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Lynn Pace

**SECRETARY**

Jeff Ricketson



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Sarah Baker

Alonzo Bryant

Andrew Williams

Marshall Kennemer

Phil Odom

Durand Standard

March 30, 2017

The Liberty Consolidated Planning Commission met on Tuesday, March 21, 2017, in the Historic Courthouse, 100 Main St., Hinesville, GA. Jack Shuman, Chairman, called the meeting to order. A Motion was made by Durand Standard to accept the minutes from the February 21, 2017 meeting. Alonzo Bryant seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. A motion was made by Tim Byler and seconded by Andrew Williams to accept the agenda. 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

Alonzo Bryant

Tim Byler

Durand Standard

Phil Odom

Jack Shuman

Andrew Williams

**ABSENT:**

Sarah Baker

**OTHERS PRESENT:**

Jeff Ricketson, Executive Director, Secretary

Abe Nadji, Engineering Director

Kelly Wiggins, Executive Assistant

Gabby Hartage, Zoning Administrator

Curles Butler, Inspector

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.

**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 ITEMS**

**(Tabled last month)**

**Chairman Shuman announced that he is recusing himself from rezoning petition 2016-031-H because he is a member of the Board of Directors of Cherokee Rose Enterprises and will have Vice-Chairman Tim Byler sit in for this portion of the meeting.**

Jeff Ricketson advised Vice-Chairman Byler to have the Planning Commission vote to remove the petition from tabled so it can be considered.

**Motion was made by Durand Standard to reopen zoning petition 2016-031-H and Marshall Kennemer seconded the motion. The motion was unanimous.**

**3.1 Rezoning Petition 2016-031-H.** Request by Dryden Enterprises, Inc., to rezone 158.45 acres of land, more or less, from R-1 (Single-Family Dwelling District) and R-3 (Single-Family Dwelling District) to PUD (Planned Unit Development District) for a single-family residential subdivision.

Gabby presented this rezoning petition to the Planning Commission. The subdivision will consist of up to 198 lots and will be accessed by Topi Trail and Meloney Drive. Two properties will be rezoned. It will be developed in at least two phases. Over half of this parcel is preserved as undisturbed wetland area. The community will be provided with pool and playground. However, the location has not been finalized. There are two categories of lots. Large lots and small lots. This area was annexed and rezoned in 2005. The conditions of the R-1 lots at that time stated that the lots were to be limited to a total of 60. The limit of the R-3 tract was 140 lots. There was an additional condition that traffic would be evaluated. Gabby presented the letter from attorney Sam Oliver. The LCPC retained an outside lawyer due to the fact that the LCPC attorney had a conflict of interest. Mr. Oliver is stating that the covenants were stating that if traffic were to go over this parcel then the covenants would be honored. However, this subdivision is not being accessed by that parcel but in fact a totally different parcel owned by Mr. Claude Dryden. Jeff Ricketson pointed out to the Planning Commission that a copy of Mr. Oliver's letter is in front of them for them to view.

The biggest change is on the community area. Dryden Enterprises is in discussions with Cherokee Rose Country Club about collaborating with them for the required amenities. If there is no agreement with Cherokee Rose Country Club and Dryden Enterprises then the amenities will be placed within the PUD. The minimum lot area for the small lots is 4,000 square feet and the minimum lot area for the large lot is 8,000 square feet. The minimum distance between buildings is 15 feet for the small areas and 20 feet for the large areas. The PUD ordinance in Hinesville requires that the minimum distance between buildings be 20 feet. The applicant will have to request a variance from the City of Hinesville Council. Gabby pointed out the minor changes on the new conceptual drawing to include the roundabout.

**RECOMMENDATION: Approval with standard conditions and the following special conditions: Hinesville Code of Ordinances, Appendix A, Section 509 (A) (3) requires a minimum 20-foot separation between buildings. The applicant requests a 5-foot variation, i.e. 15-foot separation between buildings.**

Jeff Ricketson spoke to the Chairman and stated that there is one more staff item that needs to be addressed before we move into public comment. Each Commissioner was given a memo written by Nils Gustavson, our Transportation Planner. At the last meeting, there was some discussion presented to you by the applicant that a traffic study was conducted by the LCPC and we want to clarify that by saying that the LCPC did not perform a traffic study for this development. However, LCPC did conduct some traffic counts. This memo outlines the data we collected.

Marcus Sack with P.C. Simonton came forward to speak on behalf of the developer. Marcus stated to Jeff that was partly his fault. Probably a bad choice of terminology on my part. You people did indeed collect data that we explored. It sounds like the numbers were very close that we reported the first time. Marcus stated that Gabby touched on the 60 lots several times from the precious document that you showed, but it was not just 60 lots. It was 60 plus 140 lots for a total of 200 lots in 2005. Marcus stated that this is just a rendering. We are in the rezoning process right now. We are not in the site design process. I would like everyone to keep that in mind. These are some of the ideas we had to try to help our neighbors because we always try to be a good neighbor when we go into places. To help our neighbors with the traffic, we did four things. First, at each of the tie in points we added a center island. That will calm the traffic as it leaves our subdivision. Second, we are going to place two signs as they leave the subdivision that state "Slow down." What is in front of you today is not a question of whether we are going to allow a subdivision. I think this is an important part, back to the date that Gabby just said; the subdivision was already approved for 200 lots. What is in front of you today is whether we are going to have a subdivision with a PUD or a subdivision with R1 and R3 zoning. The reality is that there are three options. That is what has been already approved, the 200 lots, with no traffic circle, no calming device as they exit the neighborhood, no amenity center, no HOA, none of those things exist in what was approved before or we can have a PUD. A planned unit development, something that can breathe life back into the country club, something that will have an amenity center on site or as another option off site at the country club where it becomes a central focal point to that facility. That is really what we are looking for today. We try to make some changes to make it better for our neighbors. Traffic is always a concern but once it is built people usually, say, actually, it is not that bad and I am glad we have it here, it is a good addition to our subdivision.

Tom Ratcliffe came forward to speak. For the record, he lives at 210 Topi Trail and he contributed more than \$250 to the Mayors campaign. I think we made some improvement here in what the traffic circumstance is over the original plan. I like the traffic circle, I like the signage, and I like the angles. It looks like we have eliminated one of the avenues that

brought traffic potentially to Topi, which is the area that was my concern. We still struggle a bit with the fact that Topi itself is a long straight away. And there may not be a practical alternative to how one manages traffic better or to prevent the speeding potential the traffic will create. Everybody hates speeds bumps or speed breaks. It may be that there is a device that could be talked about somewhere along the line that might create a slowing device that is more of the general rise rather than an abrupt break in that path. In a perfect world be to accept that the traffic would occur but then we at some point (the neighborhood) would come to the conclusion that traffic is a problem and maybe there should be an attempt to slow that traffic through some sort of device actually in Topi Trail itself. Hastening on, I will tell you that I have talked to a number of people including Mr. Wiggins and some of the members of the Country Club. I think there is good synergy and potential for there to be some meaningful opportunity to connect this addition to the actual Country Club. In the sense that if the amenities, if the pool and enhancement amenities that would be supported by the HOA, the homeowners association for the new development are operated by the Country Club itself then we begin to fit this hand to glove together in a way that could be meaningful to everybody. Alternatively, as I said at the last occasion it could end up being a win-win and that is what we would thrive for. The technical difficulty is that the process has to begin somewhere and I realize it's with you and the decision with you is simply do you take the previously approved subdivision which would not create an HOA. Or do you grant the rezoning change to a PUD which would create the HOA? Now we can't see the whole picture, which is very uncomfortable for me. I would love to see the whole picture but I respect the fact that there has to be dialog between the club and Mr. Dryden as to how that will be put together. So I think partly the decision you are confronted with from the Topi prospective... I am encouraged to think there is an opportunity if we able to achieve a clubhouse and a pool restoration, there could be an advantage to some of us who live in the club now that do not belong to the club in any fashion and that could be a membership that could be in both the pool and the clubhouse that could produce for the club additional and new revenue. And for the neighborhood it could produce additional services that are not currently available given the state of the club and the circumstance. I can see the win win opportunity. I think that there are great possibilities in if we can keep moving together in the direction that brings us to that.

Elaine Boggs came forward to speak. She lives at 218 Cherokee Trail. I have great interest in the project as do my husband and my children. We have been there for 28 years. We picked that neighborhood when we first moved here and we loved it because it was a neighborhood. In my perspective as a realtor and as a regular consumer, there is a big difference between a subdivision and a neighborhood. You can tell just by going to different subdivisions in the town where the houses were repetitively built, same style, same whatever. What bothers me most about this development is bringing change to an area that we have grown to love and to live there and know that the traffic is minimal compared to what it is going to be. If the project had fewer houses on much larger lots, I think the impact might be a little bit better. But I just look at how many lots are to be developed here and you take an average of 3 to 4 people that live in the household, you can do the math and figure out how



many people are going to be behind this property. And it's going to go through (inaudible) to get there. Even though Cherokee Trail may not be quite as impacted as Topi, people are going to go out of both sides. It is inevitable. I am opposed to it. I love our neighborhood the way it is. And to bring this many people and this development in the back, I think it's going to change our neighborhood. I think it's going to change the composition and I think it's going to change for the worst. That is my opinion.

Jim Arnold came forward to speak. Mr. Arnold lives at 227 Topi trail. I am not a fan of this proposal as described. Safety is something that is near and dear to my heart. I have been in the neighborhood for 10 years now. I have let my kids grow up in formative years in the neighborhood. It's a nice, safe neighborhood. We all know that safety has changed a lot in this town in the last 10 years. Crime rates are drastically up. That's published data. We have little boys and girls running up and down the street on their bicycles and on their feet and if we double and triple the amount of traffic up and down Topi Trail, that's a safety issue to me. I know Tom Ratcliffe talked about adjusting the speeds. That's all well and good but when you have three times as much traffic going up and down Topi, it's a safety issue. And if you go over to Meloney, I am concerned about that because that road already has people parking on the street. People are parking on the street and if you are going to double and triple the flow, it's yet another safety issue. I have watched the value of my home in the last 6 months go down about 25 %. If we increase the number of homes in the neighborhood to smaller homes than the one I have, I am going to see my home value come down even further. I am concerned about that. My biggest two issues, home value and safety.

Roy Rogers came forward to speak. Mr. Rogers's lives at 200 Topi Trail. I think as far as Topi Trail, I catch the worst of everything, I want to bring out, I know you guys did the car survey thing but I haven't heard nothing about semi-trucks coming down Topi Trail. I haven't heard anything about the noise pollution that is happening now because of this. It has gotten so bad, because me being right at the beginning, these trucks coming through early in the morning, on their way to deliver, whether it be UPS or a delivery to Walmart, it causes so much noise. I used to be able to say I can hear a car come through here, but that's not the way it is anymore. I came here in 1991. I have been in the Country Club all that time. I participate with everybody and try to get along. I have watched the people come and go. I have tried to maintain the trash has gotten so bad that I have had to increase my trash bins because I pick up the garbage and stuff that is thrown out there. Things of this nature I think need to be brought up and see if we can make...we used to be one way but now it comes both ways, so there has to be something done about the tractor and trailer because it's going to make it worse on Topi. Not only do trucks make noise, they tear up the road. Our road has been catching the dickens because these big trucks come in there, I even have big trucks try to turn around in my yard, and they make ruts in my yard. I just wanted to bring that up.

Rachel Foster came forward to speak. Ms. Foster lives at 229 Topi Trail near the end where the curve is located. Me and my family live there. I know you guys have talked about it, but I feel like those speed sensors that were put at the end of Topi where people are going to stop

at the stop sign because they are about to turn on the highway is a completely different set of data compared to the end where we are at the curve. People are flying down there. We watch them all the time. They slow down just enough not to fly off the edge of the curve there. We have a great peaceful, quiet neighborhood. And I know that you guys develop and build plans every day to make Liberty County better, but please also protect us. We are a piece of Liberty County and we want you to help us protect our neighborhood. Thank you.

Kenneth Brown came forward to speak. Mr. Brown lives at 226 Topi Trail. I am a Sergeant in the United State Army. Talk about speed, you get the soldiers that find a new neighborhood to come into Fort Stewart. They don't want to live on Fort Stewart because living on Fort Stewart is ridiculous. You have a lot of rules and regulations to deal with, so like myself, they want to get out on their own, find them a place to stay. They come up to a neighborhood like this, soldiers like speed. Our speed limit is 30 mph on post and people are always being caught and ticketed all the time. So my biggest problem is the speeding. I'm not saying that you are going to get a lot of soldiers in there, but it is a new neighborhood and that's what soldiers look for, new neighborhoods. They always want top of the line, something they can't afford anyway. That's what they do. So speeding is one and then the value of these homes. So you say your building this on wetland and each year wetlands increase. What's that going to do to the value of their homes. Now these people that spent all this money on these houses, now they are going to have to foreclose because of the wetlands are going in their backyard. I wouldn't want to stay in that kind of stuff. So they are going to foreclose. The neighborhood is going to go down and the everybody else's homes are going to go down as well. That's all I am going to say about that.

Janeen Small came forward to speak. I think every one of the things that everybody has talked about something. Mr. Rogers talked about the trucks. Mr. Arnold talked about safety and the housing economy. I know that this neighborhood started out over 40 years ago. It's kind of a private neighborhood. You're on a golf course. I have lived in many towns coming from the military and I have never seen a golf course that was kind of like a freeway that you could pass through to go to another neighborhood. One of the things we are worried about is our houses. The market. If we decided to sell our houses, we are going to have a harder time selling our houses. The market is going to go down for us. Mrs. Boggs is a realtor and she spoke to you as well. She actually lost a sell due to this new development. One of the things that one of my neighbors did was look at the housing market in Hinesville and currently Zillow shows 980 houses in Liberty County that are for sale. 667 homes are in Hinesville itself. There are another 301 houses that are foreclosures. Everybody knows that this is a military town. With the excess of houses that we have, it is a lot easier to purchase a home than to rent a home, so that's what a lot of military people do. And then they are forced to vacate their home. Like I have a house next to me that's empty and I live down near the end of Topi. That house hasn't been rented or anything and I think that's one of the houses that Mrs. Boggs is trying to sell as well. Those people were military and they are having a hard time getting that sold. Anyway, on Fort Stewart there are 418 houses that are open to rent. They are open to the general public. Our biggest thing besides the safety and the traffic is

that is affects our homes, our economy. If you guys would consider that, I would appreciate it.

Marcia Anderson came forward and said she originally decided not to speak hoping that her issue would be discussed. It was not covered by the others. Mrs. Anderson lives at 336 Kuwe trail, which is not going to be directly affected by traffic as much, I don't think, as some of the other areas, but this has been our home community for 25 years. Our children grew up here. We were affected by a situation much like this in another area of Liberty County. We bought our first home in 1989 on Liberty Oak Lane. It was a beautiful home and we loved the area. Less than two years after we bought that house a development was put in behind us. The road came through our subdivision and we were on a cul-de-sac. It was much smaller than this is planned to be. Our children at that time were 5 and 6 years old, they could not even play in our driveway or our yard because of the speeders that were coming down there and making a right turn right beside our house, screeching tires on two wheels. It was really bad. On top of that, the subdivision was built in a way that it flooded. There was about five or six houses in the area that actually flooded. The road beside us flooded knee deep. So we left that area. We chose the Country Club because it is a stable, safe, quiet area to raise children in, which is what we did. We have many concerns for our community even though it may not directly affect me. We drive a suburban, and I say that to say have you ever driven down Topi Trail in a suburban and met a school bus? There is going to be quadruple the number of school buses coming down that road. That road is not wide enough for this much traffic. The roads in our area are in bad condition anyway. We have places on our street that are really bad. There are no sidewalks. There is nowhere for anyone to walk their animals. There is nowhere for kids to walk anywhere. The neighborhood market has been put in and I see people walking there all the time. This is going to create a very serious situation for those people that are out walking for exercise and trying to save gas, emissions, and things like that. It's very serious. It is virtually impossible at some times of the day to make a left hand turn onto Hwy 84. I sit there, and sit there and sit there and the only way I get out is when the light way down the road stops traffic and then I have to wait on all the traffic from the other direction. Our area has been impacted tremendously in the past two years. The neighborhood market impacted us. The new shopping center has impacted traffic on our end of the county tremendously. We have a son, and he and his friends would go back to this area and drive their trucks and 4-wheelers and I cannot tell you how many times we had to go pull people out of the mud bogs. It's going to take a tremendous amount of work and money to fix this and I am afraid it's going to be the same sort of issues that we had on Liberty Oak. I also want to speak to the number of homes that are on the market. We are flooded with homes on the market that are for sale and for rent. Fort Stewart is having trouble filling up their housing. The biggest issue to me is the safety and the road condition. I just do not believe, I can't speak to Meloney, I believe it's about the same size, but I can tell you from personal experience it is not big enough to accommodate the construction traffic, the school traffic, the bus traffic and all the traffic that is there now. Thank you.

Vice-Chairman Byler stated that he wanted to turn it over to the Commission and remind the commissioners and everyone here why we are here. The petition before us today is the rezoning of 158.45 acres of land from R1 and R3 to a PUD. I want to be very clear what that means. If we deny this claim, it does not stop the building of 200 houses. That was already in place. That was decided in 2005. The fact that it has not happened since 2005 does not mitigate the fact that the property developer has the right, right now to operate in the current zone and start this process in putting this in front of the City of Hinesville and making it happen. The property is already zoned. We are being asked as a council to consider a rezone to put this into a PUD that would allow them to develop it in a different manner than the standard R1 and R3. That being said, one of the benefits we have as the council is to be able to hear the concerns, the community opposition. Gives everybody the opportunity to consider what is being done, what is being considered, what should be considered that might not have been considered, such as safety concerns. To give the public the opportunity to hear what the developer is already thinking.

Vice-Chairman Byler asked for a motion. Commissioner Pace stated that she would like to have a little conversation. Commissioner Pace stated that her problem is philosophical. I have been to school to learn how to be a Planning Commissioner, so I have been twice a certified Planning Commissioner. And we have learned a lot about good versus bad subdivisions and neighborhoods so philosophically put your high density close to neighborhoods low density the furthest back you go so you don't have all the traffic going from larger lots to smaller lots, cause that does just the opposite of what you want your traffic to do. So philosophically, this is very poor planning and I have learned how to be a planning commissioner. Also, you are allowed so many houses, there are wetlands back there and because some of the land has been declared wetlands. Now you have smaller acreage, its poor planning to think you can put more houses on a less suitable land just because you were allowed to put that many houses on a bigger piece of land. So it really makes no sense to me mentally. And nobody has talked about Meloney yet but what we've done is the subdivisions that are there would not pass muster now. They were built with no sidewalks so when people visit they go into the streets. There is nowhere else to go so you are talking about communities that have made do with what that have cause it's not. We are not doing well by our community. And another thing that I have been watching Hinesville and Liberty County for a long time and all these planning things we do and retreats we go on is, why does everybody that comes here, that has a good job, the CEO, a manager somewhere, all live in Richmond Hill because everybody is saying why can't we build more high end houses somewhere. We don't have any high-end houses. We need high-end houses. Now I'm for little houses, I'm for people but this is the one area in Liberty County where I think you could put houses and community that the doctors and businessman and company owners would not want to live in Richmond Hill but we could encourage them if they had something like the country club to live in. I think they would actually do that. There is not much land left in Liberty County. There is really not acreage that is less and less able to stand a building safely. I think we are missing the boat. Now nothing I have said is going to be legally binding for anything. This is just my philosophical opinion and I just don't think



we are thinking about it well. I also know about HOA's from other places. When you turn it over to dense subdivision, nobody wants to take care of it. There is always somebody else to do it, so you end up with what was a lake and then becomes a cesspool and algae lake. I mean who is going to take care of it. So it doesn't work so you build poor neighborhoods, you build less safe neighborhood and to me it just makes no sense the way we allow the planning to go. I think that is probably three of my points. So I think some of these things that we look at "is this short term gain versus long term benefit." Well yeah, long term benefit is not there and I do agree cause I have watched the housing also. There is a flood of houses on the market. Fort Stewart is opening their houses to outside people because they can't fill them. And there are an awful lot of foreclosures, there are an awful lot of VA houses. We do have a flood of vacant houses in Liberty County so why are we doing this. People will probably buy the new ones, but what does that do with the ones that are already there? It is easier to buy a new one then it is to rehab an old one. You aren't seeing a sorry neighborhood, so you are going to buy something new because its bright and shiny but it's not going to last. "Does any of this make any sense? (Audience members state yes and start clapping.)

Marcus Sack came forward and stating that he spoke with Mr. Dryden and if speed does become a problem, Mr. Dryden doesn't mind putting some speed humps on those roads if the neighbors on Topi felt like there was a need for speed humps. That is something he would be interested in doing to help with the speed and safety. Second while we are talking philosophically, I probably shouldn't do this, but I'm going to take my engineering hat off for just a second and talk about Richmond Hill versus Hinesville. I moved from Richmond Hill to Hinesville about five years ago, but I still ride Richmond Hill all the time and look at the subdivisions. In fact, there was a really nice one right now going up on their golf course. That subdivision consists of townhomes and the same style of houses that we are proposing right here. So to me our problem, or it is to me, is not that we are doing anything different in Liberty County of Hinesville. It's the perception that you just helped convey to everybody. And I think that's unfortunate and I'll leave with that.

Commissioner Standard addressed the Vice-Chairman and stated that this boils down to; he could withdraw this petition today and build 200 homes in a traditional neighborhood. Commissioner Standard stated he was approved in 2005 and he has approval up to 200. So we are sitting here trying to make a decision as to do 198 or 200. He already has authority to do some number between 0 and up to 200. I guess I am thinking slightly different than Ms. Pace. When you do a PUD, you get another opportunity to do some improvements, some amenities that aren't necessarily required in a non-PUD. Talking about quality of life, he comes back before us with a site plan that we get another slice at that we can adjust and make sure that he has the amenities. But I guess I am struggling trying to think that if we don't approve this he walks out of here and he builds a traditional neighborhood without amenities. If we approve it then we have a chance to entice him to put the amenities that would serve the neighborhood a little bit better. If I am understanding it correctly. Vice-Chairman Byler stated you are sir.

Commissioner Kennemer spoke and stated that philosophically he agrees with Lynn. I feel the pain of everyone that lives in this particular area here. But I also know from visiting that when you have an HOA, and it's going to be an HOA, then these people have to sign their contract that they will keep their house in a certain condition. They can only do certain things with that which I am saying would help to maintain the value of the homes around it. They can't be run down. The HOA can cause someone to have to fix their home up or clean their yard up in that particular area there. That was one of the areas that I was looking at and they have approached up on the speed in the area and I am concerned with that, there is speed all the time no matter what the conditions are. I like the idea of the amenities whether it is with the golf club or in Mr. Dryden's properties. This gives an area for people to go. I do believe the PUD provides an opportunity to protect this group with the amenities and others that would help to maintain your home values. You are not going to lose your home values as much as you would if it was a standard subdivision with no HOA.

Commissioner Williams stated what is before us to approve simply with what Mr. Ratcliffe has said, I agree. The PUD with the HOA, we can't stop them from building but at some point the residents' concerns and their quality of life has to matter. A person's home value, that has to matter. Safety for their kids, that has to matter. But we have to approve what is before us, and not rather we can stop him from building, its rather we can build with a PUD with an HOA. I think the people, the citizens or the residents have more say or power with the PUD with the HOA, than the other way. So at least if you are going to build, let us have a say. What benefit is it to us if we have the HOA to where we might build a better clubhouse. I will say this; I know he can build up to 200. Mr. Dryden is a businessman. No businessman is just going to build 200 homes when he know how the market is. Mr. Dryden has built 100's of homes, 1000's of homes. I am sure he is not going to build 200 homes if he doesn't think he can sell 200 homes. That's the first thing and he is probably going to do it in phases. I would just assume that, but my concern is, if I had to make a decision of what we had to approve today, the PUD with the HOA so that the residents, the current residents would have some kind of say if you are going to build a subdivision. I would at least like to have a say and have some type of improvement cause right now if you look at the subdivision now and you look at the clubhouse and you look at the pool, you look at some of the conditions, some of that stuff is never going to get improved or fixed. But to be able to add to the community with the PUD and the HOA gives him the opportunity to do that. I understand how the residents feel especially when you are talking about safety and home value. That's a big deal. But again, we are not here to approve or disapprove if he can build or not. We are here to decide if he can do it with the PUD or without the PUD. However, definitely, if I am a resident, I want to have an HOA.

Mr. Arnold came forward again and stated that Mr. Williams point was very good. Mr. Arnold addressed Mr. Dryden and asked him to limit the number of units you build, which affects are home values, which will affect the number of vehicles going down the street. Build a nicer home that Ms. Pace talked about. Give people an interest in high-end homes

that are in a neighborhood that is already established. The opportunity is yours sir and we ask for your support because you live in this community as well. Thank you. (Audience claps)

MOTION: Marshall Kennemer made the motion to accept as presented to the Commission with the standard conditions and the following special condition: the 5-foot variation making 15-foot separation between buildings.

SECOND: Durand Standard

OPPOSED: Lynn Pace

VOTE: Passed with 4 to 1

**This petition will go before the City Of Hinesville on April 6, 2017 at 3:00 PM.**

**Chairman Shuman took over as Chair of the meeting.**

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

**4.1 Final Plat.** Request by RTS Homes for Preliminary Plat approval for 32 single-family residential lots located off Old Savannah Road, City of Flemington, Georgia.

Abe presented the plat and information to the Planning Commission. Chairman Shuman asked Abe if the City of Hinesville provided services to Flemington. Abe stated that is correct. Commissioner Pace asked if the long road cul-de-sac was too long. Abe stated no, the subdivision requires that the road with the cul-de-sac not be more than 600 feet long. Abe stated that before the end of the cul-de-sac breaks into another cul-de-sac that is why it is designed this way.

Marcus Sack came forward and said that they fully intend to take this to the Flemington City Council and to the Hinesville City Council. Marcus stated that they have had issues trying to get the 24-hour fire flow test, which I now have. Lynn stated that we do not like to see us giving people wetlands and detention ponds as part of their property.

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

- 1. Prior to presentation to the City of Flemington, the City of Hinesville's approval to serve the development with water and sanitary sewer service is required.**
- 2. EPD approval for water and sewer is required.**
- 3. ACOE jurisdictional determination is pending.**

MOTION: Alonzo Bryant

SECOND: Andrew Williams

OPPOSED: Lynn Pace

VOTE: Passed with 4 to 1

This will go before the City of Flemington Council on April 11, 2017 at 4:30 PM.

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report**

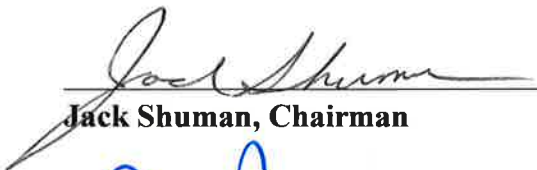
Jeff Ricketson presented the Planning Commission with an update of last month's actions. Jeff stated the barrow pit was approved by the City of Flemington Council. The garage for Mr. Hadley was approved by the City of Walthourville. The final plat for Griffin Park Phase 9 has not been heard by the City of Hinesville yet due to electric control panel for lift station.

**8.0 ADJOURN**

MOTION: Tim Byler

SECOND: Marshall Kennemer

VOTE: Unanimous

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

4-18-17  
\_\_\_\_\_  
Date

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