly impossible to subdivide into several properties. The Commission was given a copy of the revised ordinance to look over. Gabby would like to know if the Commission would like this as an action item on our next meeting's agenda. Phil Odom stated he would like this to be the ordinance for residential and commercial property. Chairman Shuman asked Jeff to use Bryant's property on Veteran's Parkway as an example. The way that it is set up currently every lot that would be cut would have to abut either Main Street or Veterans Parkway. However, this revised ordinance would allow them to have an internal access drive off of which lots could be subdivided provided the drive would have to be maintained by the private entity. After much discussion, the Commission decided that Gabby would bring it before the commission next month as a public hearing item.

B. Proposed revision to the Hinesville Subdivision Ordinance to adopt the Coastal Storm water supplement to the Georgia Storm water Management Manual.

Nils presented this information to the Commission. This has been in the works for the past four years and the government is not merely encouraging us anymore. We have to adopt the Storm water supplement. He explained the MS4 service area and Chairman Shuman asked what MS4 is. Nils explained that it stands for Municipal Separate Storm Sewer System (MS4). This applies to communities that are over 10,000 in population. Jeff asked if Nils was going to provide a copy of the coastal storm water supplement for the Commissioners to read. Nils stated he would forward a copy to each of them. Durand Standard asked what would pragmatically be the difference. He stated we already use retention and detention ponds to manage the outflow today. It is a concern to him that we would be managing it at a slower process. Durand wanted to know where the balance between that and the flood is. He gets concerned when you start talking about universal policies or non-seasonal based issues. Nils explained that even though the process is large we would not notice a whole lot of change in this area. Abe explained the retention and detention pond usage. He explained that this would allow for effect on the water quality, and helps to prevent pollution. This would slow the water down as well as the quality.

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

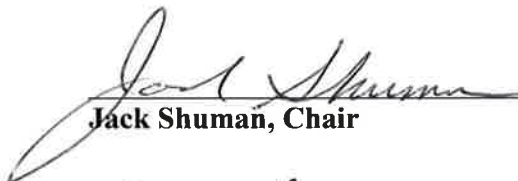
7.1 Director's Report.

The petition in Riceboro to rezone the property to place a new mobile home was approved by the City of Riceboro. The retail store at the corner of Barrington Ferry and E. B. Cooper Hwy was approved by the City of Riceboro Council with an extension of 6 months to build a parking lot. The rezoning for Phase II of Liberty Place Apartment Complex was approved by the City of Hinesville. The shooting range located on Hwy 17 was approved by the LCBOC. The rezoning request for Mr. Wiggins on Dunlevie Road was approved by the City of Allenhurst City Council. The Wal-Mart site plan was approved by the City of Hinesville.

8.0 ADJOURN

MOTION: Tim Byler
SECOND: Marshall Kennemer
VOTE: Unanimous

Meeting adjourned at 5:45 PM.



Jack Shuman, Chair

6-16-15

DATE



Jeff Ricketson, Secretary to the Board