

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



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

November 4, 2015

The Liberty Consolidated Planning Commission met on Tuesday, October 20, 2015, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chair, called the meeting to order. A motion was made by Tim Byler to approve the minutes of the September 22, 2015, meeting. Phil Odom seconded the motion. The motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia law.

COMMISSIONERS PRESENT:

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

ABSENT:

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Kelly Wiggins, Executive Assistant
Jeremy McAbee, Planner I
Abe Nadji, Engineering Director
Gabby Hartage, Zoning Administrator

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.

A motion was made by Tim Byler to approve the agenda. Phil Odom seconded the motion. The motion was unanimous.

1.0 OLD BUSINESS (OPEN PUBLIC HEARING)

2.0 NEW BUSINESS

2.1 Consent Agenda Items (None)

2.2 Ordinances and Resolutions

3.0 Rezoning Petitions and other zoning related petitions

WALTHOURVILLE

3.1 Rezoning Petition 2015-045-W – An application filed by Bill Bishop, agent for Gregory M. Parker, Inc., applicant, and Barbara J. Busby et al. and Lloyd K. Busby, owners, to rezone a combined 2.5 acres, more or less, from R-2 (Two-Family Residential District) to B-2 (General Commercial District) off Talmadge Rd. in Walthourville, further described as LCTM-Parcels 041B-019 and 041B-017.

Gabby Hartage presented this petition to the Commission. This property will contain a 4000 square foot Parker's Convenience Store and a gasoline filling station. There will be three access points into the property. One is off Highway 84, which is right in and right out only. There will be full access from state route 119 and another full access on Busby Road. Currently there are a couple of houses on the property that will be demolished. Commissioner Odom stated that there is not a driveway to enter the property from Highway 84. Gabby stated that it is in the proposal. Commissioner Byler stated his concerns for the right in and right out and that they are not being used correctly. Jeff Ricketson said that he was present at a meeting with the owner of Parker's and Mr. Parker is aware that the intersection will have to be right in and right out and will have to be approved in order to go forward. Nathan Long with Thomas and Hutton spoke in favor of the development. He stated that they will be conducting a traffic study and he has had meetings with GDOT to discuss the plans. Mr. Long stated that it is imperative to the business to have access to highway 84.

MOTION: Tim Byler with standard conditions

SECOND: Phil Odom

VOTE: Unanimous

RECOMMENDATION: Approval with standard conditions.

This rezoning will go before the Walthourville City Council on November 12, 2015 at 6:00 PM.

LIBERTY

3.2 Rezoning Petition 2015-046-LC – An application filed by Russell A. Guyett, owner, to rezone a combined 2.23 acres of land, more or less, from R-1 (Single-Family Residential District) to R-2A (Single-Family, Two-Family, and Mobile Home Residential District) at 1323 Curtis Rd. and 502 Live Oak Church Rd., further described as LCTM-Parcels 035C-059 and 035C-060.

Jeremy McAbee presented this rezoning petition to the Commission. Chairman Shuman asked if we were sure the property was not within 3000 feet of Ft. Stewart and Jeremy stated that he did verify.

RECOMMENDATION: Approval with standard and the following special conditions: Joint driveways shall be installed to reduce traffic conflicts due to the location of properties on the curve.

MOTION: Phil Odom with standard and special conditions

SECOND: Durand Standard

VOTE: Unanimous

This rezoning will go before the LCBOC on November 3, 2015 at 6:00 PM.

MIDWAY

3.3 Variance 2015-047-M – An application for a variance to the setbacks for a monument sign at 192 Butler St., AKA Midway IGA, further described as LCTM-Parcel 213B-084, filed by Jim Woods.

Mr. Jim Woods, owner of IGA in Midway, requested this variance. The ordinance requires a fifteen-foot setback from the right of way and Mr. Woods would like a five-foot variance resulting in a 10-foot setback. Jeremy demonstrated pictures of the site to the Commission to show that the ordinance setback would make the sign unable to see. The sign will be not be higher than five feet off the ground.

RECOMMENDATION: Approval with standard and one special condition: If tree is to be removed, it shall be relocated to preserve overall quality tree points.

MOTION: Durand Standard

SECOND: Marshall Kennemer

VOTE: Unanimous

This variance will go before the City of Midway Council on November 9, 2015 at 6:00 PM.

HINESVILLE

3.4 Rezoning Petition 2015-048-H – An application filed by Hutton on behalf of MCRD Holdings, LLC, Mary C. Morgan, Hortado Wilson, Sonya Gay Hough, and Annette Givens, owners, to rezone a combined acreage of 20.76, more or less, from R-4 (Single-, Two-Family Dwelling District) to PUD (Planned Unit Development) off of Oglethorpe Hwy near its intersection with Ralph Quarterman Drive, further described as LCTM-Parcels 058C-127, 058C-129, 058C-130, 058C-128, 058C-113, and 058C-107.

Gabby Hartage presented this rezoning petition to the Commission. Gabby stated the buildings in the shopping center would be a total of 140,000 square feet. They are proposing four parking spaces per 1000 square feet of building. Individual store signs could exceed the individual allowed percentage but overall the entire project with signs will not exceed the percentage allowed. Each individual store cannot have more than ten percent. Chairman Shuman asked if they are in compliance and Gabby stated not exactly. Gabby stated that the developer has the liberty to ask for these items in their PUD narrative. Chairman Shuman asked if the Commission approves this as presented then it is approved even with the components that do not meet the ordinances. Gabby stated yes. Chairman Shuman asked what is the setback off Ralph Quarterman. Gabby stated twenty feet. Jeff Ricketson stated you are approving it as part of the PUD. Gabby stated that she would like to read a sentence out of the PUD ordinance. Chairman Shuman permitted her to. “The sign and parking recommendations of this appendix should be used as guidelines and therefore building innovative design and approaches.” Chairman Shuman stated that his concern is approving the setback and then the domino effect this would have on the next applicants. Jeff Ricketson stated that the purpose of a Planned Unit Development (PUD) is to allow flexibility in development. This is a custom zone. Jeff explained that this is design your own zoning. Chairman Shuman stated that with it explained that way he is more comfortable. Gabby stated that this is the first commercial PUD in the City of Hinesville. Commissioner Byler asked about the variances off Ralph Quarterman. Gabby directed the commission to go to page two. She stated the minimum setback along the western property line is 20 feet and it should read 25 feet. Gabby stated that her slide was incorrect. Commissioner Pace stated that she thinks of a PUD as being mixed use and this seems like a way for the developer to not abide by the ordinances. Commissioner Pace asked about the

entrances and exits and Gabby stated that there are some setbacks that they had to go over the required limit. Commissioner Odom stated that the raised median that is to be installed along highway 84 does not fit this traffic flow. Commissioner Odom wanted to know if there was a hard copy showing that part of the plan. They do not have one. Commissioner Byler stated that would be handled by GDOT. Mr. Ricketson stated that is correct. Ben Berry with Berry Engineering came up to speak about the development. Mr. Berry stated that a PUD is set up for shopping centers and there were certain ordinance requirements that would not fit if the developer were to ask for a different zoning. These requirements would be detrimental to outparcel development. Chairman Shuman asked if the entrance/exit off of Ralph Quarterman would be an issue and he stated that they are going to build it in conjunction with the outparcel. Chairman Shuman asked about the traffic signal and Mr. Berry said that he met with GDOT this morning and had received positive feedback. He said the traffic study that has been completed does warrant a signal at this location. Commissioner Pace asked if the main entrance of the outparcels would be from the parking lot or the highway. Mr. Berry said they would be from the parking lot. Chairman asked how close this would be to the school zone and Gabby stated that she measured it and it was 2300 feet to the south. Commissioner Standard stated that earlier the sign ordinance was addressed and wondered is there a reason why we would not comply with what the recommendations are in the ordinance. Mr. Berry stated that the two specific items they are requesting as a change and explained the difference between the stores sizes and designing the signs to be proportionate with the store frontage. Tina Watkins came forward and stated that the proposed development and the rezoning will change the integrity of the lot. She wanted to know if the property taxes would change on the surrounding parcels. Chairman Shuman stated to Ms. Watkins that is not something that we can address.

RECOMMENDATION: Approval with standard and the following special conditions:

- Access of Ralph Quarterman is required
- Follow the signal warrant analysis recommendations:
 - The proposed signal shall be interconnected with the exit. Signal 1,170 ft. to the north
 - A permissive/protected left turn phase is recommended for northbound traffic turning left into the development
 - The development's exit drive towards Hwy 84 shall have separate left and right turn lanes

MOTION: Tim Byler with standard and special conditions

SECOND: Marshall Kennemer

VOTE: Unanimous

This rezoning will go before the Hinesville City Council on November 5, 2015 at 3:00 PM.

WALTHOURVILLE

3.5 Rezoning Petition 2015-049-W – An application filed by Daniel E. Dasher, owner, to rezone 3.03 acres, more or less, from R-4 (Mobile Home Park Residential District) to R-2 (Two-Family Residential District) at the intersection of Dunlevie and Douglas Road, further described as LCTM-Parcel 063A-030.

Gabby Hartage presented this rezoning petition to the Commission. The property owner would like to develop a small single-family residential neighborhood. The mobile homes located on the property are very old. Currently water and sewer are available. There will be eleven residential houses constructed there. There are two parcels that do not have access by public road but there is an alley way located next to it. Commissioner Pace asked if there would be sidewalks and

Gabby said that sidewalks are supposed to be constructed on roads that give direct access. Chairman Shuman inquired about the two parcels that are landlocked. Gabby stated that issue would be addressed at the time of the preliminary plat presentation. Daniel Dasher, owner, came to speak in favor of the development. Mr. Dasher stated that he is having the surveyor check into the alley for lot number 7 and 8. Faith Isonhood came forward with a question about the subdivision. She wanted to know if the developer would be selling or renting the homes. Mr. Dasher stated that he is selling the lots to builders. Ms. Isonhood stated that she would like a privacy fence installed. Mr. Dasher stated that there would be standard covenants but could not promise a privacy fence. Chairman Shuman stated that this issue would be discussed during the time of the preliminary plat presentation. Ms. Isonhood stated that she does not oppose the development. Bryan Keifer came forward to speak and stated that he was in favor of the subdivision and the removal of the trailer park but wanted to request sidewalks. Mr. Keifer asked if there would be sidewalks. Jeff Ricketson stated that currently there is a requirement for new developments to install sidewalks next to a main street but we have not had any new developments in this area for some time. Jeff Ricketson stated that there was certainly a possibility that the city may be able to get some state funding for sidewalks along Dunlevie Road.

RECOMMENDATION: Approval with standard and one special condition:

- Preliminary and final plat submittal/approval is required by City Council

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous

This rezoning petition will go before the Walthourville City Council on November 12, 2015 at 6:00 PM.

CLOSE PUBLIC HEARING

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

5.1 Veteran's Memorial Walk at Bryant Commons.

Abe Nadji presented the information to the Commission. This is a city-funded project. Abe stated that they are proposing a parking area and another retention pond. Jeff Ricketson stated that the project is also being funded by public donations. Gabby stated that there are memorial bricks that you can purchase to have placed there.

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.2 Director's Report

Jeff Ricketson gave an update on the outcome of each of the actions from the last LCPC meeting. He stated the Gum Branch City Council approved the Gum Branch land use map on September 28, 2015. The Ordinance for the Health Club in Flemington was amended and

adopted on October 13, 2015. The Flemington City Council approved the rezoning for the Flemington curve properties. The home occupation for tutoring in Gum Branch was approved on October 6, 2015 by the LCBOC. The request to rezone the Revolutions nightclub into a church was approved by the City of Hinesville Council on October 2, 2015. The request for Jim Smith rezoning was approved by the LCBOC on October 6, 2015. The request by Mr. Tzen to rezone the property on Macarthur Drive was approved by the Hinesville City Council on October 2, 2015. The request to rezone the property for the Super Kroger was approved by the Hinesville City Council on October 2, 2015. The request to rezone the property on highway 196 for the Dollar General was approved by the LCBOC on October 6, 2015. The request by Ms. Carolyn Carter to rezone her property to a park was approved by the City of Hinesville on November 2, 2105. The request by RTS homes for the neighborhood development off Airport Road has not been to council yet.

8.0 ADJOURN

MOTION: Tim Byler
SECOND: Phil Odom
VOTE: Unanimous

Meeting adjourned at 6:15 PM.

Jack Shuman, Chair

Date

Jeff Ricketson, Secretary to the Board

Liberty Consolidated Planning Commission

