



Hinesville Area Metropolitan Planning Organization

100 Main Street, Suite 7520 Hinesville, Georgia 31313
Phone: 912-408-2030 Fax: 888-320-8007

Chairman Donald Lovette, Policy Committee Chair

Jeff Ricketson, AICP, Director

AGENDA

Hinesville Area Metropolitan Planning Organization Technical Coordinating Committee (TCC) **On-line Only due to COVID-19 Assembly Restrictions** **January 14, 2021 @ 9:00 AM**

1. Call to Order and Introductions
2. Approval of November 12, 2020 Meeting Minutes
3. Status Updates
 - a. Project Status Reports
 - b. Transit Updates
 - c. Transportation Public Comment Log
 - d. HAMPO Administrative Updates
4. New Business
 - a. Draft PPP (Action: Release for 45-day comment period)
 - b. Draft Committee Bylaws (Action: Approval)
 - c. Election of Committee Officers (Action: Approval)
 - d. SR 119/ EG Miles Parkway Special PL Funding Application (Action: Approval)
5. Other Business
 - a. Agency Updates
6. Public Comments
7. Schedule
 - a. Next regularly scheduled meeting: March 11, 2021
8. Adjourn

Please join in via our Zoom meeting at:

<https://rsandh.zoom.us/j/93735980382?pwd=Wk96MUNuampMUlNDQXRfUnRTaFU1QT09>

Meeting ID: 937 3598 0382

Password: 123456

Dial 1-312-626-6799



Hinesville Area Metropolitan Planning Organization

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HAMPO TCC MINUTES: November 12, 2020

The Technical Coordinating Committee (TCC) on Transportation met via Zoom conference call 9:00 AM on November 12, 2020.

1) CALL TO ORDER:

- Joey Brown, Chair, called the meeting to order and noted a quorum was present.

INTRODUCTIONS: No introductions.

Members Present: Joey Brown, Jeff Ricketson, Mayor Hawkins, Ned Green, Trent Long, Ryan Arnold, Clemontine Washington, Paul Simonton, Robert Norby, and Arnold Jackson.

Members Absent: Kyle Wemett, Dr. Franklin Perry, Mayor Joe Harris, Mayor Thomas Hines, Mayor Richard Strickland, Mayor Larry Baker, Ron Tolley, Chuck Scragg, and Troy Pittman

Non-Voting Members Present: Karen Randolph. Ann-Marie Day.

Non-Voting Members Absent: Allen Burns, Robert Buckley, Don Masisak, and John Lyles.

Participating: Vivian Canizares, Mark Wilkes

Staff Present: Rachel Hatcher, Kelly Wiggins.

Public: None.

2) APPROVAL OF MINUTES:

- Paul Hawkins made the motion to approve the September 10, 2020 minutes, seconded by Trent Long, and all voted in favor.

3) OLD BUSINESS:

a) GDOT: Project Status Reports:

SR 38 Connector from SR/US 84 to SR 119 is under preliminary design and environmental work is ongoing. The preliminary plans are 90% complete. Construction funds remain in long-range funding.

SR 38/US 84 at CR 73/Old Sunbury Road is in final design and preliminary plans are 100% complete. Final plans are over 95% complete. Breaking ground anticipated for March 2021, with 12-24 months to complete project.

Final plans for SR 119 at Taylors Creek-Bridge replacement is 100% complete with final plans and working through a utility issue with the base.

Ryon Ave. realignment project is a TAP grant project with preliminary engineering funds authorized. Will share with the committees once the final designs are completed.

CR 171/Lewis Frasier Rd @ Peacock Creek bridge replacement project was recently incorporated into the TIP with a schedule review slated for October.

SR 38 Connector resurfacing contractor is currently working on resolving issues with dips in the road and potholes being paved over. Mr. Ricketson stated that the Mayor of Midway had complaints about the construction work, and added the contractor briefly lost their rating with GDOT which paused work on the project. Construction work is ongoing and the complaints regarding delayed driveway installation will be addressed by the contractor.

1.686 miles of milling and resurfacing on SR 38 from SR 119 to E of US 84 is 85% complete.

12.55 miles of milling and resurfacing on SR 38 from E of OC Martin Drive to E of I-95 is 35% complete.

b) Liberty Transit:

Overall ridership increased slightly from August to September; with Route 3 operating the full month. Ridership is climbing slowly. Sanitation and protective barriers remain in effect.

The preliminary design phase of the second infrastructure project has begun. ADA infrastructure project is currently in the public notification phase. A virtual open house will be held on November 13th at 11 A.M. Liberty Transit TPO First Transit began operations in October 2020. The new general manager is Karen Randolph. Paratransit ridership increased from September to October 2020.

c) Transportation Comment Log:

Deputies running radar with lights off from the decel lanes on Leroy Coffey Highway. Preliminary communication with Liberty County Sheriff's office has been initiated.

US 17 Pedestrian Crossing near the Midway Museum. HAMPO Staff has had ongoing coordination with GDOT's District office and with Midway Museum. Cynthia Phillips with GDOT District 5 indicated that in the spring, GDOT District will reevaluate this corridor. Staff is working on getting this agreement documented and continuing coordinating with GDOT District and GDOT's Atlanta office.

No new comments have been received.

d) HAMPO Administrative Updates:

Upcoming Election of Officers: The By-laws require the TCC to select a Chairperson and Vice-Chairperson from its members. Selection shall be made by majority vote. This is required to be

done on the first meeting of the calendar year and they shall serve for the calendar year. The TCC members stated that they would like to nominate and vote at the first meeting of the TCC in 2021.

SR/EG Miles traffic Study and traffic Impact Analysis. Rachel explained that there is a development that is proposed to be built on the property across from Schoolhouse Road. The City of Hinesville Council approved this development with the condition that a traffic study be acquired. Rachel stated that this development coincides with a multi-family development located next door. This is within the parameters of two of our MTP projects. This was advanced to band one because it would allow for potential right-of-way acquisition to support the project. There was discussion among the committee. Trent Long stated that the developer is willing to allow the increased right-of-way. Trent also stated that this project is most likely 5 years away from development. Chairman Brown stated that he wants this committee to keep this on their radar for the long-range plan. Jeff stated that he does not believe this will warrant traffic signals but will probably help with getting the turn lane installed. Chairman Brown stated that he would like a plan starting from General Screven to the Railroad Track. Trent stated that they have been in discussion. Jeff has talked with Cynthia Phillips at GDOT and she expressed interest in speaking with the locals to discuss this issue. Joey asked Trent to get with Cynthia at GDOT and remind her of our vision since this is on the list of 30%-funded T-SPLOST projects calling for installation of access management median infrastructure.

MPO By-Laws Update and PPP Update:

Draft article 8: Meeting remotely and virtually. Rachel went over this draft to the By-laws concerning meeting virtually during a public health emergency. At the next meeting, the TCC will be asked to recommend to the Policy Committee adoption of this addition to by-laws and approval to send participation plan out for 45-day public comment period. Rachel will send the finished document to the TCC for review before the January 2021 meeting.

4) NEW BUSINESS:

- a) **Draft 2018 - 2021 TIP Amendment #6.** Mrs. Hatcher stated that the GDOT Planning office is requesting an amendment to the FY 2018 – 2021 TIP and the 2045 MTP and explained the proposed changes. This amendment is to include PI# 0017411 (I-95 from Florida State Line to S Carolina State Line – ITS Exp) into the 2018-21 TIP and 2045 MTP. Trent Long made a motion to approve TIP Amendment # 6 and seconded by Arnold Jackson and all voted in favor.
- b) **Draft 2021 -2024 TIP.** Mrs. Hatcher stated that the draft 2021 – 2024 TIP is currently being developed by HAMPO staff. Projects must be in the TIP to receive federal and state highway funding. This document is updated annually and is financially constrained by year. She added that the projects in the TIP are consistent with the Metropolitan Transportation Program (MTP). She explained the federally mandated documents an MPO creates and how they are related. The final draft will be presented for adoption in Spring 2021 after being presented to the MPO committees in December 2020 and a 30-day public comment period in January 2021. Previous action included HAMPO staff presenting GDOT source data to the Policy Committee at the October 2020 PC meeting.

Paul Simonton made a motion to recommend to the Policy Committee to release the Draft 2021-2024 TIP for a 30-day Public Comment period and seconded by Trent Long and all voted in favor.

- c) **Draft FY 2022 UPWP.** Mrs. Hatcher explained the purpose of the UPWP, which contains the MPO planning priorities and work efforts. This document is updated annually and is fiscally constrained by federal, state, and local funding from July 1 – June 30. The FY 2022 Budgets have not been released but will be incorporated into the final draft. She stated areas of emphasis as: freight planning, bicycle and pedestrian greenway analysis, Liberty Transit TDP, high crash location analysis, and TSPLOST implementation support. The Draft FY 2022 UPWP was presented to CAC in November 2020 and they unanimously recommended to the Policy Committee release for a 30-day public comment period.

Paul Hawkins made a motion to recommend to the Policy Committee release the Draft FY 2022 UPWP for 30-day comment and seconded by Paul Simonton and all voted in favor.

5) OTHER BUSINESS:

Joey Brown gave an update on the airport. He stated that bids were entertained for an expansion of the tee hangar. He added that there is an overflow from the Savannah-Hilton Head International Airport with small planes that want to get out of the air mix at SAV. Local partners at the airport are engaged with GDOT regarding airport layout, including expansion at the airport, with most of the funding from GDOT and FAA.

6) PUBLIC COMMENTS: None.

7) SCHEDULE: The next regularly scheduled TCC meeting will be January 14, 2021.

ADJOURN:

- Jeff Ricketson made the motion to adjourn, seconded by Paul Simonton, and all voted in favor.

APPROVED:



Joey Brown, Chair

ATTEST:



Jeff Ricketson

Hinesville Area Metropolitan Planning Organization

Technical Coordinating Committee (TCC)
January 14, 2021 @ 9:00 A.M.





AGENDA

Hinesville Area Metropolitan Planning Organization Technical Coordinating Committee (TCC)

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Meeting ID: 937 3598 0382

Password: 123456

Dial 1-312-626-6799



2. Approval of Minutes

Motion to Approve the TCC Minutes of:

November 12, 2020

3. Status Updates

a. Project Status Updates

GDOT/Liberty County Projects Status Report

Thursday, January 7, 2021

#	Projects	PI	PE	ROW	CST	Environmental Activities	Preliminary Plans	Final Plans	Remarks
1	SR 38 Connector from SR 38/US 84 to SR 119	522570-	Auth	2021	LR	67%	100%		Final design and environmental studies ongoing
2	SR 38/US 84 @ CR 73/Old Sunbury Road	0011730	Auth	Auth	LUMP	100%	100%	100%	ROW is certified and Scheduled for Let 2/19/21
3	SR 119 @ Taylors Creek - Bridge Replacement	0013750	Auth	Auth	2020	100%	100%	100%	Working through utility issue with base
4	CR 171/Lewis Frasier Rd @ Peacock Creek	0016567	Auth	LR	LR				Survey Complete - Starting Concept Development

Active Construction Projects

#	Project Description	Contractor	Award Amount	% Complete	Anticipated Completion Date
1	1.686 miles of milling and plant mix resurfacing on SR 38 Conn from SR 119 to E of US 84/SR 38	East Coast Asphalt, LLC	\$751,589.10	100%	Summer 20
2	12.55 miles of milling, inlay and plant mix resurfacing on SR 38/US 84 from E of CS 519/OC Martin Dr. to E of I-95	APAC - Atlantic, Inc.	\$4,599,314.25	90%	Spring 21



3. Status Updates

b. Transit Updates



The City of Hinesville has published information regarding our approach and precautionary measures in light of the COVID-19 outbreak.

We will be posting all publications, along with links to helpful agency webpages and social media, to our new COVID-19 page. Follow the link below to visit: <https://www.cityofhinesville.org/517/COVID-19>.

Direct Impacts of Coronavirus on Liberty Transit:

- COVID19 sanitization and protections remain in effect: gloves, masks, and hand sanitizer, disinfectant, and protective barriers.

System Highlights:

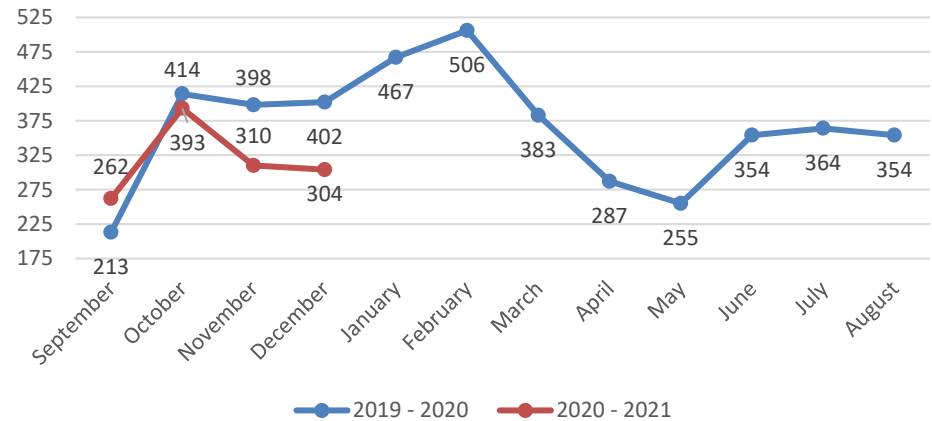
- ADA infrastructure project bid documents completed and submitted to GDOT for Concurrence
- FY 2022 Grant Application submitted, includes funding to begin the Transit Development Plan and to replace remaining two original transit buses
- Fleet Replacement Plan in effect with slight delivery delays occurring.

3. Status Updates

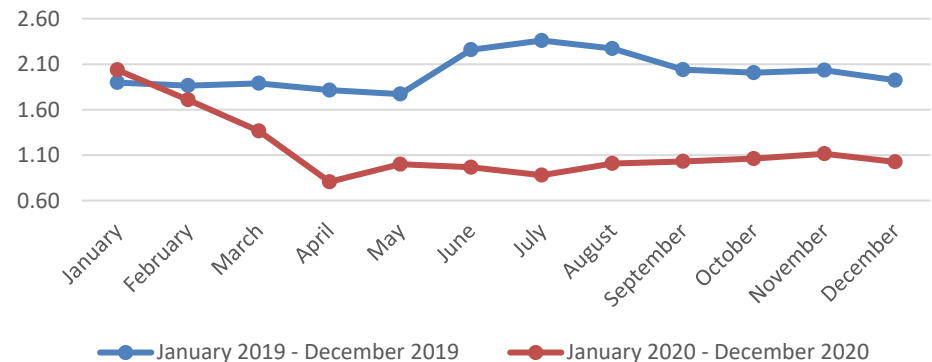
b. Transit Updates

- Year over year paratransit ridership is down in December
- The trips per revenue service hours ratio slightly decreased in December

Paratransit Ridership Data
Sept. 2019 - Dec. 2020



Trips per Revenue Service Hours for All Routes
January 2019 - December 2019 to
January 2020 - December 2020

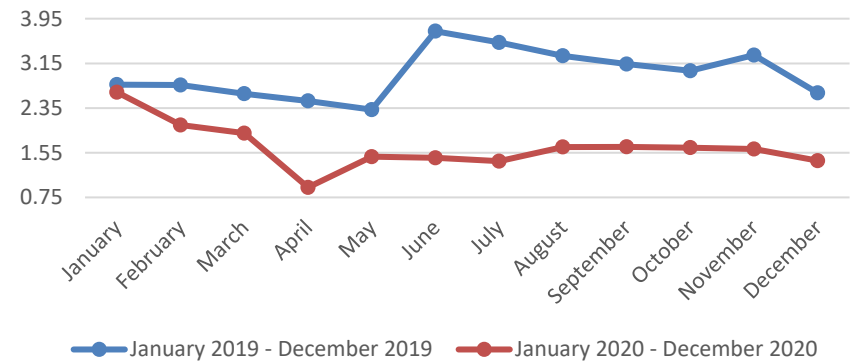


3. Status Updates

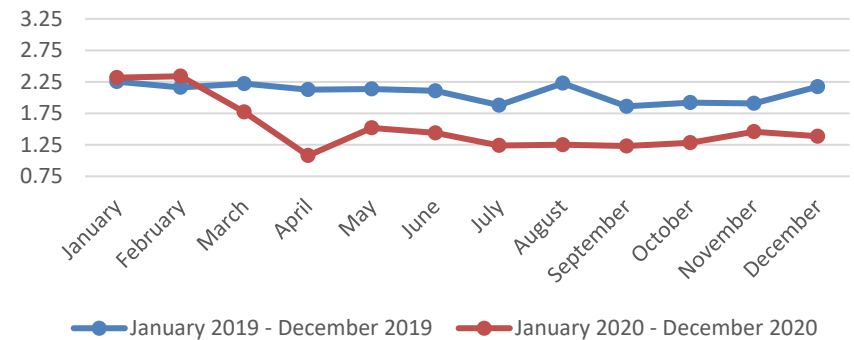
b. Transit Updates

- Route 1 Service decreased slightly in December
- Route 2 had a small increase in ridership in December
- Total trips dropped from December 2019 to December 2020 by 42% (1511 to 880 trips)

Trips per Revenue Service Hours for Route 1
January 2019 - December 2019 to
January 2020 - December 2020



Trips per Revenue Service Hours for Route 2
December 2018 - November 2019 to
December 2019 - November 2020



Route 3 – By The Numbers	August 2020	September 2020	October 2020	November 2020	December 2020
Passenger Trips	11	36	48	45	52
Average Daily Ridership	1.0	1.71	2.18	2.25	2.36
Trips per Revenue Service Hour	0.12	0.21	0.26	0.27	0.28

3. Status Updates

c. Transportation Public Comment Log

- Ongoing Comment Activities:
 - Deputies running radar with lights off from the decel lanes on Leroy Coffey Highway.
 - US 17 Pedestrian Crossing – Request to GDOT to reinstall crosswalk at Martin Road to support safe crossing between Midway Historic District sites.
 - Staff has had ongoing coordination with GDOT District and members of the Midway Museum Administration.
- New Public Comments:



3. Status Updates

d. Administrative Updates

- Draft FY 2021 – 2022 UPWP Released for Public Comment
- Draft FY 2021 – 2024 TIP Released for Public Comment

HAMPO TIP and UPWP Adoption Schedule								
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
Kick off and TIP Draft Development								
CAC/TCC Review Draft								
PC Reviews Draft and Releases for Public Comment								
Public Comment								
CAC /TCC Review & Action								
PC Approves 2021-2022 TIP								
GDOT Incorporates into STIP								

4. New Business

a. HAMPO Public Participation Plan (PPP) Amendment (Action)

Draft Virtual Public Participation

- The Hinesville Area Metropolitan Planning Organization (HAMPO) is committed to following the guidance of Federal, State, tribal, and local governing bodies as it relates to health protection and safety. These policies and procedures are intended to ensure the safety and security of HAMPO staff and the public, as well as full and fair participation in the transportation planning process. The guidance below includes strategies that HAMPO will implement to ensure public participation during public health or other public emergencies.
1. Virtual alternatives, where feasible, can be used in lieu of in-person public meetings, site visits, and other facility-related face-to-face public interactions. HAMPO will remain consistent with current Federal, State, and local guidance regarding in-person events, mass gatherings, and social distancing.
 2. In the event that in-person public interactions must occur, the meeting will be held in a location with adequate capacity for the expected attendance by the public, in adherence to Federal, State, tribal, and local guidance on events, mass gatherings, and social distancing.
 3. For hybrid in-person and online meetings, participants attending in person must notify HAMPO staff a minimum of 24 hours in advance of the meeting.
 4. For remote meetings, HAMPO staff must include in the notice clear and concise instructions for accessing the virtual public meeting, the means for making public comment, and where relevant documents, if any, will be made available. Communication channels such as local newspapers, factsheets, phone, and social media may be used to maintain contact with the general public and HAMPO committees.
 5. Participants, including HAMPO staff and committee members, who are not visible by the public body must identify themselves when roll is taken, and prior to participating in deliberations (including making motions, proposing amendments, and raising points of order).
 6. To ensure fairness and equal speaking time among members of the general public during virtual public meetings/workshops, disruptive members of the public may be muted and provided a warning that further disruptive behavior will result in a continuous mute until the conclusion of the meeting or the removal of the individual from the meeting.
 7. HAMPO staff and partner agencies will be available to answer calls or emails from the public as an alternative to logging in to the virtual public meeting/hearing. The public may submit comments via email or U.S. Mail.
 8. HAMPO staff will take additional steps to provide full and fair participation by conducting meetings virtually, including but not limited to:
 - a. Streaming online to ensure simultaneous live audio and video are available to the public,
 - b. Posting public meeting/workshop reminders and notices in advance of the meeting date,
 - c. Posting archived meeting minutes in a prominent place on the HAMPO website following the meeting.

4. New Business

a. HAMPO Public Participation Plan (PPP) Amendment (Action)

Previous Actions:

Preliminary draft presented to CAC, TCC, and PC

Suggested Motion:

Motion to recommend that the Policy Committee release the HAMPO Public Participation Plan Amendment for 45-day public comment period.



4. New Business

b. HAMPO Bylaws Amendment (Action)

DRAFT ARTICLE VIII

- Meeting Remotely and Virtually
 - 1) In the event of public health or other public emergencies, in-person committee meetings will be suspended, and be held virtually via an online platform accessible to the general public.
 - 2) Committee members may participate in virtual meetings with simultaneous live audio/video.
 - 3) Proxy members will be identified at the start of committee meetings in a verbal roll call.
 - 4) A quorum consists of a simple majority of the committee's members, who can vote on action items virtually by a verbal yes or no.
 - a. Nay votes will be documented by HAMPO staff,
 - b. Committee members will announce themselves when making or seconding a motion.
 - 5) If committee members lose connection, the chairperson may call a brief recess while attempts are made to reconnect with the committee member.
 - 6) Committee members will be provided with meeting materials digitally, with the general public receiving access to these materials via the HAMPO website.
 - 7) Virtual committee meeting web-links and telephone access numbers will be published on meeting agendas and made available to the public on the HAMPO website. This method allows the general public to participate in the meeting, with a standing agenda item to receive comments from the public.
 - 8) Public comments can be issued during MPO meetings, posted online, or submitted via telephone, email or U.S. Mail.
 - 9) Comments received from the general public via telephone, email, U.S. Mail, or posted online, will be shared with the committee by HAMPO staff.

4. New Business

b. HAMPO Bylaws Amendment (Action Item)

Previous Actions:

Preliminary draft presented to CAC, TCC, and PC

Suggested Motion:

Motion to recommend that the Policy Committee approve the HAMPO Bylaws Amendment.



3. New Business

C. Election of Officers (Action Item)

TCC BYLAWS:ARTICLE IV

Officers and Organization

- 1) The Technical Coordinating Committee shall select a Chairperson and Vice-Chairperson from among its members. Such selection shall be by a majority vote.
- 2) In the absence of both the Chairperson and the Vice-Chairperson, the members present for the meeting shall designate, by majority vote, a member to temporarily assume the responsibilities of the Chairpersons for the purpose of conducting the official business of the Committee.
- 3) Selection of the Chairperson and Vice-Chairperson shall take place on the first meeting of the calendar year at which there is a majority of voting members present.
- 4) The term of Chairperson and Vice-Chairperson shall be for the calendar year.
- 5) Officers may succeed themselves with no limitation to the number of terms, except that such term
will not continue in the event an officer becomes ineligible to be a member of the Policy Committee.

4. New Business

C. Election of Officers (Action Item)

Previous Actions:

TCC reached consensus that open elections would be performed at January 2021 meeting.

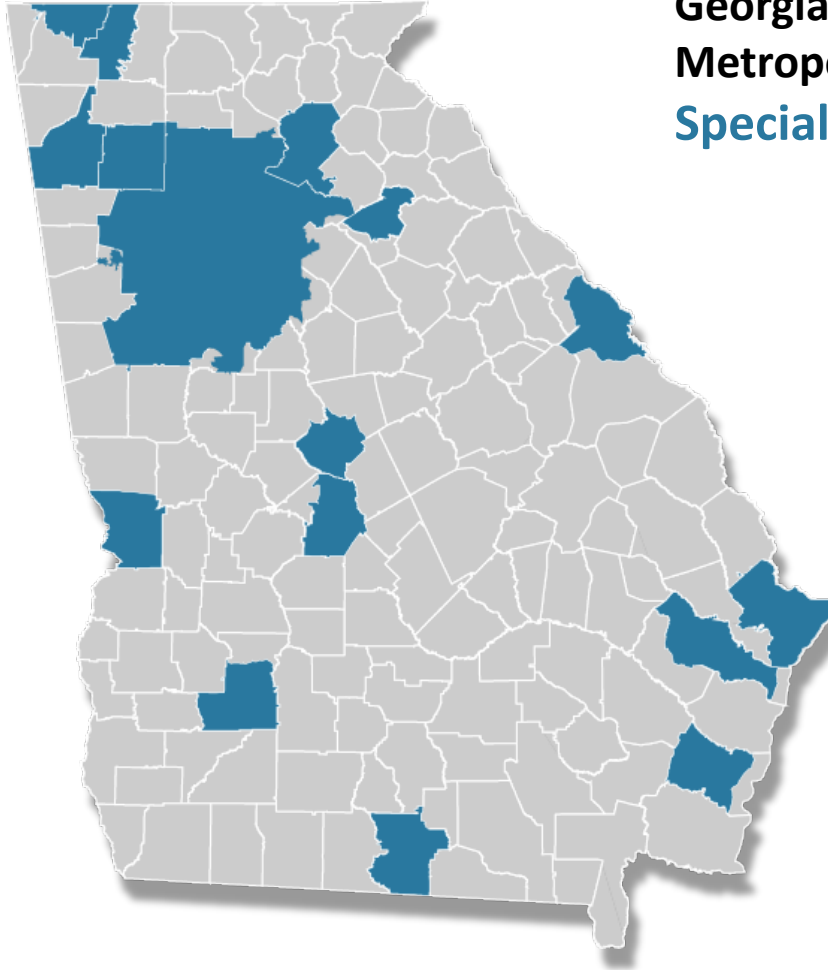
Suggested Motions:

- Motion to recommend _____ to serve as the Chairman of the HAMPO TCC for calendar year 2021.
- Motion to recommend _____ to serve as the Vice-Chairman of the HAMPO TCC for calendar year 2021.
- Motion to approve the slate of TCC officers as presented for calendar year 2021.



4. New Business

d. SR 119 / EG Miles Pkwy Special PL Funding Application (Action)



**Georgia Association of
Metropolitan Planning Organizations –
Special PL Funding Committee**

4. New Business

d. SR 119 / EG Miles Pkwy Special PL Funding Application (Action)

Background:

- Federal Planning (PL) formula funds not utilized by Georgia MPOs aggregated into a discretionary account administered by GDOT
- GAMPO comprised 16 Georgia MPOs serve as decision-making board for the dispersal of these funds
- GAMPO issues two submittal opportunities each year (September and March)
- Funding available for transportation planning projects and can not be applied to PE, ROW, UTL or CST
- HAMPO funded the 2045 MTP and the Freight Study with this grant source
- Milestone actions are required for eligibility in the March 2021 grant cycle
 - CAC, TCC, and PC approval to submit
 - PC signed Resolution
 - Local 20% match funding commitment
 - Updated UPWP(s) incorporating the project

4. New Business

d. SR 119 / EG Miles Pkwy Special PL Funding Application (Action)

GAMPO Application Schedule						
	DEC	JAN	FEB	MAR	APR	MAY
Identification of project(s)						
PC Direction to Initiate Application Process						
TCC and CAC Review and Action						
PC Review and Action						
Submittal of Application Package to GAMPO						
GAMPO Review and Selection of Projects						
Contracting and RFP/RFQ Process Initiation						

4. New Business

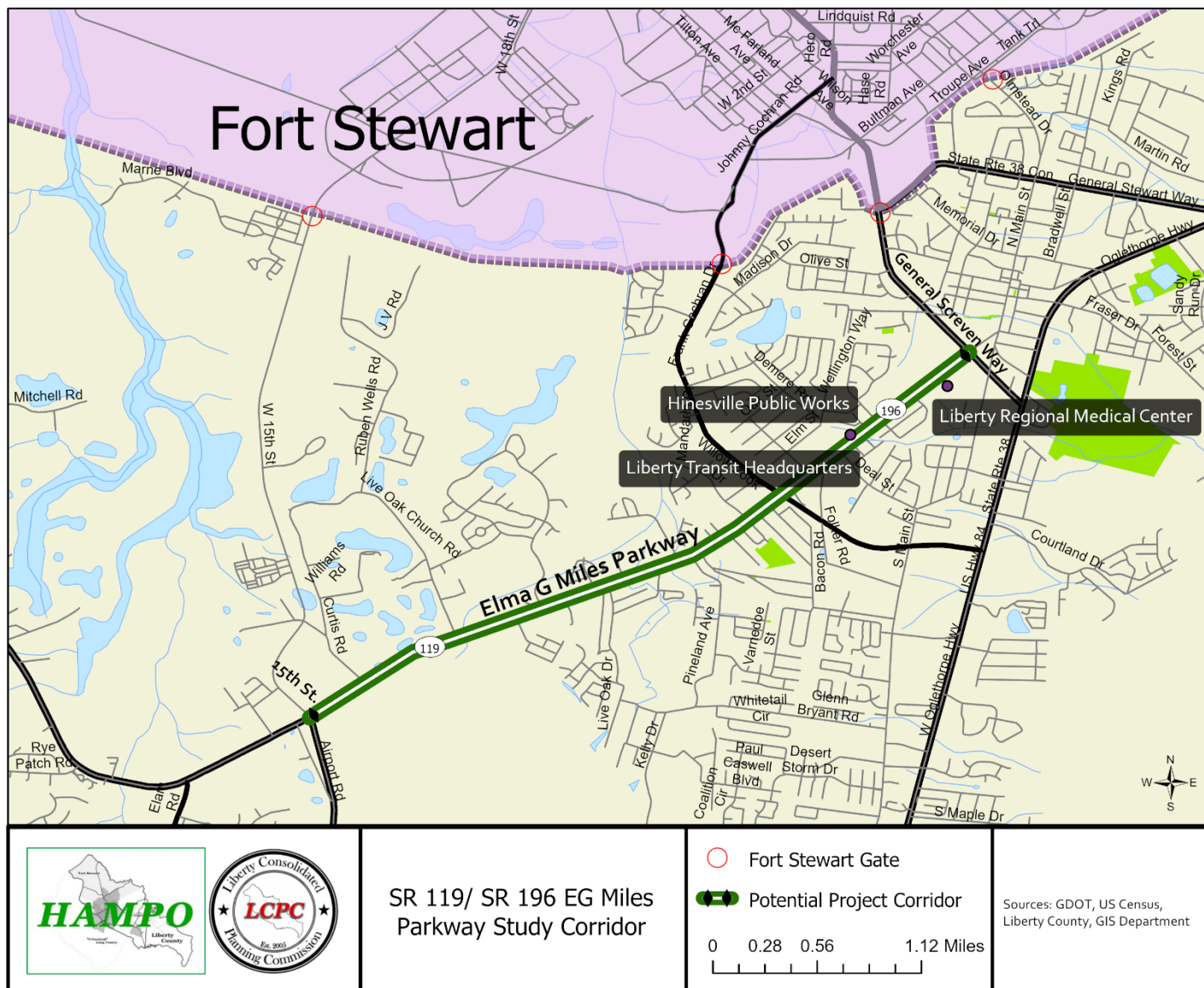
d. SR 119 / EG Miles Pkwy Special PL Funding Application (Action)

Previous Discussion and Action:

- City of Hinesville Rezoning with traffic impact analysis conditions, and GDOT District Signal Warrants Analysis results presented to TCC and PC
- GDOT District pursuing a safety audit for SR 119 from General Screven to Veterans Pkwy
- HAMPO staff and TCC officers recommended that the PC consider an application for funding
- PC directed staff to prepare a GAMPO Special PL funding grant application:
 - Develop GAMPO Special PL application for submittal
 - Develop draft scope and fee for review
 - Develop authorizing resolution for HAMPO PC and 20% funding commitment resolution for local government(s)
 - Develop 2021 UPWP Amendment to include this project description and funding and add to FY 2022 UPWP

4. New Business

d. SR 119 / EG Miles Pkwy Special PL Funding Application (Action)



4. New Business

d. SR 119 / EG Miles Pkwy Special PL Funding Application (Action)

Potential Project Elements

1. Data Collection: Landuse Data and Traffic Counts
2. Review of Existing Plans and Documents
3. Traffic Modeling of Existing Conditions and Future Development Scenarios
4. Incorporation of GDOT Safety Audit Data and Recommendations
5. Stakeholder Coordination
6. Schematic Plans for Recommended Improvements
7. Cost Estimation for Recommended Improvements
8. Technical Report Summarizing Process and Results

**Draft application value of \$200,000 based off 5 peer MPO applications for similar projects (CORE, GHMPO, BATS, VLMPO, ARTS)*

***18-month schedule is required for Special PL funded projects*

4. New Business

d. SR 119 / EG Miles Pkwy Special PL Funding Application (Action)

Suggested Motion:

Motion to recommend that the Policy Committee approve the SR 119/EG Miles Pkwy Special PL Funding Application for submittal to GAMPO and that the 2021 UPWP Amendment be completed concurrently.

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Technical Coordinating Committee (TCC)
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3. Status Updates

d. HAMPO Administrative Updates

- SR 196 / EG Miles Traffic Study and Traffic Impacts Analysis



City of Hinesville, Georgia, Council Meeting

Date: November 5, 2020
Agenda Item: Rezoning Petition 2020-038-H and Special Permit Use 2020-039-H.
Prepared by: Gabriele Hartage
Presented by: Jeff Ricketson

PURPOSE:

Rezoning Petition 2020-038-H and Special Permit Use 2020-039-H. Request to rezone 3.00 acres of land, more or less, from R-1 (Single-Family Dwelling District) to R-A-1 (Multi-Family Dwelling District). Properties are located off EG Miles Parkway, and further described as LCTM-Parcels 057A-096 and 057A-097. A special permit use is required for a nursing home.

BACKGROUND:

Portions of same parcels (7 acres) were rezoned to R-A-1 May 7, 2020, for an assisted living facility. The remaining 3 acres are now petitioned to be rezoned to R-A-1 as well. The special permit use for a nursing home would be for the entire 10 acres of land.

FUNDING:

None.

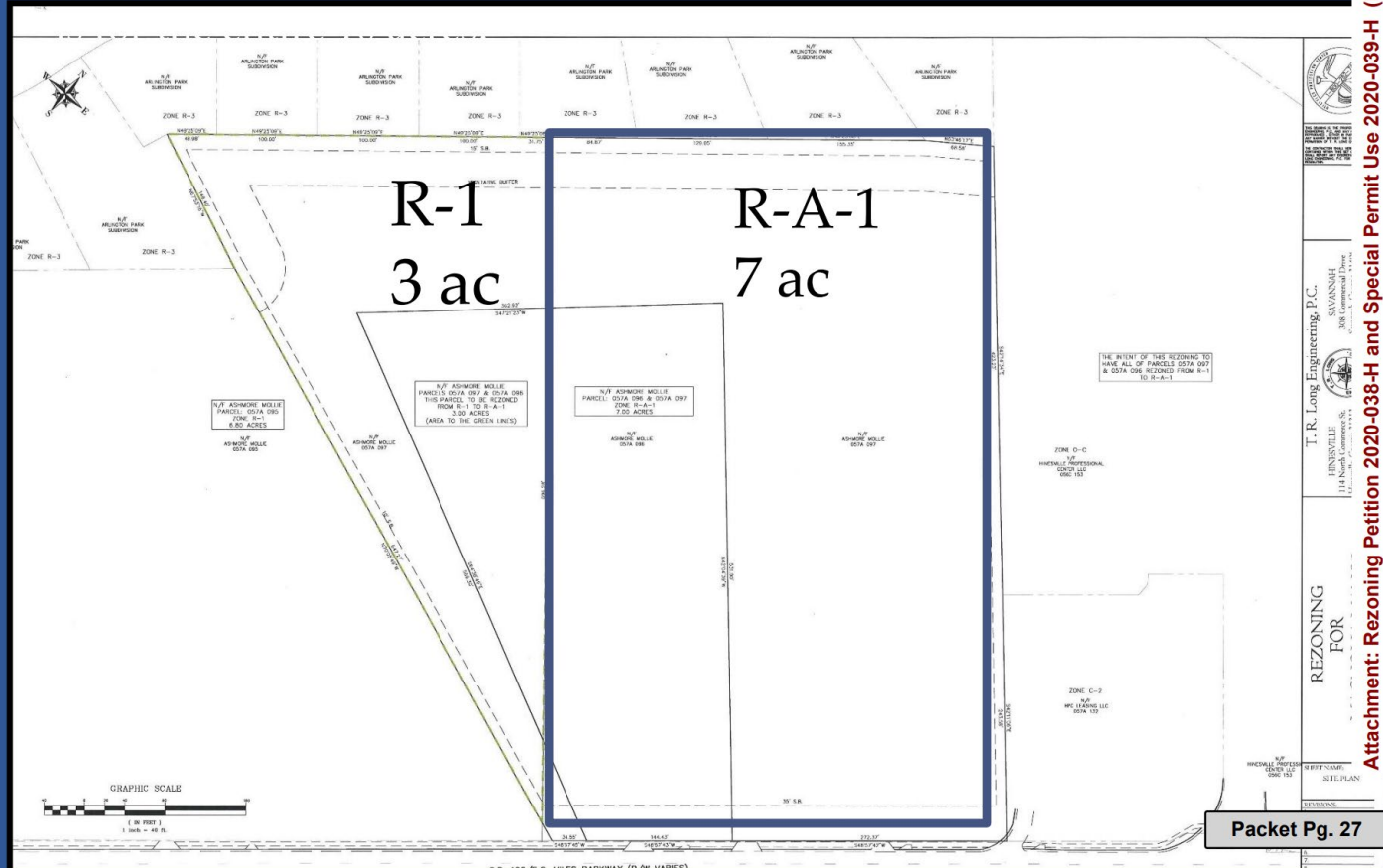
RECOMMENDATION: October 20, 2020. LCPC Commissioners recommend APPROVAL with standard and the following special conditions:

- A traffic impact study shall be submitted with site plan.
- A recombination plat shall be recorded prior to site plan submittal.

3. Status Updates

d. HAMPO Administrative Updates

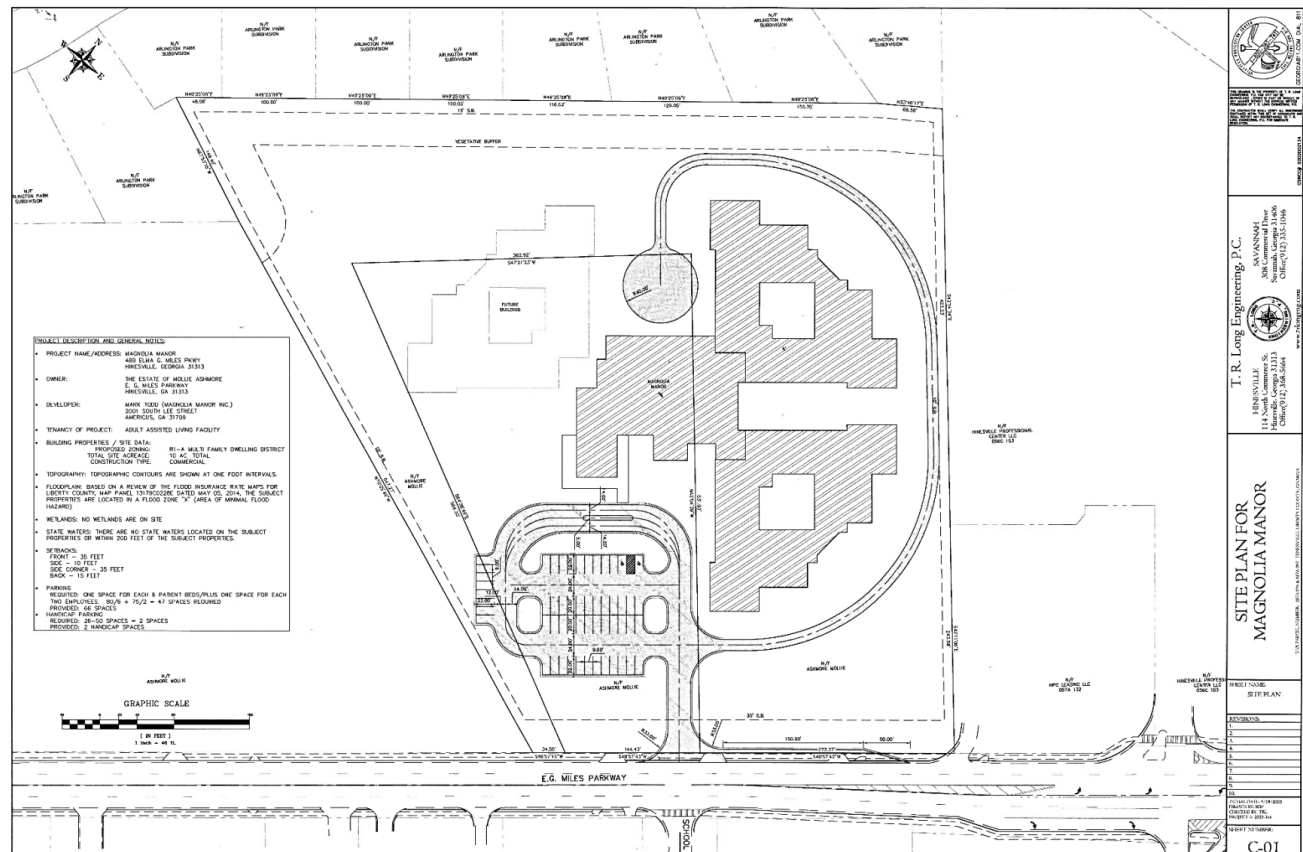
Magnolia Manor, Inc. will use a 10-acre site; 7 acres were rezoned earlier this year for a similar use; the remain. 3 acres are proposed to be rezoned; the special permit use for a nursing home is for the entire 10 acres.



d. HAMPO Administrative Updates

Ingress/egress is lined up with Schoolhouse Road

5.3.a



Attachment: Rezoning Petition 2020-038-H and Special Permit Use 2020-039-H (Rezoning

Packet Pg. 28

3. Status Updates

d. HAMPO Administrative Updates

T. R. Long Engineering, P.C.

114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664 Office
(912) 368-7206 FAX



308 Commercial Drive, Suite 100
Savannah, Georgia 31406
(912) 335-1046 Office
(912) 335-1642 FAX

October 8, 2020

Magnolia Manor - Senior Living Center
489 Elma G. Miles Parkway
City of Hinesville, Georgia
Liberty County Tax Parcels 057A 096 and 057A 097

Rezoning and Special Conditions Permit Narrative

Magnolia Manor is planning for the long-range development of an eighty-bed senior living center located on the Ashmore Estate property along E. G. Miles Parkway. The site is approximately 10 acres in size and fronts along E. G. Miles Parkway.

Zoning:

The zoning of the site is R-A-1 Multi-Family Dwelling District and R-1 Single Family Residential. There were special and standard conditions associated with the site as a result of the zoning actions. The proposed activity is a listed activity in zoning district R-A-1. This use requires a Special Conditions Permit. The intent of the rezoning is to have all of parcels 057A 096 and 057A 067 in zoning district R-A-1 so that the proposed improvements will be completely in the R-A-1 district.

Floodplain:

Based on a review of the Flood Insurance Rate Maps for Liberty County, Map Panel 13179C0228E Dated May 5, 2014, this project is located in a flood zone "X" which does not require flood insurance.

Wetlands

There do not appear to be any wetlands located on this site or within 200 feet of the site.

Sanitary Sewer and Water Services

Sanitary Sewer and Water Services for this project will be provided by the City of Hinesville. The developer will extend the on-site laterals to the right of way for connection.

Parking

Parking will be provided per the City of Hinesville requirement. One space will be provided for each six patient beds and one space will be provided for each employee.

Driveway

The proposed driveway will be arranged in such a manner that it will align with School House Road across E. G. Miles Parkway. The posted speed limit is 40 MPH. The required site distance can be achieved. In October 2018 the average daily traffic on E. G. Miles Parkway was approximately 21,500 vehicles per day. The site will generate the following daily trips based on the number of Beds. The trips were taken from the ITE Trip Generation Manual 7th Edition.

Average Vehicle Trip Ends (Weekday)	190
Average Vehicle Trip Ends (Saturday)	169
Average Vehicle Trip Ends (Sunday)	169
Average Vehicle Trip Ends (Peak Hour AM Adjacent Traffic)	14
Average Vehicle Trip Ends (Peak Hour PM Adjacent Traffic)	18
Average Vehicle Trip Ends (Peak Hour AM Weekday of Generator)	10
Average Vehicle Trip Ends (Peak Hour PM Weekday of Generator)	14

According to the Georgia Department of Transportation Regulations for Driveway and Encroachment Control, this facility will require a right turn deceleration lane. Based on the projected number of daily trips the facility should not require a left turn lane. However, the intersection of E. G. Miles Parkway and School House Road has experienced a significant amount of crashes over the past 5 years. The developer will coordinate with the Department of Transportation for complete design requirements.

3. Status Updates

d. HAMPO Administrative Updates

Staff Analysis:

5.3.a

The majority of these two parcels were approved and rezoned to R-A-1 in May of this year. This development mentions the same number of beds (80) as the earlier one. However, the design of the site and the building are taking up more land area; therefore, the additional 3 acres are proposed to be rezoned. This rezoning is subject to the same special conditions as the earlier one. A 50 ft. vegetative buffer against the Arlington Park subdivision is proposed.

A preliminary traffic study reveals that a decel lane would be required. Other DOT requirements will be installed as determined.

The special permit use for the nursing home is required due to differences in operation of the currently proposed and previously-approved facility; however, this wouldn't have any external effects.

Attachment: Rezoning Petition 2020-039-H and Special Permit Use 2020-039-H