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Lynn Pace
SECRETARY
Jeff Ricketson



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

October 18, 2016

The Liberty Consolidated Planning Commission met on Tuesday, October 18, 2016, in the Historic Courthouse, 100 Main St., Hinesville, GA. Tim Byler, Vice-Chairman, called the meeting to order. A Motion was made by Marshall Kennemer to accept the minutes from the September 20, 2016, meeting. Alonzo Bryant seconded the motion. Motion passed unanimously. Vice-Chairman Byler asked for a motion to accept the final agenda. Motion was made by Marshall Kennemer and seconded by Alonzo Bryant to accept the agenda. Motion passed unanimously. The public was notified of the meeting; the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Andrew Williams
Lynn Pace
Alonzo Bryant
Tim Byler
Marshall Kennemer
Sarah Baker
Phil Odom

ABSENT:

Jack Shuman
Durand Standard

OTHERS PRESENT:

Jeff Ricketson, Executive Director, Secretary
Abe Nadji, Engineering Director
Kelly Wiggins, Executive Assistant
Curles Butler, Sr., Inspector

Vice-Chairman Byler 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 (NONE)**

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Final Plat. Request for Oglethorpe Square Hinesville, LLC for final plat approval of six-parcel commercial development.

Abe presented this final plat to the Planning Commission. This development consists of 24.5 acres of land.

RECOMMENDATION: Approval with standard and the following special conditions:

- Maintenance guarantee in form of a bond in an amount of **\$ 56,657.25** shall be posted for the water and sewer system, and for other improvements in the city right-of-way.
- A performance bond for Ralph Quarterman Drive improvements in the amount of **\$ 17,040.00** plus final inspection.
- Final plat shall be signed by owners and surveyor.
- A copy of deed shall be submitted with final plat.

A motion was made by Alonzo Bryant to approve the final plat with standard and special conditions. Marshall Kennemer seconded the motion. The vote was unanimous.

This will go before the Hinesville City Council on October 20, 2016 at 3:00 P.M.

4.2 Preliminary Plat. Request by Dryden Enterprises, Inc. for preliminary plat approval of 37 single-family detached residential lots.

Abe presented this preliminary plat to the Planning Commission. Abe reminded the Commissioners that this subdivision was designed in 2009 for Dennis Waters. The property was cleared and some of the sewer pipe installed. Recently Claude Dryden purchased the property. Abe pointed out the location of the detention ponds. This is the original design from 2009 with nothing being changed since that time.

RECOMMENDATION: Approval with standard and the following special conditions:

- **Prior to issuance of an LDA, EPD and NRCS (soil erosion) approvals have to be attained.**

Claude Dryden came forward to speak in favor of the subdivision development. Mr. Dryden stated that there has been concern from the neighbors that there would be entrances to Dunlevie Oaks from Hall Street and Jefferson Street. Mr. Dryden stated he does not intend to use those roads for access. He intends to build it exactly as it was approved in the past. Mr. Dryden's access to Dunlevie Oaks will be from Church Street. Jeff Ricketson pointed out that if you look at the plat you can see that there are actual lots located at the entry/exit of Hall Street and Jefferson Street. Mr. Dryden stated he would not want to give up those lots for roads. Phil Odom stated that this plan fits the lay of the land. Mr. Dryden stated that this will be a nice neighborhood. Mayor Thomas Hines of the Town of Allenhurst came forward to speak in favor of Dunlevie Oaks as long as the development is built just like the plat. The Town of Allenhurst believes Dunlevie Oaks will be beneficial to their town.

Jerry Bland came forward to speak in opposition of Dunlevie Oaks. Mr. Bland stated that he lives behind the retention pond. The first time this development was approved in 2009, it was not like this. Mr. Bland stated that the last two lots were not there. Dennis got everyone in Allenhurst together and he said what he could do to make y'all happy. He said don't come down those streets and I didn't like it cause it was in my backyard but its that's fine, there would not be no house there. Dennis said that is fine I will build it, I will take away the back two lots, and that way I will not be in your backdoor step. But if they build the houses on the last two lots two-story then the owners will be looking right down into my house all the way around. Mr. Bland stated that Dennis and Allenhurst agreed not to put the last two lots in but I cannot take nobody's land or nothing. I ain't wanting to do that, I just ask that Mr. Claude on the last two lots would consider a single story house and then I will have privacy. Mr. Bland stated he was not trying to start anything, he could have his land, he just asks that the homes be single story. Vice-Chairman Byler asked Abe to point out those two lots and Mr. Bland's property for the Commission. There was some discussion between Mr. Bland and Mr. Dryden about deeding the pond over to Mr. Bland. Mr. Bland stated that if Mr. Dryden would agree to put one-story homes on those two lots then they could go on with your plan and if you do not then well I just have to go with what you say and lay it on the line, but I don't want to do that. Mr. Dryden stated this is the preliminary plat approval, that he would talk with his staff, and they will consider it. Those will be the last two lots that they get to. Mr. Bland stated that he would like a paper signed by Mr. Dryden that states that. Vice-Chairman Byler interrupted Mr. Bland and Mr. Dryden and stated that this is a conversation they will need to have outside this meeting. We need to stay focused on what we have in front of us.

Charles Campbell came forward to speak in opposition. Mr. Campbell stated that he lives on Jefferson Street, adjacent to the new subdivision. His concern has always been about the roads being opened up. I think that has been resolved. I was wondering if there would be a barrier installed at the end of the roads. Marcus Sack stood up and stated that is not a requirement in residential zoning. Mr. Campbell stated the reason he is inquiring about that is that kids will be running through the neighborhood. If there is not a barrier to keep people from coming through then there is potential for lots of bicycle traffic and ATV's cutting through. I would like that permanently blocked off. A fence would be ideal. This way the two neighborhoods would not be conjoined and stay separated. Marilyn Hicks, a neighbor from Hall Street stated that she would like the neighborhoods to be separate as well. Mrs. Hicks agrees with Mr. Campbell.

Lynn Pace made a motion to approve with standard and special conditions. Marshall Kennemer asked if Mr. Dryden was going to get with this group to discuss their concerns. Mr. Dryden stated that he certainly wants to talk with Mr. Bland. As far as the fence goes, this is not a thoroughfare; this is someone's back yard. Mr. Dryden stated he is constructing residential against residential so there is nothing in the ordinance to make him but up a barrier. However, Mr. Dryden stated that probability of there being a fence on the property is very strong. Most homeowners install a fence after they purchase the home.

Mr. Campbell came forward and stated that this is just a small area that would need fencing. Maybe 300 feet. He stated that from his experience as a kid he would cut through someone's yard to go around.

Phil Odom seconded the motion. The motion was unanimous.

This will go before the Town of Allenhurst Council on November 14, 2016 at 6:30 P.M.

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 variance that Mr. and Mrs. Winn requested was approved. The request for RTS homes for Pine Ridge subdivision has not been heard yet by the City of Hinesville. They will hear this on Thursday of this week. The sketch plan for Flemington Oaks is being debated right now at the City of Flemington.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Alonzo Bryant
VOTE: Unanimous.

Jack Shuman, Chairman

Date

Jeff Ricketson, Secretary to the Board