

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



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

September 20, 2017

The Liberty Consolidated Planning Commission met on Tuesday, September 19, 2017, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Andrew Williams to accept the minutes from the August 15, 2017 meeting. Marshall Kennemer seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Phil Odom made motion to approve the agenda as presented and Marshall Kennemer 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  
Alonzo Bryant  
Jack Shuman  
Phil Odom

ABSENT:

Durand Standard  
Sarah Baker  
Tim Byler

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director, Secretary  
Kelly Wiggins, Executive Assistant  
Alan Seifert, Planner II  
Abe Nadji, Engineering Director

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 (None)**

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

#### HINESVILLE

**3.1 Rezoning Petition 2017-027-H.** An application has been filed by L.C. Hearn, owner, to rezone 0.23 acres of land, more or less, from R-4 (Single-, Two-family Dwelling District) to C-3 (Highway Commercial District). This property is abutting Veterans Pkwy and Appie Road and is further described as LCTM-Parcel 045D-041.

Alan presented this zoning petition. Alan explained to the Planning Commission that this is a parcel that was not properly zoned once the acquisition of land took place for the road placement of Veterans Parkway. Mr. Hearn is re-zoning this parcel to bring into compliance.

**RECOMMENDATION: Approval with standard conditions.**

MOTION: Marshall Kennemer with standard conditions

SECOND: Andrew Williams

VOTE: All in favor

**This zoning petition will go before the Hinesville City Council on October 5, 2017 at 3:00 P.M.**

**3.2 Special Permit Use 2017-028-H.** An application for a special permit use has been filed by GeoVista Credit Union, owner, to be allowed to display and sell their repossessed vehicles and collateral items behind the credit union buildings located at 601 W. Oglethorpe Hwy, further described as LCTM-Parcels 057D-007 and 057D-008.

Alan presented this special permit use to the Commission.

**RECOMMENDATION: Approval with standard conditions.**

Chairman Shuman asked if the repossessed vehicles could be seen from Highway 84. Alan stated no and that it is partially fenced in. Chairman Shuman asked what the guidelines of the collateral might be, or can they put anything there. Jeff Ricketson stated that the application stated used vehicles. Andrew Williams asked about the State of Georgia license requirements. Alan explained that the State is requiring a license for the sale of motor vehicles. Alan stated we are not really looking at that here because we are only dealing with the zoning and the City of Hinesville ordinance does not require a state license. Phil Odom stated that this is one of the ordinances that needs to be updated. Phil stated that GeoVista has had this since they opened the new building and it is far out of the way in the back.

MOTION: Andrew Williams with standard conditions

SECOND: Phil Odom

Vote: All in favor

**This conditional use permit will be heard by the City of Hinesville on October 5, 2017 at 3:00 P.M.**

**3.3 Rezoning Petition 2017-029-H.** An application has been filed by The Heritage Bank, owner, to rezone 4.35 acres of land, more or less, from R-4 (Single-, Two-Family Dwelling

District) to C-3 (Highway Commercial District) at 1135 W. Oglethorpe Highway, further described as LCTM-Parcels 059C-100 and 059C-109. The applicant is Nick Raval who is representing Miraya Investments.

Alan presented this rezoning petition to the Commission.

**RECOMMENDATION: Approval with standard conditions.**

MOTION: Marshall Kennemer with standard conditions.

SECOND: Alonzo Bryant

Lynn Pace stated that she thinks this is a good use for this property.

VOTE: All in favor

**This will be heard by the City of Hinesville Council on October 5, 2017 at 3:00 PM.**

### WALTHOURVILLE

**3.4 Rezoning Petition 2017-031-W.** An application has been filed by Paul B. Krebs, Jr. to rezone 33.76 acres of land, more or less, from AR-1 (Agricultural Residential District) to R-2 (Single-, Two-Family Residential District) for a subdivision. This property is divided by Talmadge Road and is further described as LCTM- Parcel 051D-011.

Alan presented this rezoning petition to the Planning Commission. Alan presented the proposed conceptual plan to the Planning Commission.

**RECOMMENDATION: Approval with standard conditions and the following special condition: During site plan design, access points into the subdivision form SR 119 shall be minimized.**

Chairman Shuman asked how many driveway entrances there would be. Lynn Pace stated that a new SR 119 would be developed eventually and asked to see where the access points will be located. Alan pointed them out on the plan. Alan stated that there would be access points to the subdivision from Wilder Road as well. There are 11 entrances from Highway 119 based on this conceptual plan. This is not the final site plan.

Marcus Sack with P.C. Simonton and Associates came forward to speak on behalf of the developer and the landowner. Marcus stated that they are not against sharing driveways for the eleven lots on the state highway. As was stated this would not be a state highway in the future. Marcus stated that the plan is to transform this property from a debris filled and hole in the ground to an attractive neighborhood. Marcus stated that they have discussed the traffic issue with the State Highway Department. There will be a pond on the property with access for the majority of the home sites. Phil Odom asked if this was a mining site. Marcus stated that is correct. Phil asked if the slopes of the site were compliant. Marcus stated that as it is right now the slopes are fairly steep but they will dress them up. Phil asked how many acres the mining site holds in water. Marcus stated six and a half.

Jerry Kicklighter came forward to address a few concerns. Mr. Kicklighter lives across from the property on Talmadge Road. His main concern is the drainage. He has been there over 40 years and there is a drainage problem in that area. Mr. Kicklighter asked if a portion of the property

was in wetlands and Marcus stated that is correct. Mr. Kicklighter asked what the price of the homes would be. Bill Nutting stated over \$200,000.00 dollar homes. Mr. Kicklighter asked if the homes would be on city water and sewer. Bill Nutting stated they would be. Mr. Kicklighter stated that when he bought this property over 40 years ago it was agricultural. He wants to be sure that he can still use his property as agricultural once this development takes place. Lynn Pace stated that you are definitely grandfathered in on your zoning so no one can take that away from you. Lynn told Mr. Kicklighter that he could request through the developers that a fence be installed. Marcus Sack stated that there are wetlands there that would be a natural buffer. Bill Nutting stated that he would meet with Mr. Kicklighter to discuss anything else he can do to accommodate him.

Dwinda Wilson came forward to speak of her concerns. She is very concerned about the traffic and stated that about once a month a car or truck ends up in her yard. She is concerns that the added traffic will enhance this problem.

Richard Cooke came forward to state that his property has a ditch for run off now and wanted to know how close to his property the road will be located. Marcus Sack stated that they are currently working on the road as it could change once the property is surveyed. This is just a concept plan. As of right now, it is about five feet off the property line. Mr. Cooke asked about the sign on the property stating there could be duplexes built on the property. Marcus stated no sir; there are no plans for duplexes. Mr. Cooke asked if it was a misprint on the sign. Alan stated that is what the zoning allows.

Donna Adams came forward to express her concerns. Donna stated that she is in favor of the subdivision if the developer actually does as he is stating here today. Mrs. Adams does have great concern about the traffic issue on the eleven home sites that are located on Highway 119.

Mr. Kicklighter came forward to ask if they public could speak at the time of the presentation of the final site plan. Chairman Shuman stated that Mr. Kicklighter would be able to speak again.

MOTION: Phil Odom with standard and special conditions.

SECOND: Marshall Kennemer

VOTE: All in favor

**This rezoning petition will go before the Walthourville City Council on September 26, 2017 at 6:00 P.M.**

### HINESVILLE

**3.5 PUD Amendment for Independence (FKA Settlement) Tract 3A 2017-033-H.** An application for a PUD Amendment has been submitted by Claude L. Dryden, Jr. for a proposed subdivision. Property is located off Marne Blvd and is further described as LCTM-Parcel 027-004.

Alan presented this PUD amendment to the Planning Commission. Originally, this tract consisted of a 208-lot subdivision plus 1 acre designated as a commercial area and another two and half acres designated as amenities. The proposed revisions to this tract that do not affect the entire subdivision area, but it is only a 10.8-acre portion of the total, which is Phase 1. Subdivision lots will replace the commercial area and the amenity area and one small pocket park originally in Phase 1 will be relocated to a subsequent phase. The original lot layout had an alleyway

positioned in between the lots. The alley is being replaced by a right-of-way. They are changing the road layout a little bit. Jeff Ricketson stated that instead of the alley, it is now a street. The houses will now face the street and not be backed up to the alley as previously planned. Lynn Pace asked why they changed the alleys. Jeff stated that the developer would answer in a moment. Jeff Ricketson stated that yesterday the LCPC received a letter from the Ft. Stewart Garrison Commander stating that they have no objections to this development.

**RECOMMENDATION: Approval with standard conditions.**

Lynn Pace stated she would change the answer to number 7 of the zoning analysis. Lynn stated that it would definitely allow short-term gain at the expense of local long-term goals. Jeff asked Lynn "in what way?" Lynn stated the first one taking away the pocket park. That was hard fought to get that in there and they promised that if we let them move it once, they would never ask again. Lynn stated that alleyways were there to prevent the owners from having the carports open to the street. Chairman Shuman stated that was one of the selling points. Lynn stated that there are reasons why this is done. Lynn said we allowed some changes but these items were supposed to be set the same. Jeff stated that the developer would need to address this issue.

Marcus Sack with P.C. Simonton and Associates came forward to speak on behalf of Mr. Dryden. Marcus stated that Independence Settlement has been around for a very long time. This is pretty close to the last phase of development we are going to see because the majority of Independence Settlement has been put into conservation easement and will not be developed. As part of this transition, Mr. Dryden has purchased this particular phase. This first phase is just a quick phase to go ahead and start getting some lots out there and it happens to be the phase where the alley-loaded lots were planned to be. Now Mrs. Pace, I did not quite follow your statement as to why they are alley-loaded. We have found that over the years that alley-loaded lots proved quite difficult. There are many issues with them for the homeowner and for city services. Lynn Pace stated that Marcus is right; this is one of the last phases that is why this one is so important. Because you are doing away with the amenities. Marcus stated that the pocket park would be relocated. Lynn asked to where. Marcus stated to the next phase. Rather than putting in these, tiny little parks that do not get used very much. So what they are hoping to do is combine the pocket parks and use a rather large land mass for folks to use, such as in the detention pond area. Lynn stated that the alleyways, she does not understand the reason. She has been in neighborhoods that have alleyways, they are quite handy, and people are happy with them. However, the idea was to have some of these houses, where you did not see in everyone's garage. Now I am not adamant about that one. I think it is a good idea. What I am adamant about is doing away with the commercial area and the amenities because that is important to be up in the center part of the subdivision. That is supposed to be there because it was hard fought to have there. They wanted rooftops in there before they did these things. Now there are rooftops there and now you want to move it again and not do it. I know its different owners. Marcus stated there was supposed to be a city center concept there, but the problem is that  $\frac{3}{4}$  of the developable property will never be developed. Therefore, there is no value to that land as a piece of commercial property. There will not be enough rooftops in the development to support a commercial property. It cannot happen anymore due to the downfall of the economy. Lynn stated the closer you put it to the front of the property the more use it will get. Marcus stated the is correct if it were to go out on Fifteenth Street where there is commercial property there would be value out there, but internal to this, there is no value. Marcus stated the original plan was fourteen hundred acres of development. That is what was planned. Lynn stated, so your plan is not to put it in a future phase but to leave it out altogether. Marcus stated the commercial area would be left out altogether. The pocket parks will be kept in but it will be configured differently



than the original plans. We will try to give it a little larger land mass rather than the tiny pocket parks. Marcus stated there have been attempts to put in the original amenities but there are not enough rooftops to pay into the HOA to do the grandiose amenities that have been planned back there.

Kappel Brown came forward to speak. He lives in the area. Mr. Brown stated that there are people coming in there that are not residents coming in there to fish. Chairman Shuman stated that we could not do anything about that. Mr. Brown stated that there is a lot of talk from the neighborhood that there is supposed to be a pool and that has been a selling point. Mr. Brown stated that part of the reason people are not paying into the HOA is because nothing has been developed. Marcus asked Mr. Brown if he was located in the back and Mr. Brown stated yes. Marcus informed Mr. Brown and the Commissioners that part of that reason is because that particular area there developed their own HOA instead of joining in the main HOA. This developer is a completely different developer and different HOA. Chairman Shuman stated that is nothing that can be solved here. Lynn Pace stated that she remembered when that was done and she objected to them putting in their own amenities and taking away from the rest of the neighborhood. We were promised that they would have that amenity later and we still do not have them.

Claude Dryden came forward and stated that the original plan was a huge concept with big ideas but it failed. Claude stated that what they are trying to do now is take this piece of property that has been sitting there for years and turn it into a nicer neighborhood. There simply is not enough rooftops to develop the original amenities

MOTION: Phil Odom with staff recommendation

SECOND: Marshall Kennemer

VOTE: All in favor with Lynn Pace opposed.

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

#### **5.0 INFORMATIONAL ITEMS**

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

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

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

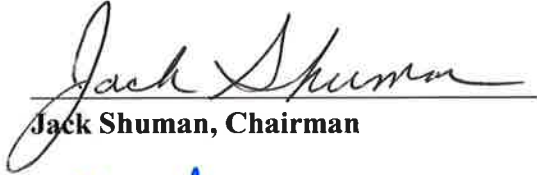
Jeff Ricketson presented the Planning Commission with an update of last month's actions. Jeff stated that the Hinesville City Council heard special permit use in reference to the ordinance change that concerned bringing a special permit before council more than once a year. The Hinesville City Council accepted the changes as presented from the Planning Commission. Allen Fillingame's conditional use permit for car sales lot was approved with the variance of the fence recommendation that the Planning Commission made. The side yard variance for the porch was approved. The A.G. Wells rezoning was approved by the LCBOC.

**8.0 ADJOURN**

MOTION: Tim Byler

SECOND: Marshall Kennemer

VOTE: All in favor

  
\_\_\_\_\_  
Jack Shuman, Chairman

10-17-17  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Jeff Ricketson, Secretary to the Board