



April 2, 2013

PUBLIC NOTICE

On March 7, 2013, Mayor and Council took action to initiate a study centered on future development in the Veterans Parkway corridor. The intent of the Veterans Parkway Study is to empower stakeholders and property owners within the district to share their visions and develop standards and ordinances that will guide development to meet these goals. Input will be solicited in the form of three (3) public meetings over the course of the next nine (9) months.

May 28, 2013 Workshop 1:	Visioning
August 27, 2013 Workshop 2:	Plan Development
October 29, 2013 Workshop 3:	Master Plan Unveiling

All meetings will be held at Hinesville City Hall located at 115 East ML King Jr. Drive, Hinesville, GA 31313 beginning at 5:30 PM.

The City of Hinesville has determined that the Veterans Parkway District could be a place of great opportunity and wishes to develop a master plan to address future development along this corridor. Please take part in helping us to make your vision for Veterans Parkway a reality.

Please see the attached complete Scope of Work for additional study information.



Veterans Parkway Overlay District Study

SCOPE OF WORK

Approved March 7, 2013

INTRODUCTION AND BACKGROUND

The City of Hinesville is the county seat and largest city in Liberty County. It was established in 1837 and has grown to be a progressive and pro-business community. With a population of more than 30,000, Hinesville is also one of the fastest growing cities in the State of Georgia. The City's mission is to provide the highest quality of life, nurture a strong business community, and maintain efficient government for the residents of Hinesville. In 2004 the City initiated an Urban Redevelopment Plan focused on the Downtown Core District. This plan has been successful in sparking revitalization efforts and has encouraged reinvestment in the downtown district. Due to the successes seen as a result of this process, the City of Hinesville has determined that the Veterans Parkway subarea could be a place of great opportunity and wishes to develop a master plan to address future development along this corridor. The intent of the Veterans Parkway Master Plan is to empower stakeholders and property owners within the district to share their visions and develop standards and ordinances that will guide development to meet these goals. The study area is defined in the attached map "Exhibit A". A summary of the Veterans Parkway Overlay Study scope of work is detailed below.

Specific elements of the task include:

- Existing Conditions Assessment
 - Landuse
 - Zoning
 - Environmental
 - Transportation
- Public Involvement/Visioning
 - Property owners
 - Hinesville City Council
 - Stakeholders
- Urban Design Coordination
 - Architectural
 - Signage
 - Access/Setbacks
- Policy Review
- Recommendations and Implementation Program

Deliverables

- Public Involvement Program

Public involvement will play an integral part in the development of the Veterans Parkway master plan. LCPC will be responsible for identifying and contacting members of the community and facilitating communication and education as the planning process moves forward. Community input will be solicited in the form of three (3) public meetings. Minutes and related materials will be developed by LCPC staff and made available to all participants. The format of the meetings is anticipated as follows:

Workshop 1: Visioning

This workshop will be geared towards articulating the vision for the future of the Veterans Parkway subarea. Information from this meeting will be used to establish the process that the LCPC staff will follow in developing the master plan.

Workshop 2: Plan Development

This workshop will present a draft plan based on the visioning workshop held with the stakeholders. This draft plan will be developed enough to convey the intent of the plan, but not to the extent that the plan is not still flexible.

Workshop 3: Master Plan Unveiling

The final workshop will present the master plan at the conclusion of the process, before the plan is presented to City Council for adoption. Any final public comments will be reviewed and considered for inclusion.

- Master Plan and Implementation Program

It is anticipated the master plan will include the following:

- Recommendations for appropriate land-use types, densities, intensity and scale;
- Architectural and landscape sketches illustrating appropriate styles, scale, materials, etc., of desired infill and future development;
- Descriptions and schematic design details for proposed public investments including changes in street layouts, lighting, signage, landscaping, parks, community buildings, public open space, etc.
- Recommendations for all modes of transportation and their linkages integrating residential, commercial and leisure activities;
- Strategies, public/private partnership opportunities, and public sector actions needed to work toward implantation of the master plan;

Project Schedule

The LCPC is expected to initiate work within ten (10) business days of notice to proceed from the City of Hinesville. A project schedule is provided as "Attachment B". This schedule may be adjusted as needed depending on responses for information as requested by the LCPC staff, feedback from the City and/or the community, or other unforeseen factors.

This project is subject to amendment for further work. The City of Hinesville, or their designee, will review draft deliverables and provide comments to the LCPC staff in a time period consistent with the overall schedule of this effort. It is expected that the timeframe for the project will be approximately nine (9) months.

Cost and Staff Hours

The tasks as defined in the proceeding document will be performed under the existing budget agreement between the City of Hinesville and the Liberty Consolidated Planning Commission. No additional fee will be assessed without written consent from the City of Hinesville.

LCPC Contact Persons:

Primary Contact:

Rachel Hatcher, LEED-AP, ASLA

Planning Director

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912-408-2036

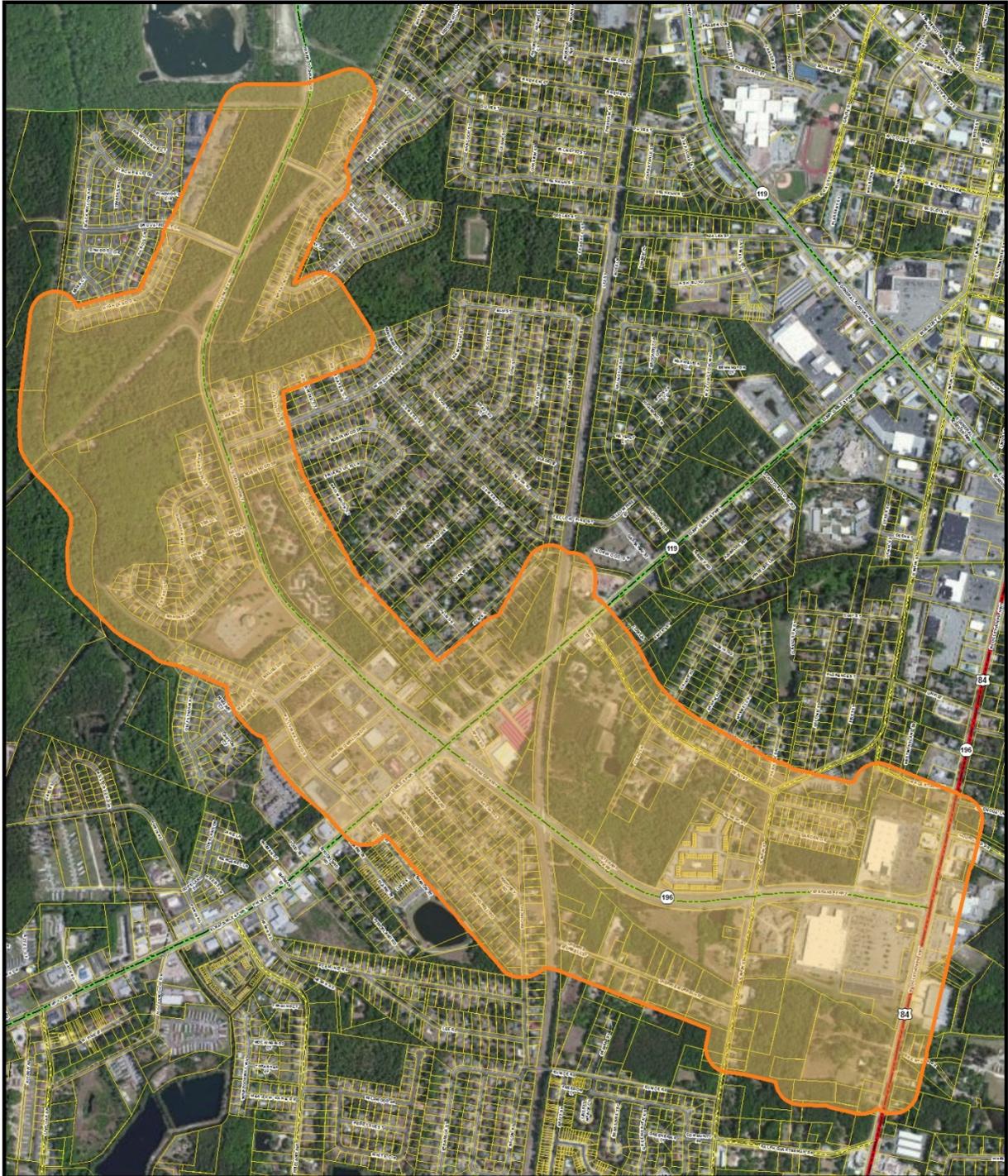
Liberty Consolidated Planning Commission

100 Court Street

Hinesville, GA 31313

Fax: (912) 408-2072

Exhibit A – Study Area Limits Map



Disclaimer: This document is presented as a working draft only and shall not be applied to any zoning actions by either LCPC or the City of Hinesville.

Liberty Consolidated Planning Commission Veterans Parkway Overlay District Limits of Study Area

PLANNING & ZONING



Date: 1/18/2013
LCPC - HAMPO
100 Main St., Suite 7520
Hinesville, GA 31313



W. Gustafson
Planning and Transportation Engineer
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Exhibit B - Schedule

Veterans Parkway Master Plan Schedule - Task A									
	March	April	May	June	July	August	September	October	November
<i>Develop Detailed Scope of Work</i>	Yellow								
<i>Perform Existing Conditions Analysis</i>		Yellow	Yellow						
<i>Council Workshop #1 - kickoff meeting</i>		Pink							
Public Workshop #1 - Visioning			28-May						
Plan Development			Yellow	Yellow	Yellow	Yellow			
Public Workshop #2 - Develop Plan						27-Aug			
Plan Refinement							Yellow	Yellow	
Council Workshop #2: update							Pink		
Public Workshop #3 - Unveil Master Plan								29-Oct	
Recommend Final Draft for Adoption									Yellow
Facilitate Implementation Plan Assignments									Green

Note:
 Project is expected to begin within ten(10) business days of notice to proceed.
 See project scope for complete task details.
 Facilitation of Implementation Plan Task is expected to extend beyond the initial study project timeline