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Lynn Pace
SECRETARY
Jeff Ricketson



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

December 5, 2017

The Liberty Consolidated Planning Commission met on Tuesday, November 21, 2017, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Marshall Kennemer to accept the minutes from the October 17, 2017 meeting. Andrew Williams seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Marshall Kennemer made a motion to approve the agenda and Phil Odom seconded the motion. Motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Marshall Kennemer
Lynn Pace
Andrew Williams
Sarah Baker
Jack Shuman
Phil Odom

ABSENT:

Alonzo Bryant
Durand Standard
Tim Byler

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director, Secretary
Kelly Wiggins, Executive Assistant
Gabby Hartage, Zoning Administrator
Curles Butler, Senior Inspector

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.

1.0 OLD BUSINESS (OPEN PUBLIC HEARING)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

An ordinance to amend Section 513 (C-2 General Commercial District) and Section 514 (C-3 Highway Commercial District) and to add Section 625 (Outdoor Sales Displays), in Appendix "A" (Zoning Ordinance) in Hinesville's Code of Ordinances.

Gabby presented this ordinance to the Planning Commission. Gabby reminded the Planning Commission that they heard this ordinance at last month's meeting. Our office revised the ordinance to meet the requests of the Planning Commission from the previous presentation. This section will govern items such as vending machines with the exception of what is allowed in C-3 zoning. The revision includes the following:

- Outdoor display sales area shall not be closer than 25 ft. off the public road right-of-way.
- All outdoor display of merchandise or goods shall be located immediately adjacent to the front or side of the principal building and not in drive aisles, parking areas, fire lanes, and loading zones.
- Outdoor display areas shall maintain a clearance area in front of the primary/main entrance way (along the path of traffic) for a distance of at least 10 ft.
- An obstruction free zone of at least 5 ft. shall be maintained between the display area and the adjacent vehicular use and parking areas.
- Outdoor display area shall be limited to no more than one-half of the length of the front or side of the principal building wall. In case of multi-tenant buildings, outdoor display area shall be only one-half the length of that particular suite/tenant space.
- The height of miscellaneous outdoor merchandise display shall not exceed 6 ft. (not including vending machines).
- Vending machines, propane tanks secured in grates, coolers for bagged ice, and other similar items as determined by the Zoning Administrator shall be permitted within the allotted space of one half of the length of the building front or side.
- No objects shall be attached to the building wall's surface.
- Merchandise in the display area shall be securely and sensibly arranged and organized by type to not convey a cluttered appearance and detract from the storefront.

Newspaper racks, air pumps, vacuum machines, and automatic teller machines shall be exempt from these regulations.

Andrew Williams asked if this applies to C-2 only. Gabby stated that it applies to all retail zones. Andrew asked if there was outdoor retail display in C-1 and Gabby stated that C-1 already states that you cannot have anything outside. Andrew stated that if that was the intent then that statement should have went to C-2 and C-3 and we really would not even have to have this. Gabby stated "right." Gabby stated that in C-1 there are no setbacks. There was discussion about the 10 foot clearance area outside of the storefronts. **The Commission asked for this portion of the ordinance to be changed from a 10-foot to 5-foot distance from the entryway. Lynn Pace asked for the very last bullet to reworded from "to not convey" to "so as not to convey."** Jeff Ricketson went over the current City of Hinesville ordinance each commissioner had on their desk and explained that from the time the ordinance was written up to about ten years ago the ordinance was enforced until the inspections staff was given a directive from the previous administration to allow for outdoor retail merchandise. Now there seems to be a difference in opinion at the City as to

the interpretation of subsection 2A. Andrew Williams asked how this new section would be found in the code of ordinances and Gabby explained that there would be a referral to the changes under the ordinance section now.

RECOMMENDATION: Approval

MOTION: Andrew Williams as presented with the discussed changes.

SECOND: Marshall Kennemer

VOTE: Unanimous

This ordinance will go before the Hinesville City Council on December 7, 2017 at 3:00 PM.

3.1 Rezoning petition 2017-034-H. An application has been filed by Sandy Luckey, owner, to rezone 0.81 acres of land, more or less, from R-4 (Single-, Two-Family Dwelling District) to D-D (Downtown Development District) at 400 and 404 Bradwell Street, further described as LCTM-Parcels 055D-115 and 055D-116.

Gabby presented this rezoning petition to the Planning Commission. Gabby stated that the owner would like to open a catering business that specializes in special meals for persons with health conditions. The owner would eventually like to rent a couple of the office spaces to a business, such as an attorney or an accountant. The owner will also have a storage area for her fraternal store inventory that will be sold online. The property will have nineteen parking spaces.

Ms. Luckey came forward and explained her plan. Marshall Kennemer asked Ms. Luckey if the building would remain as it is now. Ms. Luckey stated it would stay the same. Lynn Pace asked if the food would be delivered or if the people will come to pick it up. Ms. Luckey stated that the food would be delivered. Phil Odom asked Ms. Luckey if she was removing anything from the building and she stated no.

RECOMMENDATION: Approval with standard and the following special condition: A site plan shall be submitted prior to installation of parking spaces.

MOTION: Phil Odom with standard and special conditions

SECOND: Sarah Baker

VOTE: Unanimous

This rezoning petition will go before the Hinesville City Council on December 7, 2017 at 3:00 PM.

3.2 Rezoning Petition 2017-036-H. An application has been filed by Jay Maupin, agent, to rezone 27.00 acres of land, more or less, from PUD (Planned Unit Development District) to R-A-1 (Multi- Family Dwelling District) and 3.4 acres from PUD to R-TH (Townhouse Dwelling District). Property owner is the Southeastern Bank. Property is further described as LCTM-Parcel 070A-032.

Gabby presented this zoning petition to the Planning Commission. This property was previously called White Oak Village located behind the new Neighborhood Walmart on General Stewart Way. They are proposing 240 apartment units. Four buildings would have 36 units, and another four buildings would have 26 units. Additionally, there would be 29 condominium units, with four buildings having six units and one building having five units. However, they are proposing only

one way in and one way out. Gabby demonstrated where the entry/exit point would be located. There is a secondary emergency entrance located with a crash gate for emergencies only. Andrew Williams asked if the development could be accessed from Sandy Run Drive. Gabby said they are not proposing an entryway from Sandy Run Drive.

Jay Maupin, agent for the applicant, came forward to speak in favor of the development. Mr. Maupin stated that he feels this property should not have been zoned PUD. Mr. Maupin explained that the developer wanted the traffic to go through the light at Walmart to keep unnecessary traffic on the small neighborhood roads. Lynn Pace asked if there will be sidewalks for the residents to walk or bicycle to Walmart. Mr. Maupin stated his client is interested in providing the sidewalks.

Mary Elliott came forward to speak in opposition. She was concerned that the development would dump more traffic onto Sandy Run and that road is already too congested. This development will not provide access to Sandy Run. The City of Hinesville does have plans in the future to tie the two roads together. Mr. Maupin stated that all the traffic from his development would access to and from Highway 84.

RECOMMENDATION: Approval with standard conditions.

MOTION: Andrew Williams with standard conditions.
SECOND: Marshall Kennemer
VOTE: Unanimous

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

Chairman Shuman announced that the LCPC annual Christmas dinner will be on December 19, 2017 at the German Restaurant immediately following the meeting.

6.0 GENERAL PUBLIC COMMENTS

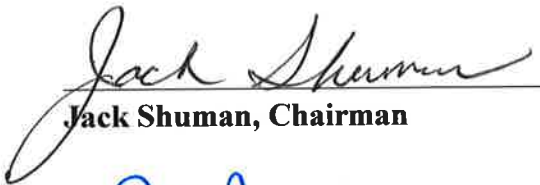
7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

Jeff Ricketson presented the Planning Commission with an update of last month's actions. The Hinesville City Council approved the rezoning at the corner of Way Street and Highway 84. The Walthourville City Council approved the final plat for Mehalko subdivision. The final plat for Griffin Park Phase 8 was approved by the Hinesville City Council and the preliminary plat for Independence Settlement has not been approved.

8.0 ADJOURN

MOTION: Lynn Pace
SECOND: Marshall Kennemer
VOTE: All in favor



Jack Shuman, Chairman

12-19-17

Date



Jeff Ricketson, Secretary to the Board