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Timothy Byler  
ASST. VICE CHAIR  
Lynn Pace  
SECRETARY  
Jeff Ricketson



COMMISSIONERS  
Sarah Baker  
Alonzo Bryant  
John Hodges  
Marshall Kennemer  
Phil Odom  
Durand Standard

July 22, 2019

The Liberty Consolidated Planning Commission met on Tuesday, July 16, 2019, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A motion was made by Marshall Kennemer and seconded by Tim Byler to approve the minutes from the June 18, 2019 meeting. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Alonzo Bryant made a motion to approve the final agenda. Marshall Kennemer seconded the motion. The motion passed unanimously. The public was notified of the meeting and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

John Hodges  
Lynn Pace  
Jack Shuman  
Marshall Kennemer  
Alonzo Bryant  
Tim Byler  
Phil Odom

ABSENT:

Sarah Baker  
Durand Standard

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant  
Jeff Ricketson, Executive Director  
Gabby Hartage, Zoning Administrator  
Nirav Gandhi, Planner II  
Curles Butler, 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 (None)**
- 2.0 NEW BUSINESS**
- 3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS**

**HINESVILLE**

**3.1 Rezoning Petition 2019-025-H.** An application has been filed by The Heritage Bank, owner, on behalf of Trevor Sikes, applicant, for a PUD revision of 245.38 acres of land, more or less, on W. 15<sup>th</sup> Street which was originally part of the Independence Development. The following map and parcels are part of this PUD revision: LCTM-Parcels: 028-009, 028-010, 028-011, 028-012, 028-014, 028-015, 028-016, 028-017, 028-018, 028-019, 028-020, 028-021, 028-022, 028-24, 036A-043, 036A-044, 036A-045, 036A-046, 036A-048, 029B-115, and 029B-117. This PUD revision is for the development of single-family residential lots and one 4.16-acre portion has been set aside for commercial use.

Gabby presented this rezoning to the Planning Commission. Gabby stated that the maximum number of lots will be 399. There is a small 4.6-acre parcel that is set aside for commercial use. Gabby explained the difference in the colors on the map to the Planning Commission to demonstrate the adjacent parcels that are NOT included in this action. Gabby explained the various lot sizes to the Commissioners. Gabby stated that the 10 ft. setback does not allow enough room for cars in the driveways. Gabby further stated that the street trees to be planted in this development are large canopy trees and when the tree matures the 10 ft. setback could also cause issues for the home.

Commissioner Odom questioned the density of the development.

**RECOMMENDATION: Approval with standard and the following special condition:**

- **Front yard building setback for all lot categories shall be no less than 15 ft.**

Chairman Shuman asked for Marcus Sack with P.C. Simonton and Associates to come forward to speak on behalf of RTS Homes and to explain the density of the homes. Marcus stated that 135 acres of upland are being disturbed in this development. Marcus stated that there will be between 3.7 – 4.0 units per acre. This PUD is very similar to the other PUDs they have developed across the City of Hinesville. Marcus wanted to go back to review the front setbacks and stated that he would like to keep the patio homes at a 10-foot setback and keep the home types to 15-feet. Marcus stated that the 10-foot setback helps create the desired look and gives the homeowner a larger backyard. Commissioner Byler asked if the garages would be accessible from the back or front. Marcus stated that these garages will be placed on the front of the house and face the street. Commissioner Odom asked how the wetlands will be part of the lots sold. Marcus stated that the wetlands will be set aside. Typically, in Hinesville we do not make wetlands part of the lot.

Jeff Ricketson stated that the LCPC staff has had extensive discussion about this and Marcus is right. There have been phases of subdivisions that were approved with 10-foot setbacks. We have looked at some of those neighborhoods and have realized that there is not enough room for the vehicles in the driveway to keep them from impeding the sidewalk. We have looked at the ordinance more carefully and all the residential zones in the City of Hinesville require a 20-foot setback. In a PUD we have been allowing as low as ten. In looking more closely at the requirements of the PUD in Hinesville the PUD requires that the houses be set back at least 25-feet from the street. We have been interpreting that as 25 feet from the roadway but in essence the sidewalk is part of the street. Our recommendation here and going forward is that that we have a 15-foot setback minimum on all new single-family dwellings. That effectively gives you 25 feet from the dwelling to the sidewalk which we think better meets the intent of the city's PUD ordinance.

Marcus stated that if this makes the project a go, then he and the developer, Trevor Sikes, could live with it.

Commissioner Byler asked if there needs to be an amendment made to the comprehensive land use plan. Jeff stated that the recommendation for the amendment to the comprehensive plan can be added to the motion.

Commissioner Pace asked what use the commercial portion was designated for. Marcus stated they have no plans at this time.

MOTION: Tim Byler recommended approval with standard condition and one special condition for all front setbacks to be 15-feet and to include that the City of Hinesville make an amendment to their comprehensive plan use in this area.

SECOND: Alonzo Bryant

VOTE: Unanimous in favor with John Hodges abstained.

**This rezoning will go before the Hinesville City Council on July 18, 2019, at 3 PM.**

**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**

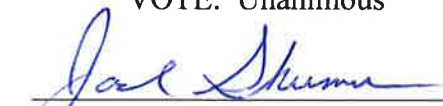
Jeff Ricketson, Executive Director, presented the Planning Commission with an update of last month's actions. Jeff stated that the LCBOC approved the waterfront ordinance for accessory buildings and now they can be approved administratively. The request for the aesthetician office was approved by the LCBOC. The request for mobile home variance setback was approved by the City of Riceboro. The cell tower was approved by the City of Midway. The two subdivisions from last month were approved by the City of Flemington and McLamb Estates was approved by the City of Walthourville with the requirement that they have public sidewalks installed along Griffin Road.

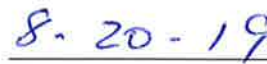
**8.0 ADJOURN**

MOTION: Phil Odom

SECOND: John Hodges

VOTE: Unanimous

  
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**Jack Shuman, Chairman**

  
\_\_\_\_\_  
**Date**

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