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Timothy Byler

ASST. VICE CHAIR

Lynn Pace

SECRETARY

Jeff Ricketson



COMMISSIONERS

Sarah Baker

Alonzo Bryant

Andrew Williams

Marshall Kennemer

Phil Odom

Durand Standard

November 6, 2017

The Liberty Consolidated Planning Commission met on Tuesday, October 17, 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 September 19, 2017 meeting. Tim Byler seconded the motion. Motion passed unanimously. Chairman Shuman asked for a motion to accept the final agenda. Jeff explained that there is an additional item to be added to the agenda, Tim Byler made motion to approve the agenda with the additional item 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

Durand Standard

Tim Byler

Sarah Baker

Jack Shuman

Phil Odom

ABSENT:

Alonzo Bryant

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director, Secretary

Kelly Wiggins, Executive Assistant

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.

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.

Jeff presented this ordinance to the Planning Commission. Jeff explained that this is a draft of a proposed ordinance that the City of Hinesville Council wishes to enact. Jeff presented the Commission with pictures of the items located on C-2 property that the City Council is referencing. The council is attempting to clean up the store fronts of commercial properties that are zoned C-2. Jeff stated that the proposed ordinance would allow newspaper racks, propane tanks, and ice chests outdoors. However, vending machines, Redbox, and other items that are for sale would be required to be located within the store. There are restrictions on the size of the allowed items. Outdoor sales would be allowed in C-2 with a special permit, and in C-3. An example of allowable uses would be Lowes. Lowes is zoned C-3 and has an approved outdoor sales lot. Phil Odom asked if this would create a rash in businesses coming to the Planning Commission and the City Council wanting to change their classification so they can continue to conduct business as they see fit. Jeff stated that he could see that becoming an issue. Andrew Williams asked who is going to enforce this ordinance if approved. Jeff stated that the Hinesville Code Enforcement office would be responsible for enforcing the code. Mr. Williams stated that the code enforcement officers would have to run around the city all day notifying these businesses to remove all these items from their storefront and if they do not then there will be citations issued. Mr. Williams asked if Walmart was C-3. Jeff stated that the two neighborhood Walmart’s are C-2 but the Super Walmart is zoned C-3. Mr. Williams stated that this seems to create exactly what we are trying to get away from, a non-business friendly community. That is something that we are trying to get away from. Mr. Williams stated that he feels this is ludicrous to a certain degree. He understands the thrift store but the Dollar Generals and Family Dollar stores should not be told to remove their outdoor items. That is not business friendly. Mr. Williams stated that some of this is outside the realm of what we should be doing, in his opinion. We should be encouraging business. Mr. Williams stated that he feels this needs to be revisited and reconsidered. He states that the businesses put these items out front to attract more business. Phil Odom stated that this ordinance would be in affect 24 hours a day and most businesses bring these items in once they are closed with the exception of Lowes that has their items chained up. Tim Byler pointed out that these machines are how a gas station makes money. There is very little profit in actual gas sales. Mr. Byler stated that it worries him to limit the amount of propane bottles restricted. When there are emergency’s or a big weekend those propane tanks sell out quickly and the trucks that bring these tanks to the stores only deliver on a minimum of a weekly schedule. Phil Odom stated that he does not see this ordinance improving the quality of life in the community. Durand Standard stated that from the prospective of a small business this is a competitive disadvantage to allow the big box stores to display and not allow the small businesses. You are putting them upside down. Mr. Standard recommended that we look at what other communities’ ordinances are and compare theirs with this ordinance. Mr. Standard suggested looking at Fayette’s ordinance. Mr. Standard stated that he can certainly see where aesthetically some of these businesses need attention, but to throw out an ordinance restrictive such as this would bring a hardship on some businesses and he does not feel this is the right direction to go in. Tim Byler asked why we could not use current code enforcement to clean up the storefronts. Collectively the Planning Commission stated if the code enforcement is not enforcing the current ordinance what would make them to believe that the revised ordinance would be enforced. Mr. Williams stated that most of the businesses in the pictures are located on the main highways and nothing is being done now. Jeff stated that their options are to table it for modifications, reject it

with a recommendation of disapproval, or approve it. Durand Standard made a motion to table the ordinance, review, and compare other cities. Motion seconded by Tim Byler. More discussion about what to do was made. Jeff stated that the staff would come back with something next month.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Rezoning Petition 2017-032-H. An application has been filed by SW Hinesville, LLC, applicant, to rezone 1.44 acres of land, more or less, from R-2 (single dwelling district) to C-2 (general commercial district) at 612 W. Oglethorpe Hwy, further described as LCTM-Parcel 057D-013. Executor for Miriam E. Beale, owner, is Charles Beale, Jr. Property is located at the intersection of W. Oglethorpe Hwy and Way Street.

Gabby presented this petition to the Planning Commission; this property is being rezoned for a sit-down restaurant. Gabby presented the conceptual layout to the Planning Commission. The parking lot is actually over exceeding what is required.

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

- A 6 ft. high opaque fence barrier shall be built between this development and residential properties.
- A driveway connection between adjacent commercial developments to the south shall be established.

Lynn Pace stated that she understands Hinesville is attempting to position all of the parking behind the buildings. Gabby stated that is mainly in the downtown overlay district. Lynn stated that she would rather have the building as the focal point rather than the parking as the focal point. Phil Odom asked if this building would be lined up with the other ones that were just before the Commission. Jeff stated that they would try to make sure this is taken care of during the site plan review.

Marcus Sack with P.C. Simonton came forward to speak on behalf of the applicant. Marcus stated that he believes his client will agree to the interconnectivity. Marcus stated they might not be able to move the building on the property.

MOTION: Marshall Kennemer motioned for approval with standard and special conditions.

SECOND: Phil Odom

VOTE: All in favor

This rezoning petition will go before the Hinesville City Council on November 2, 2017 at 3:00 P.M.

3.2 Rezoning Petition 2017-034-H. An application has been filed by Sandra Lucky, applicant, to rezone 0.46 acres of land, more or less, from R-4 (single and two-family dwelling district) to D-D (downtown development-district) at 400 Bradwell Street, further described as LCTM-parcel 055D-115. Property is located on the east side of Bradwell Street, approximately 700 feet south of the intersection of Bradwell Street and E. General Screven Way. **(Postponed to November 21, 2017 at the request of the applicant)**

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat. A request for approval of final plat for Mehalko Road Subdivision by Daniel Dasher for 11 single-family residential lots at the intersection of Dunlevie Road and Douglas Road in Walthourville.

Gabby presented this final plat to the Planning Commission.

RCOMMENDATION: Approval with the standard and following special conditions:

- Maintenance guarantee in the amount of \$ 8,494.05.
- Performance guarantee for \$ 15,259.20 for paving; this work must be completed within 6 months.
- Performance guarantee in the amount of \$ 4,320.00 for sidewalks and street trees; this work must be completed within two (2) years or must be completed prior to Certificate of Occupancy whichever occurs first.

This Final Plat approval with go before the Walthourville City Council upon the fulfillment of the special conditions.

4.2 Final Plat. A request for approval of a final plat for Phase 8 of Griffin Park by Dryden Enterprises for 85 single-family residential lots in Hinesville.

Gabby presented this final plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

- Maintenance Guarantee in the amount of \$ 159,909.43.
- Performance Guarantee in the amount of \$ 116,072.40 for paving; this work must be completed within 6 months.
- Performance Guarantee in the amount of \$ 173,460.00 for sidewalks and street trees; this work must be completed within two (2) years or must be completed prior to Certificate of Occupancy whichever occurs first.

This final plat will be heard by the City of Hinesville on November 2, 2017 at 3:00 PM.

MOTION: Phil Odom with standard and special conditions

SECOND: Marshall Kennemer

VOTE: All in favor

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report

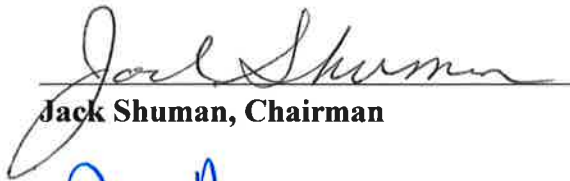
Jeff Ricketson presented the Planning Commission with an update of last month's actions. The request by Bo Hearn to rezone his property was approved. The request from GeoVista for a special permit was approved. The request by The Heritage Bank to rezone the old Coastal Auto Parts property was approved. The request by Paul Krebs to rezone property in Walthourville was approved. Hinesville City Council approved the PUD amendment. The County Wide mid-year planning workshop will be held on November 17, 2017 at 8:30 AM. at the Performing Arts Center. We are planning a Christmas dinner after the December meeting at the German Restaurant.

8.0 ADJOURN

MOTION: Tim Byler

SECOND: Andrew Williams

VOTE: All in favor



Jack Shuman, Chairman

11-21-17

Date



Jeff Ricketson, Secretary to the Board