



**Liberty County**  
**State Route 119 widening**  
**Meeting Notes**

**Meeting Time:** January 28, 2005 9AM -10:30AM

**Meeting Place:** Liberty County Courthouse

**Recorded By:** Scott Burns, Thomas & Hutton Engineering Co.  
Jeff Ingham, Thomas & Hutton Engineering Co.

**Attendees:** Teresa Scott, GDOT  
Dennis Odom, GDOT  
Lamar Tillman, Liberty Co.  
Joey Brown, Liberty Co.  
Mark Pickering, Thomas & Hutton Engineering Co.  
Doyle Kelley, Thomas & Hutton Engineering Co.  
Jeff Ingham, Thomas & Hutton Engineering Co.  
Scott Burns, Thomas & Hutton Engineering Co.

**T&H Project:** Liberty County SR 119 Widening & Reconstruction

**Project Description**

- 6.5 mile widening of SR 119 from US 84 to 15<sup>th</sup> Street
- Project is within city limits of Waltourville and Hinesville.
- Project to be designed by GDOT standards.
- An additional project within Fort Stewart has been discussed which would extend 15<sup>th</sup> Street and bypass the contonement area. Plans for this area are very conceptual and funding has yet to be identified.

**Funding**

- Federal funding is allotted for SR 119 section only.
- 15<sup>th</sup> Street section currently to be built using County funding; however, there is a possibility that the entire project will be built with Federal funding if 15<sup>th</sup> Street meets the requirement and funds are requested to GDOT.
- Classification of 15<sup>th</sup> Street in question, must not be classified as a local road to receive Federal funding.

**Surveying & Mapping, Public Notification**

- Public to receive written notification of land surveying in their area.

**Environmental**

- Liberty County can provide the Environmental Assessment that was completed for the 15<sup>th</sup> Street construction. This study did not identify any endangered species concerns along the route.

#### **Concept Process/Coordination**

- GDOT request an initial concept meeting to be scheduled.
- Ft. Stewart will be an integral part of the NEPA process and should be included in all initial meetings. Traffic and access patterns on Ft Stewart will have a big impact on future volumes on 15<sup>th</sup> Street and GA 119. Federal lands require inclusion of the Corps of Engineers "real estate" division, which is separate from the permitting division.
- Sonny Timmerman is MPO contact and should be contacted as soon as possible for concerning possible conflicts with Fort Stewart, traffic demand modeling information and other planning aspects.
- Brian Mixon, head of airfield unit, should be contacted to schedule aerial shots for exhibit.
- Coordinate with Moreland Altobelli, who is doing design work on Hinesville Bypass, for tie-ins.
- Contact Jeff Haliburton for size and land use at Independence Park.
- Sonny Timmerman, Trent Long and members of Fort Stewart should be present at all meetings, if possible.

#### **Schedule**

- Original schedule revised to include Initial Concept Meeting.
- Date of Public Information Meeting (currently scheduled for May 05) may be revised as GDOT request that Environmental should be at 60% by this meeting.
- As of time of Public Information Meeting, alignment should be close to finalized with several alternatives should be available.

#### **Additional Topics**

- GIS owned by City of Hinesville, Liberty County will access as needed.
- Trent Long, county engineer, to be contacted for history if possible.
- Currently 6,000 soldiers were sent to Fort Stewart before being sent to Iraq. Within 18 months, there is a possibility of 10,000 soldiers being assigned to Fort Stewart. These soldiers will be allowed to bring their families.
- A public transportation plan for busing is possible.
- Noise impact on subdivision along SR 119 in question, possible addition of sound wall may be required.
- Independence Park to contain approximately 1,000 units when complete.

## Contacts

<u>Name</u>	<u>Company</u>	<u>Phone</u>
1. Teresa Scott	GA DOT	(912) 427-5788
2. Dennis Odom	GA DOT	(912) 427-5716
3. Lamar Tillman	Liberty County	(912) 368-5897
4. Joey Brown	Liberty County	(912) 876-2164
5. Mark Pickering	Thomas & Hutton	(912) 234-5300
6. Doyle Kelley	Thomas & Hutton	(912) 721-4160
7. Jeff Ingham	Thomas & Hutton	(843) 849-0200
8. Scott Burns	Thomas & Hutton	(912) 721-4076
9. Brian Mixon	Fort Stewart	(912) 767-5622
10. Sonny Timmerman	Fort Stewart	(912) 408-2030

Meeting Minutes  
Initial Concept Meeting

**Date:** February 14, 2006  
**Date of Meeting:** February 14, 2006  
**Project:** State Route 119 Widening and Reconstruction  
**Purpose of Meeting:** Initial Concept Meeting  
**Meeting Location:** Liberty County Courthouse

**Attendees:**

<b>NAME</b>	<b>ORGANIZATION</b>	<b>PHONE NO.</b>
Billy Edwards	City of Hinesville	912-876-3564
Henry Frasier, Sr.	City of Waltourville	912-368-7501
George Shenk	GDOT	912-427-5859
Donnie Boyd	GDOT	912-370-2588
Teresa Scott	GDOT	912-427-5788
Keith Stewart	GDOT	912-427-5864
Dennis Odum	GDOT	912-427-5716
Sheree Smart	GDOT	912-427-5756
Sonny Timmerman	LCPC	912-408-2030
Sally Dowlen	LCPC	912-408-2030
Brandon Wescott	LCPC	912-408-2030
Joey Brown	Liberty County	912-876-2164
Mark Pickering	Thomas & Hutton Engineering Co.	912-234-5300
Jeff Ingham	Thomas & Hutton Engineering Co.	843-725-5266
Scott Burns	Thomas & Hutton Engineering Co.	912-721-4076

Meeting Minutes  
Initial Concept Meeting

**SUMMARY OF ISSUES:**

**RIGHT OF WAY ISSUES:**

- 200 feet proposed right of way shown throughout project. Right of way required will lessen when project limits are updated.

**ENVIRONMENTAL ISSUES:**

- Environmental studies will take place on both State Route 119 and 15<sup>TH</sup> Street segments.
- Cemetery location and limits should be checked so that it is not within right of way.
- Inert landfill needs to be checked that it is not within right of way. If so, area will need to be tested.

**TYPICAL SECTION AND ALIGNMENT ISSUES:**

- Added Type C median crossover for access by both the school and church along SR 119.
- Update sidewalk on east side from 5' to 6' width.
- Eliminate right in-right out driveway at Highway Patrol office. Replace driveways at Savannah Technical College campus and Highway Patrol office with one drive that would allow access to both. Side roads in that area to be realigned for better access.
- Coordinate with Highway Patrol office (Sgt. Keith Collins) on driveway access for Highway Patrol office.
- Medians should be grassed instead of concrete.
- Add median break at fire station under water tower access to fire station and nearby apartments.
- Business near US 84 needs access for 18 wheelers.
- Add jug handles where applicable to allow adequate space for U-turns.
- Contact Board of Education (Dr. Steve Wilmoth) for tie-ins/access at schools.
- Coordinate with Independence Park design on location of all possible required median breaks.

**UTILITY ISSUES:**

- Utility companies to relocate utilities.
- Check that right of way does not impact pump station near Lexington subdivision.

**Meeting Minutes**  
**Initial Concept Meeting**

- **Locate force main on east side of road near Pine Ridge and Lexington subdivisions.**

**OTHER ISSUES:**

- **County to request that 15<sup>TH</sup> Street be added to SR 119 as a federally funded segment.**
- **Look into the drainage at the Southside of the jail and detention pond on proposed school property. These issues will be addressed with other drainage in preliminary design.**

Meeting Minutes  
Final Concept Meeting

**Date:** June 16, 2006  
**Date of Meeting:** June 16, 2006  
**Project:** State Route 119 Widening and Reconstruction  
**Purpose of Meeting:** Final Concept Meeting  
**Meeting Location:** Liberty County Courthouse

**Attendees:**

<b>NAME</b>	<b>ORGANIZATION</b>	<b>PHONE NO.</b>
Ron Nelson	GDOT	
Cynthia Phillips	GDOT	912-427-5767
Brad Saxon	GDOT	
Teresa Scott	GDOT	912-427-5788
Keith Stewart	GDOT	912-427-5864
Sonny Timmerman	LCPC	912-408-2030
Joey Brown	Liberty County	912-876-2164
Doyle Kelley	Thomas & Hutton Engineering Co.	912-234-5300
Scott Burns	Thomas & Hutton Engineering Co.	912-721-4076

Meeting Minutes  
Final Concept Meeting

**SUMMARY OF ISSUES:**

**RIGHT OF WAY ISSUES:**

- Adjust right-of-way where possible to prevent possible displacements.

**TYPICAL SECTION AND ALIGNMENT ISSUES:**

- Should Type B median opening be used for this design? Type B requires a minimum median width of 32', median width of project 24'.
- Realign proposed roadway to keep as much of the existing roadway as possible between US 84 and SR 196.
- Add additional length to the turn lanes at school entrances.

**OTHER ISSUES:**

- Include right-of-way cost estimate with final concept.
- Traffic signal warrant analysis for additional signals on the job requested.
- Update conceptual cost estimate based on current mean item summary.

State Route 119 Widening and Reconstruction  
STP-0004-00 (917)

Below is a break down of the attached Right of Way cost estimate for each portion of the project

**State Route 119 Widening (US 84 to SR 196)**

Net Cost:	\$2,302,306
Plus Scheduling Contingency (55%):	\$1,266,268
Plus Admin./Court Cost (60% of 2 lines above):	\$2,141,145
Plus Inflation Factor (40% of 3 lines above):	\$2,283,888
<b>TOTAL COST:</b>	<b>\$ 8,000,000 ( R )</b>

**15th Street Widening**

Net Cost:	\$2,194,747
Plus Scheduling Contingency (55%):	\$1,207,111
Plus Admin./Court Cost (60% of 2 lines above):	\$2,041,115
Plus Inflation Factor (40% of 3 lines above):	\$2,177,189
<b>TOTAL COST:</b>	<b>\$ 7,600,000 ( R )</b>

Note: The attached cost estimate spreadsheets are broken up for each portion of the project.  
Page 1 of the SR119 Parcel Listing spreadsheet shows all properties along the project between  
US 84 and SR 119. Page 2 shows parcels beginning north of SR 196 to the Fort Stewart boundary.

**STP-0004-00 (917)  
LIBERTY COUNTY  
P.L. #: 0004917**

**CONCEPTUAL STAGE STUDY**

Liberty County will assist families or individuals in finding and relocating to decent, safe and sanitary housing which is adequate to meet their needs and within their financial means. Assistance will also be given to businesses, farm operators, and nonprofit organizations in relocating to other quarters. This assistance is provided to families, individuals, businesses, farms and nonprofit organizations in the form of moving expenses in order for them to relocate. In addition, owner or tenant occupants of residential housing being displaced will be provided financial assistance for increased costs they may encounter in buying or renting. Owner occupants may also be provided financial assistance for certain other incidental expenses such as closing costs and increased interest payments required in their purchase of a replacement home.

Project STP-0004-00 (917), Liberty County may displace two (2) owner occupied single family residences and three (3) tenant occupied single family residences. Information obtained from Liberty County Tax Assessor data was used in addition to personal field inspection by Right of Way personnel. U.S. Census Bureau information is attached to give a demographic overview of the area. Housing inventory was surveyed using market information from real estate agents, newspapers and the local housing Multiple Listing Service (MLS). During this preliminary study, no contact was made with any of the displacees. This neighborhood is generally rural in nature made up of mostly residential properties. In our opinion there is an adequate supply of replacement housing available as shown in the attached Housing Inventory study. We foresee no adverse affects due to the proposed project on neighborhoods, housing or community services in the area.

**DISPLACED INVENTORY\***

**PROJECT: STP-0004-00 (917)**

**LIBERTY COUNTY**

**DATE: 09/06 PAGE 1 OF 1**

PAR NO.	ADDRESS	O-T	TYPE <u>DISPLACED</u> TTL SQ. FT	VALUE/RENT <u>AMT</u> TTL/PTL TAKE	TYPE OF NEIGH	AGE	TYPE OF BUS.	NO. OF EMPLOYEE	EST. FINAN STAND
1	101 Kentucky Derby	T	<u>Residential</u> 1,174	<u>\$775.00/month</u> Total Take	Residential	9 yrs			
2	1285 Eddie Lane	T	<u>Residential</u> 1,400	<u>\$800.00/month</u> Total Take	Residential	9 yrs			
3	1284 Eddie Lane	O	<u>Residential</u> 1,582	<u>\$131,401.00</u> Total Take	Residential	9 yrs			
4	1219 Pineridge Way	T	<u>Residential</u> 1,400	<u>\$800.00/month</u> Total Take	Residential	8 yrs			
5	2559 Parkland Blvd.	O	<u>Residential</u> 1,285	<u>\$106,732.00</u> Total Take	Residential	8 yrs			

\*Table Contains Estimated Data

## HOUSING INVENTORY\*

**CT: STP-0004-00 (917), Liberty County      DATE: 09/06**

**PAGE 1 of 3**

No.	Address	SQ. FT. (HTD)	AGE IMP	NUM. RMS BDRMS	DSS/ PROJ. AREA	TYPE NEIG	ASKING PRICE/ STATUS	Listing Agency/Agent
1	110 Kentucky Derby Hinesville, Georgia	1473 -1971	6+-	<u>10</u> 3	<u>Yes</u> Yes	Res.	\$146,900.00	Century 21 (912) 312-1200
2	1915 Salisbury Way Hinesville, Georgia	1724 -2337	11+-	<u>10</u> 3	<u>Yes</u> Yes	Res.	\$170,900.00	Caldwell Banker (912) 572-5315
3	1920 Salisbury Way Hinesville, Georgia	1506 -1989	12+-	<u>8</u> 3	<u>Yes</u> Yes	Res.	\$161,500.00	Caldwell Banker (912) 877-3777
4	1905 Stonehenge Drive Hinesville, Georgia	1866 -2307	11+-	<u>10</u> 3	<u>Yes</u> Yes	Res.	\$161,900.00	Century 21 (912) 877-9235
5	1902 Bluestone Loop Hinesville, Georgia	1865 -2180	11+-	<u>10</u> 3	<u>Yes</u> Yes	Res.	\$159,900.00	Century 21 (912) 369-4027
6	1921 Wessex Court Hinesville, Georgia	1722 -2143	11+-	<u>10</u> 3	<u>Yes</u> Yes	Res.	\$167,500.00	Stewart Realty (912) 368-7680
7	920 Poppleton Drive Hinesville, Georgia	1092 -1323	9+-	<u>6</u> 3	<u>Yes</u> Yes	Res.	\$102,900.00	Caldwell Banker (912) 977-4626
8	930 Granger Drive Hinesville, Georgia	1939	12+-	<u>9</u> 3	<u>Yes</u> Yes	Res.	\$130,000.00	Century 21 (912) 369-4027
9	916 Wrenwood Lane Hinesville, Georgia	1292	12+-	<u>9</u> 3	<u>Yes</u> Yes	Res.	\$107,000.00	Century 21 (912) 977-5221
10	1070 Ricade Drive Hinesville, Georgia	1296	37+-	<u>7</u> 3	<u>Yes</u> Yes	Res.	\$89,900.00	Stewart Realty (912) 368-7680

## HOUSING INVENTORY\*

**CT: STP-0004-00 (917), Liberty County      DATE: 09/06**

**PAGE 2 of 3**

11	1220 Jubail Drive Hinesville, Georgia	1219 -1459	13+-	$\frac{7}{3}$	<u>Yes</u> Yes	Res.	\$89,900.00	Elaine Boggs Realty (912) 492-0801
12	1057 Desert Shield St. Hinesville, Georgia	1580	16+-	$\frac{6}{3}$	<u>Yes</u> Yes	Res.	\$112,500.00	Stewart Realty (912) 368-7680
Rnt1	1486 Paul Caswell Blvd. Hinesville, Georgia	1352 -1646	11+-	$\frac{10}{3}$	<u>Yes</u> Yes	Res.	\$750.00 Avail.	Holtzman Real Estate (912) 876-8886
Rnt2	181 Kyle Lane Hinesville, Georgia	1296	11+-	$\frac{10}{3}$	<u>Yes</u> Yes	Res.	\$770.00 Avail.	Holtzman Real Estate (912) 876-8886
Rnt3	304 Kevin Road Hinesville, Georgia	1276	10+-	$\frac{10}{3}$	<u>Yes</u> Yes	Res.	\$800.00 Avail.	Holtzman Real Estate (912) 876-8886
Rnt4	42 Kelly Lane Hinesville, Georgia	1498 -1750	16+-	$\frac{9}{3}$	<u>Yes</u> Yes	Res.	\$800.00 Avail.	Holtzman Real Estate (912) 876-8886
Rnt5	709 Waterfield Drive Hinesville, Georgia	1308 -1540	11+-	$\frac{10}{3}$	<u>Yes</u> Yes	Res.	\$775.00 Avail.	Holtzman Real Estate (912) 876-8886
Rnt6	942 Poppleton Drive Hinesville, Georgia	1445	8+-	$\frac{6}{3}$	<u>Yes</u> Yes	Res.	\$850.00 Avail.	Holtzman Real Estate (912) 876-8886
Rnt7	908 Mandarin Drive Hinesville, Georgia	1512 -1995	19+-	$\frac{6}{3}$	<u>Yes</u> Yes	Res.	\$900.00 Avail.	Holtzman Real Estate (912) 876-8886
Rnt8	1461 Enterprise Drive Hinesville, Georgia	1400	11+-	$\frac{10}{3}$	<u>Yes</u> Yes	Res.	\$780.00 Avail.	Holtzman Real Estate (912) 876-8886
Rnt9	1343 Loblolly Drive Hinesville, Georgia	1491	6+-	$\frac{6}{3}$	<u>Yes</u> Yes	Res.	\$800.00 Avail.	Holtzman Real Estate (912) 876-8886

### HOUSING INVENTORY\*

**CT: STP-0004-00 (917), Liberty County**      **DATE: 09/06**

**PAGE 3 of 3**

Rnt10	1406 Desert Storm Dr. Hinesville, Georgia	1456	13+-	$\frac{6}{3}$	<u>Yes</u> Yes	Res.	\$900.00 Avail.	Holtzman Real Estate (912) 876-8886
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\*Table Contains Estimated Data

**U.S. Census Bureau**

## State &amp; County QuickFacts

**Hinesville (city), Georgia**

<b>People QuickFacts</b>	<b>Hinesville</b>	<b>Georgia</b>
Population, 2003 estimate	29,396	8,684,715
Population, percent change, April 1, 2000 to July 1, 2003	-3.4%	6.1%
Population, 2000	30,392	8,186,453
Population, percent change, 1990 to 2000	39.6%	26.4%
Persons under 5 years old, percent, 2000	10.6%	7.3%
Persons under 18 years old, percent, 2000	34.2%	26.5%
Persons 65 years old and over, percent, 2000	3.1%	9.6%
Female persons, percent, 2000	50.7%	50.8%
White persons, percent, 2000 (a)	41.5%	65.1%
Black or African American persons, percent, 2000 (a)	46.0%	28.7%
American Indian and Alaska Native persons, percent, 2000 (a)	0.5%	0.3%
Asian persons, percent, 2000 (a)	2.3%	2.1%
Native Hawaiian and Other Pacific Islander, percent, 2000 (a)	0.6%	0.1%
Persons reporting some other race, percent, 2000 (a)	5.0%	2.4%
Persons reporting two or more races, percent, 2000	4.2%	1.4%
Persons of Hispanic or Latino origin, percent, 2000	9.1%	5.3%
Living in same house in 1995 and 2000, pct age 5+, 2000	34.2%	49.2%
Foreign born persons, percent, 2000	6.7%	7.1%
Language other than English spoken at home, pct age 5+, 2000	15.0%	9.9%
High school graduates, percent of persons age 25+, 2000	90.0%	78.6%
Bachelor's degree or higher, pct of persons age 25+, 2000	17.3%	24.3%
Mean travel time to work (minutes), workers age 16+, 2000	21.7	27.7
Housing units, 2000	11,742	3,281,737
Homeownership rate, 2000	49.6%	67.5%
Median value of owner-occupied housing units, 2000	\$77,700	\$111,200
Households, 2000	10,528	3,006,369
Persons per household, 2000	2.89	2.65
Median household income, 1999	\$35,013	\$42,433
Per capita money income, 1999	\$14,300	\$21,154
Persons below poverty, percent, 1999	14.8%	13.0%
<b>Business QuickFacts</b>	<b>Hinesville</b>	<b>Georgia</b>
Wholesale trade sales, 1997 (\$1000)	6,469	163,782,649

Retail sales, 1997 (\$1000)	239,384	72,212,484
Retail sales per capita, 1997	\$8,858	\$9,646
Accommodation and foodservices sales, 1997 (\$1000)	31,323	9,689,927
Total number of firms, 1997	1,337	568,552
Minority-owned firms, percent of total, 1997	31.8%	15.6%
Women-owned firms, percent of total, 1997	31.3%	25.6%
<b>Geography QuickFacts</b>	<b>Hinesville</b>	<b>Georgia</b>
Land area, 2000 (square miles)	16	57,906
Persons per square mile, 2000	1,874.0	141.4
FIPS Code	38964	13
Counties		

- (a) Includes persons reporting only one race.  
 (b) Hispanics may be of any race, so also are included in applicable race categories.

FN: Footnote on this item for this area in place of data  
 NA: Not available  
 D: Suppressed to avoid disclosure of confidential information  
 X: Not applicable  
 S: Suppressed; does not meet publication standards  
 Z: Value greater than zero but less than half unit of measure shown  
 F: Fewer than 100 firms

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, 2000 Census of Population and Housing, 1990 Census of Population and Housing, Small Area Income and Poverty Estimates, County Business Patterns, 1997 Economic Census, Minority- and Women-Owned Business, Building Permits, Consolidated Federal Funds Report, 1997 Census of Governments  
 Last Revised: Thursday, 08-Jun-2006 09:31:02 EDT

**U.S. Census Bureau**

## State &amp; County QuickFacts

**Liberty County, Georgia**

<b>People QuickFacts</b>	<b>Liberty County</b>	<b>Georgia</b>
Population, 2005 estimate	57,544	9,072,576
Population, percent change, April 1, 2000 to July 1, 2005	-6.6%	10.8%
Population, 2000	61,610	8,186,453
Population, percent change, 1990 to 2000	16.8%	26.4%
Persons under 5 years old, percent, 2004	11.9%	7.7%
Persons under 18 years old, percent, 2004	34.9%	26.4%
Persons 65 years old and over, percent, 2004	4.6%	9.6%
Female persons, percent, 2004	47.9%	50.6%
White persons, percent, 2004 (a)	49.3%	66.4%
Black persons, percent, 2004 (a)	44.6%	29.6%
American Indian and Alaska Native persons, percent, 2004 (a)	0.6%	0.3%
Asian persons, percent, 2004 (a)	1.9%	2.6%
Native Hawaiian and Other Pacific Islander, percent, 2004 (a)	0.5%	0.1%
Persons reporting two or more races, percent, 2004	3.1%	1.0%
Persons of Hispanic or Latino origin, percent, 2004 (b)	6.9%	6.8%
White persons, not Hispanic, percent, 2004	44.5%	60.2%
Living in same house in 1995 and 2000, pct age 5+, 2000	32.7%	49.2%
Foreign born persons, percent, 2000	5.7%	7.1%
Language other than English spoken at home, pct age 5+, 2000	12.9%	9.9%
High school graduates, percent of persons age 25+, 2000	86.8%	78.6%
Bachelor's degree or higher, pct of persons age 25+, 2000	14.5%	24.3%
Persons with a disability, age 5+, 2000	7,299	1,456,812
Mean travel time to work (minutes), workers age 16+, 2000	21.4	27.7
Housing units, 2004	23,355	3,672,677
Homeownership rate, 2000	50.7%	67.5%
Housing units in multi-unit structures, percent, 2000	20.3%	20.8%
Median value of owner-occupied housing units, 2000	\$79,800	\$111,200
Households, 2000	19,383	3,006,369
Persons per household, 2000	2.93	2.65
Per capita money income, 1999	\$13,855	\$21,154
Median household income, 2003	\$33,942	\$42,421

Persons below poverty, percent, 2003	15.1%	13.3%
<b>Business QuickFacts</b>	<b>Liberty County</b>	<b>Georgia</b>
Private nonfarm establishments, 2003	744	209,137 <sup>1</sup>
Private nonfarm employment, 2003	9,596	3,387,337 <sup>1</sup>
Private nonfarm employment, percent change 2000-2003	1.1%	-2.8% <sup>1</sup>
Nonemployer establishments, 2003	1,932	570,216
Manufacturers shipments, 2002 (\$1000)	D	126,156,636
Retail sales, 2002 (\$1000)	320,355	90,098,578
Retail sales per capita, 2002	\$5,269	\$10,551
Minority-owned firms, percent of total, 1997	32.5%	15.6%
Women-owned firms, percent of total, 1997	27.7%	25.6%
Housing units authorized by building permits, 2004	321	108,356
Federal spending, 2004 (\$1000)	1,016,092	55,152,911 <sup>1</sup>
<b>Geography QuickFacts</b>	<b>Liberty County</b>	<b>Georgia</b>
Land area, 2000 (square miles)	519	57,906
Persons per square mile, 2000	118.7	141.4
FIPS Code	179	13
Metropolitan or Micropolitan Statistical Area	Hinesville- Fort Stewart, GA Metro Area	

<sup>1</sup>: Includes data not distributed by county.

- (a) Includes persons reporting only one race.  
 (b) Hispanics may be of any race, so also are included in applicable race categories.

FN: Footnote on this item for this area in place of data  
 NA: Not available  
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Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, 2000 Census of Population and Housing, 1990 Census of Population and Housing, Small Area Income and Poverty Estimates, County Business Patterns, 1997 Economic Census, Minority- and Women-Owned Business, Building Permits, Consolidated Federal Funds Report, 1997 Census of Governments

Last Revised: Thursday, 08-Jun-2006 09:30:56 EDT

**SUPPORTING SALES –  
SR119 (AIRPORT ROAD/15<sup>th</sup> STREET EXTENSION)**

**Residential-Lots**

No.	Tax PIN	Location	Size	Date	Sale Price	Price/Lot
1	H46 046	Pineland Ave.	34,000 SF	5-24-02	\$17,500	\$17,500
2	H06 054	Hollywood Dr.	30,000 SF	3-12-02	\$10,000	\$10,000
3	N/A (4 lot sale)	Stonehenge SD	± 12,000 SF*	11-19-03	\$62,000	\$15,500
4	C111 031	N. Belmont Ct.	± 11,000 SF	4-20-01	\$16,000	\$16,000

Notes: These are typical single-family residential "lot" sales from Liberty County in the vicinity of Hinesville. Most residential lots on the project are more like the last two sales in terms of size (the size marked with "\*" refers to the size per lot). Note that the fourth sale, although older, comes from Triple Crown Plantation, one of the subdivisions impacted by the project. As such, it is very representative of the lots impacted along the project length. However, prices have been advancing in recent years just like most residential markets in the United States. Acreage prices become skewed somewhat since residential lots are typically priced on a per lot basis rather than by acreage or by square feet. Note that the Tax Assessor office assesses residential lots in this area at prices between \$11,000 and \$17,000 per lot. \$17,500/lot selected as a representative value for residential lots. The typical size in this area is approximately one-quarter acre. Therefore, per acre value utilized for calculations will be \$17,500 x 4 or \$70,000. This unit value is utilized for partial take calculations on the attached spreadsheet. For total takes (displacees) an override value of \$17,500 for the entire lot is utilized.

**Residential Acreage**

No.	Tax PIN	Location	Size	Date	Sale Price	Price/AC
1	H05 094	Willowbrook	6.34 AC	1-30-02	\$285,350	\$45,008
2	N/A	Airport Road	39.82 AC	7-2-03	\$458,600	\$11,517
3	C11 045	Mcaffrey Blvd.	98.82 AC	5-16-01	\$650,000	\$6,578
4	C11 045	Mcaffrey Blvd.	22.1 AC (HG)	5-16-01	\$650,000	\$29,418
5	C10 006	Live Oak Dr.	195.33 AC	6-27-05	\$875,000	\$4,480
6	N/A (multiple)	Meloney Dr.	158.05 AC	3-24-06	\$1,301,015	\$8,232
7	C07 002	15 <sup>th</sup> St. Ext.	2,630.94 AC	3-10-05	\$6,844,677	\$2,550
8	C08 030	15 <sup>th</sup> St. Ext.	51.68 AC	11-30-05	\$1,789,200	\$34,621

Notes: Sales 1 and 8 are multi-family. Sale 1 has been developed with "The Pines at Willowbrook," an apartment community. Sale 8 is under development now with a townhome community to be called "Governor's Quarters." Sales 2 through Sale 7 are single-family. Sale 2 is developed with Lexington Subdivision with an entrance off of Airport Road. Sales 3 and 4 are both the sale of a primarily wetland tract with high ground areas now devoted to Fairington Subdivision. Sale 3 analyzes the transaction as a large tract with wetlands and Sale 4 considers the same transaction as if only high ground is considered. Sale 5 is a more rural tract east of the 15<sup>th</sup> Street Extension that will allow homes or mobile homes. Sale 6 is land left over at the rear of the Cherokee Country Club community. It is apparently planned for extension of streets and additional homes. Sale 7 is the very large "Independence" tract that is currently being started as Liberty County's largest PUD project to date. Sale 8 was the sale of the southernmost part of this tract as a dedicated multi-family section.

Some trends are clear. Larger sites tend to sell for lower unit values than smaller acreage tracts. Multi-family sells at higher ranges than single-family. More urban tracts sell at higher rates than tracts that are rural in character. The per-acre range of likely values for residential acreage is \$10,000 to \$30,000. Multi-family land will tend to go at the upper range of value. Single-family will vary widely with more urban and smaller tracts tending toward the upper end of the range and more rural and larger tracts tending toward the lower end of the range.

### Commercial/Industrial/O & I

No.	Tax PIN	Location	Size	Date	Sale Price	Price/AC
1	H17 005R	F. Cochran/ Weeping Willow	1.01 AC	10-27-00	\$200,000	\$198,020
2	H17 005S	F. Cochran	1.43 AC	3-19-01	\$230,000	\$160,839
3	H17 005	F. Cochran/ Willowbrook	15.27 AC	7-22-99	\$973,000	\$63,720
4	C07 002A	15 <sup>th</sup> St. Ext.	2.503 AC	5-17-01	\$46,400	\$18,538
5	H49 036A	US84/ Macarthur	0.98 AC	10-19-05	\$561,224	\$576,678
6	H37 039, 039H	US84/ Baker Lane	7.24 AC	7-27-05	\$675,000	\$93,232
7	H46 074, 074A	US84/ MLK Blvd.	1.2 AC	12-8-04	\$425,000	\$354,167
8	H40 016	US84/ S. Main St. Ext.	1.24 AC	3-17-06	\$75,000	\$60,484
9	C11 011	SR196	0.57 AC	6-23-05	\$75,000	\$131,579
10	C11 010	SR196	1.79 AC	10-8-04	\$150,000	\$83,799

Notes: Commercial sites of this type are typically compared on a per square foot basis. A price per acre basis is used, however, in order to maintain consistency across all property types in the cost estimate. Sales 1 and 2 are relatively old but are included to illustrate value trends in a PUD type setting where a master development raises values for all properties. They are from the Willowbrook development at the approximate intersection of SR106 with Frank Cochran Drive. Sale 3 is also from this area and is included as a representative large commercial sale. Sale 4 is the sale of the northernmost project parcel just outside the limits of Fort Stewart. It is a rural commercial sale with a lower price reflecting the fact that the Independence development was not yet announced at the time of the sale. Sale 5 is a very high end sale reflecting superior property attributes due to US84 location closer to central Hinesville as well as positive perception created by close proximity to the Lowe's master development on US84 close to the announced terminus of the Frank Cochran Road extension. It has been developed with a Chili's restaurant. Sale 6 is a larger site with some US84 frontage but primary frontage to secondary roads. It is being developed as a mini-warehouse facility. Sale 7 is the site of the new McDonalds with an attached c-store. This is a primary intersection within central Hinesville. Sale 8 is currently being prepped for development. This sale is more representative of "rural commercial" properties as it is close to SR119 on US84. Sale 9 is a small site being developed presently with a U-Haul office. It also has a more "rural commercial" feel. Sale 10 is an adjacent site being set up for mini warehouses. It formerly held a small pond or pit that was apparently filled by the seller prior to the date of sale.

Commercial sale price unit values range from \$18,538 to \$576,678 per acre. Sales 2, 6, 8, 9 and 10 are considered most appropriate with a unit value range of \$60,484 to \$160,839 per acre. It must be remembered that the project corridor is relatively low-end commercial and relatively rural in character. There is a fairly large amount of undeveloped acreage already zoned commercial along the project, however.

The appraiser generally estimates lower-end commercial within a range of \$25,000 to \$75,000 per acre. Higher-end commercial (only corners at the major intersections with US84 and SR196) is estimated at \$150,000 per acre. The higher end of the range of value for lower-end commercial is utilized for the PUD land on the northern project stretch. This land will likely be preferable once the Independence Tract development accelerates. The absorption period may be somewhat long, however. This is even more the case for the extensive strip commercial zones along the project corridor south of SR196.

Note that arms length, fair market sales of industrial and O & I properties are relatively infrequent in the Hinesville area of Liberty County. These properties may be considered as lower-quality versions of conventional commercial land and are valued within the lower-end commercial range described above.

As with the residential acreage properties, the commercial, industrial and O & I properties are each placed within the ranges described above depending on various property attributes. These include factors as below with the preference generally moving from left to right:

Larger Tracts	>	Smaller Sites		
O & I Zoning	>	Industrial Zoning	>	Commercial Zoning
Rural Location	>	More Urban Location		
Interior Properties	>	Properties at Major Intersections		
Intermittent Wetlands	>	High Ground Properties		
Irregular Shape	>	Conventional Shape		

The appraiser has considered these various elements while assigning a unit value for each property for calculations within the spreadsheet. A thorough attempt was made to review each parcel and to treat each uniformly in the context of the way that other parcels were valued on the project while considering the elements of value outlined above.

Note that the PUD land along the northern leg of the project may appreciate rapidly once some degree of "critical mass" is achieved in terms of the realization of the overall development scheme and the resulting large count of viable rooftops are placed nearby. The timetable for this point is uncertain at present and absorption for this land may take some time. It should also be noted that this zone features a large amount of intermittent wetlands. This is also appears to be the case with much of the strip-zoned commercial land located between US84 and SR196 along SR119.

### LAST RESORT HOUSING PRELIMINARY STUDY

The owner and tenant occupant displacees listed on the Last Resort Housing Displacee Inventory may possibly require the use of Last Resort Housing Procedures.

In the utilization of Last Resort Housing, five possibilities exist. These are: (1) moving the existing structure onto remaining land or other lots within the area; (2) utilization of available housing for rent or sale, and making supplementary payments in excess of \$5,250.00 for tenant occupants, and making supplementary payments in excess of \$22,500.00 for owner occupants; (3) purchasing existing housing, available for sale, and renting to the displacees at a rental amount comparable to their existing rent; (4) purchasing existing housing, available for sale, and deeding it to the displacee; and (5) constructing new housing on vacant lots in the area and relocating the displacees into them. Of these options it appears none will have to be applied as there is an adequate supply of homes for sale and homes for rent in the project area. In any event, each displacee's situation will be examined on an individual basis during the acquisition stage, and more specific solutions will be made at that time, based on known facts.

Based on the foregoing information, we can assure that all relocatees will be offered decent, safe, and sanitary housing, within their financial means, and a list of available and comparable housing furnished to all displacements attached with the notice to vacate as well as the notice of availability. Within a reasonable period of time prior to displacement, a comparable replacement dwelling will be made available or provided for displaced individuals and families who are initial occupants or adequate replacement dwelling will be made available or provided for subsequent occupants. The Liberty County Relocation Program is realistic and is adequate to provide orderly, timely, and efficient relocation of displaced persons.





SR118 PARCEL LISTING

MAP	PIN	SIZE (AC)	NUMBER	QUALITY	ZONING	IMPS ?	ASSESSED VALUE		TRADE NO	UNIT VALUE	LAND COST	BLDG COST	SITE IMPS	DAMAGES	RELOCATION NOTES	
							LAND	IMPS								
5	008 032N	1.73			HINESVILLE	Com	191,800	197,864	0.182	\$ 150,000.00	\$ 27,000.00				2 of 23 park spaces lost (2/25/01) CC to enclose fire escape & service bay (\$1250.00) PARKERS Consequential damage to trim, land (window unit, outside for assestment)	
6	008 032S				HINESVILLE	Com	221,150		0.172	\$ 75,000.00	\$ 72,000.00					
6	008 032E	5.97			HINESVILLE	MH	37,000	2,000	0.197	\$ 10,000.00	\$ 8,570.00					
6	008 032W	1.01			HINESVILLE	Com	119,790	136,034	0.119	\$ 150,000.00	\$ 26,500.00					SM, minor landscaping, TOOD O-STONE Com also sits elevated under an store (consequential land damage)
6	008 032U	1.08			HINESVILLE	Com	248,500		0.134	\$ 75,000.00	\$ 24,000.00					
6	008 032V	1.01			HINESVILLE	Com	88,859		0.207	\$ 50,000.00	\$ 15,500.00					
6	008 032X	0			HINESVILLE	Res	172,817		0.161	\$ 30,000.00	\$ 4,500.00					Consequential damage to land (mud, small & shallow) Consequential damage to land (mud, small & shallow)
7	008 032Y	24.81			HINESVILLE	Res	28,735		0.048	\$ 20,000.00	\$ 12,160.00					
7	008 032Z	39			HINESVILLE	Res	28,295	27,500	0.040	\$ 10,000.00	\$ 6,000.00					
7	008 032A	39			HINESVILLE	Res	28,295	27,500	0.040	\$ 10,000.00	\$ 6,000.00					
7	008 032B	4.33			HINESVILLE	Res	19,271		1.950	\$ 10,000.00	\$ 19,000.00					
7	008 032C	0			HINESVILLE	Res	11,900	79,275	0.023	\$ 70,000.00	\$ 1,010.00					
7	008 032D	28.01			HINESVILLE	Res	280,100		3.298	\$ 10,000.00	\$ 32,950.00					CC to reconfigure drive under WALDO PARFORD SCHOOL
7	008 032E	111.19			HINESVILLE	Res	78,726	250,304	1.166	\$ 10,000.00	\$ 11,800.00					Proximity 50' to 30' (M)
7	008 032F	2.78			HINESVILLE	Res	78,726	29,597	0.140	\$ 10,000.00	\$ 1,800.00					
8	008 032G	24.38			HINESVILLE	POD	1,729,978		1.441	\$ 75,000.00	\$ 108,400.00					
8	008 032H	27.32			HINESVILLE	POD	1,484,850		1.000	\$ 75,000.00	\$ 75,000.00					
8	008 032I	2938.94			HINESVILLE	POD	8,572,540		13.920	\$ 150,000.00	\$ 461,750.00					
10	007 032J	58.16			HINESVILLE	POD	52,504		4.841	\$ 10,000.00	\$ 40,410.00					
11	007A 031	27.32			HINESVILLE	Com	71,200		3.179	\$ 20,000.00	\$ 79,475.00					
11	007A 031	27.32			HINESVILLE	Com	28,850		2.472	\$ 20,000.00	\$ 123,850.00					
11	007A 031	2.3			HINESVILLE	Com	NA		1.968							
TOTALS										\$ 2,522,840.00	\$ 480,113.00	\$ 13,800.00	\$ 980,000.00	\$		

Meeting Minutes  
Initial Concept Meeting

**Date:** February 14, 2006  
**Date of Meeting:** February 14, 2006  
**Project:** State Route 119 Widening and Reconstruction  
**Purpose of Meeting:** Initial Concept Meeting  
**Meeting Location:** Liberty County Courthouse

**Attendees:**

<b>NAME</b>	<b>ORGANIZATION</b>	<b>PHONE NO.</b>
Billy Edwards	City of Hinesville	912-876-3564
Henry Frasier, Sr.	City of Waltourville	912-368-7501
George Shenk	GDOT	912-427-5859
Donnie Boyd	GDOT	912-370-2588
Teresa Scott	GDOT	912-427-5788
Keith Stewart	GDOT	912-427-5864
Dennis Odum	GDOT	912-427-5716
Sheree Smart	GDOT	912-427-5756
Sonny Timmerman	LCPC	912-408-2030
Sally Dowlen	LCPC	912-408-2030
Brandon Wescott	LCPC	912-408-2030
Joey Brown	Liberty County	912-876-2164
Mark Pickering	Thomas & Hutton Engineering Co.	912-234-5300
Jeff Ingham	Thomas & Hutton Engineering Co.	843-725-5266
Scott Burns	Thomas & Hutton Engineering Co.	912-721-4076

Meeting Minutes  
Initial Concept Meeting

**SUMMARY OF ISSUES:**

**RIGHT OF WAY ISSUES:**

- 200 feet proposed right of way shown throughout project. Right of way required will lessen when project limits are updated.

**ENVIRONMENTAL ISSUES:**

- Environmental studies will take place on both State Route 119 and 15<sup>TH</sup> Street segments.
- Cemetery location and limits should be checked so that it is not within right of way.
- Inert landfill needs to be checked that it is not within right of way. If so, area will need to be tested.

**TYPICAL SECTION AND ALIGNMENT ISSUES:**

- Added Type C median crossover for access by both the school and church along SR 119.
- Update sidewalk on east side from 5' to 6' width.
- Eliminate right in-right out driveway at Highway Patrol office. Replace driveways at Savannah Technical College campus and Highway Patrol office with one drive that would allow access to both. Side roads in that area to be realigned for better access.
- Coordinate with Highway Patrol office (Sgt. Keith Collins) on driveway access for Highway Patrol office.
- Medians should be grassed instead of concrete.
- Add median break at fire station under water tower access to fire station and nearby apartments.
- Business near US 84 needs access for 18 wheelers.
- Add jug handles where applicable to allow adequate space for U-turns.
- Contact Board of Education (Dr. Steve Wilmoth) for tie-ins/access at schools.
- Coordinate with Independence Park design on location of all possible required median breaks.

**UTILITY ISSUES:**

- Utility companies to relocate utilities.
- Check that right of way does not impact pump station near Lexington subdivision.

Meeting Minutes  
Initial Concept Meeting

- Locate force main on east side of road near Pine Ridge and Lexington subdivisions.

**OTHER ISSUES:**

- County to request that 15<sup>TH</sup> Street be added to SR 119 as a federally funded segment.
- Look into the drainage at the Southside of the jail and detention pond on proposed school property. These issues will be addressed with other drainage in preliminary design.

Meeting Minutes  
Final Concept Meeting

**Date:** June 16, 2006  
**Date of Meeting:** June 16, 2006  
**Project:** State Route 119 Widening and Reconstruction  
**Purpose of Meeting:** Initial Concept Meeting  
**Meeting Location:** Liberty County Courthouse

**Attendees:**

<b>NAME</b>	<b>ORGANIZATION</b>	<b>PHONE NO.</b>
Ron Nelson	GDOT	
Cynthia Phillips	GDOT	912-427-5767
Brad Saxon	GDOT	
Teresa Scott	GDOT	912-427-5788
Keith Stewart	GDOT	912-427-5864
Sonny Timmerman	LCPC	912-408-2030
Joey Brown	Liberty County	912-876-2164
Doyle Kelley	Thomas & Hutton Engineering Co.	912-234-5300
Scott Burns	Thomas & Hutton Engineering Co.	912-721-4076

Meeting Minutes  
Final Concept Meeting

**SUMMARY OF ISSUES:**

**RIGHT OF WAY ISSUES:**

- Adjust right-of-way where possible to prevent possible displacements.

**TYPICAL SECTION AND ALIGNMENT ISSUES:**

- Should Type B median opening be used for this design? Type B requires a minimum median width of 32', median width of project 24'.
- Realign proposed roadway to keep as much of the existing roadway as possible between US 84 and SR 196.
- Add additional length to the turn lanes at school entrances.

**OTHER ISSUES:**

- Include right-of-way cost estimate with final concept.
- Traffic signal warrant analysis for additional signals on the job requested.
- Update conceptual cost estimate based on current mean item summary.



MATCHLINE - SEE SHEET NO. 1

EXISTING TRAFFIC SIGNAL  
PROPOSED TRAFFIC SIGNAL  
PROPOSED RIGHT-OF-WAY  
PROPOSED CENTERLINE

STATE ROUTE 119 WIDENING  
AND RECONSTRUCTION

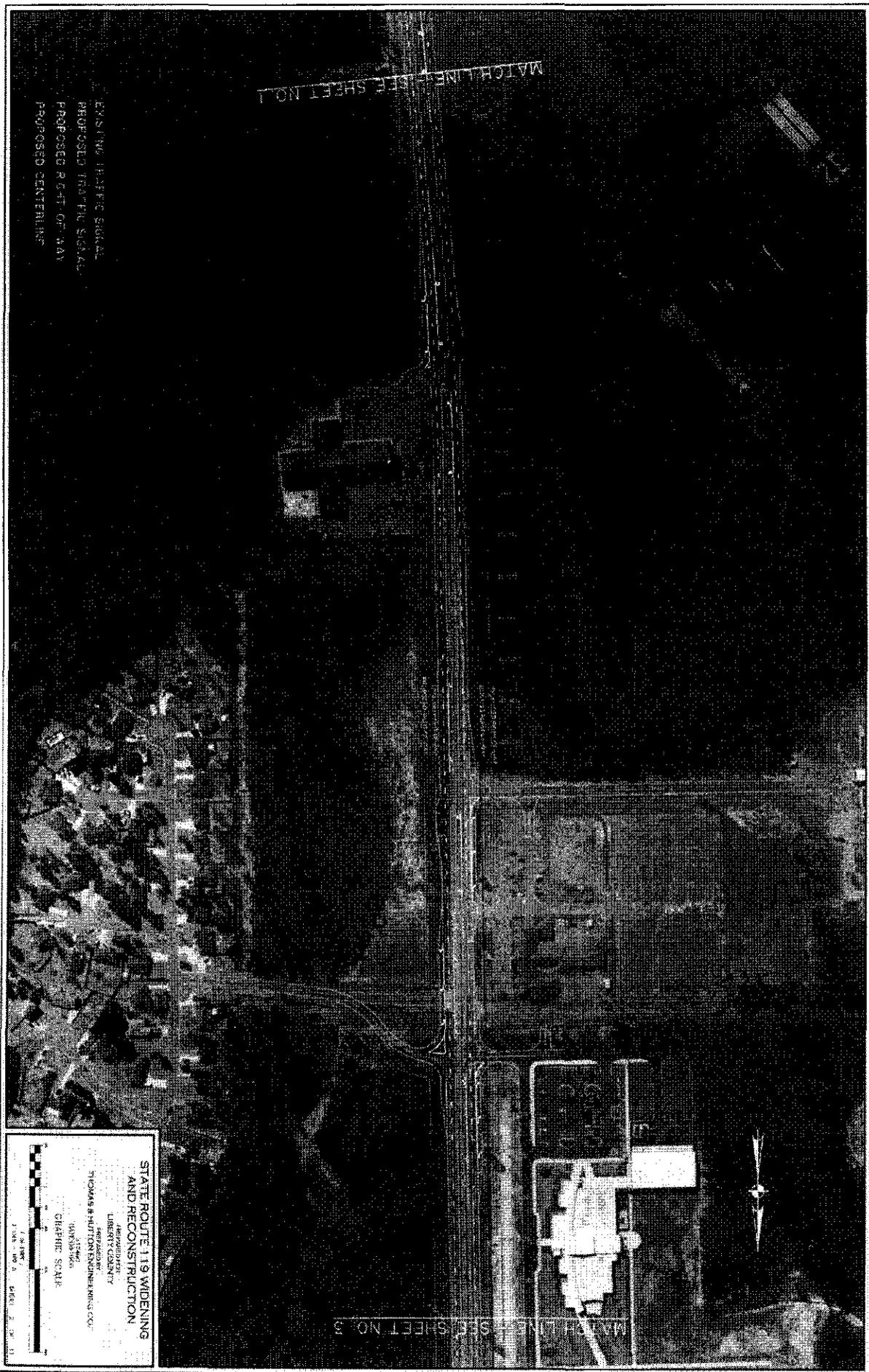
LIBERTY COUNTY

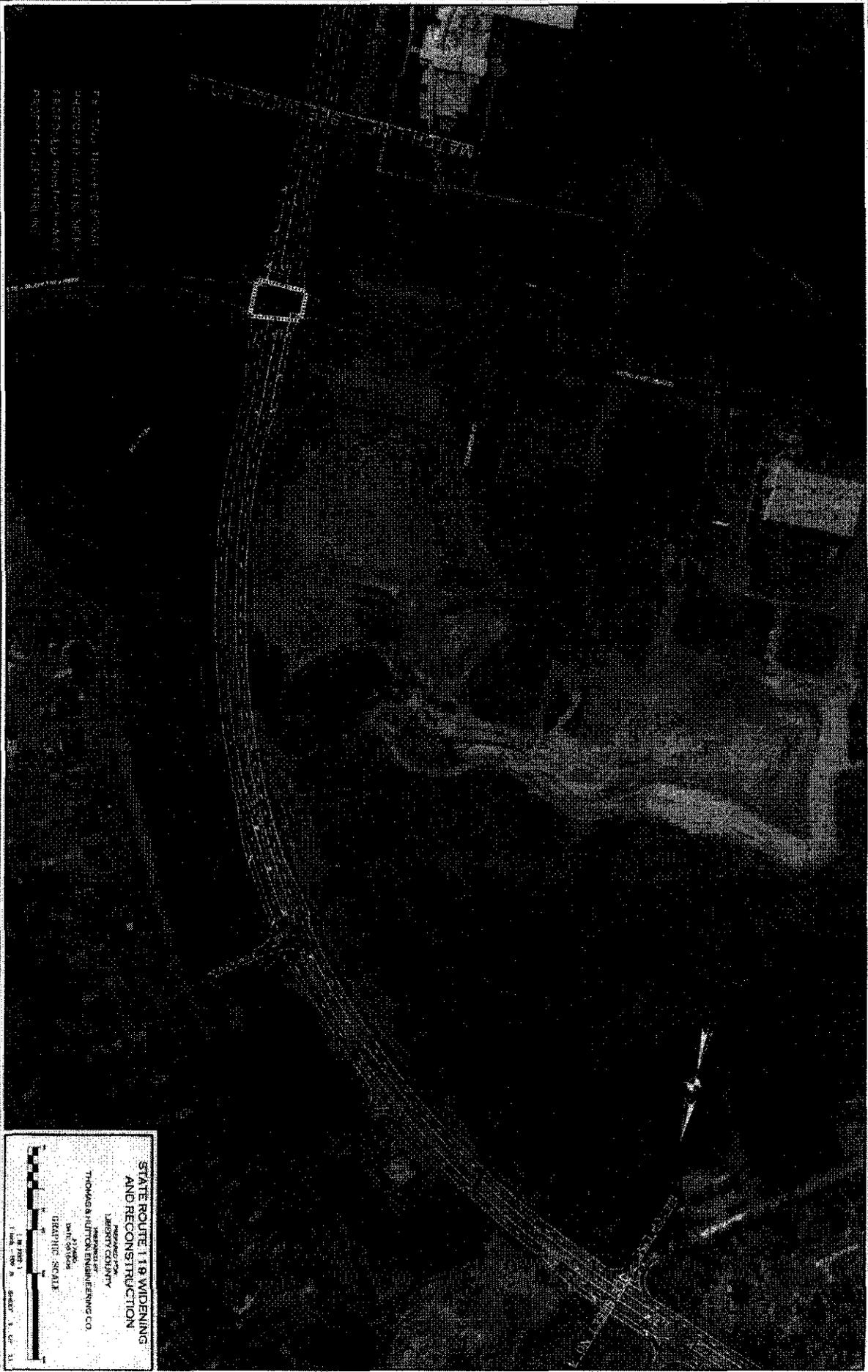
DESIGNED BY  
TOMAS & HUTTON ENGINEERS, CO.  
LIBERTY, MO.  
DATE: 11/15/07

CIVIL SCALE

1" = 40'

MATCHLINE - SEE SHEET NO. 3





STATE ROUTE 118  
 WIDENING AND RECONSTRUCTION  
 PROJECT LOCATION MAP  
 SHEET 3 OF 11

**STATE ROUTE 118 WIDENING  
 AND RECONSTRUCTION**  
 PROJECT LOCATION MAP  
 SHEET 3 OF 11

PREPARED BY  
 THOMAS & HILTON ENGINEERING CO.  
 1015 S. 11th St.  
 LIBERTY, MISSOURI 64068  
 DRAWING SCALE  
 1" = 100'





EXISTING TRAFFIC SIGNAL  
PROPOSED TRAFFIC SIGNAL  
PROPOSED RIGHT-OF-WAY  
PROPOSED CENTERLINE

**STATE ROUTE 119 WIDENING  
AND RECONSTRUCTION**

LIBERTY COUNTY  
LIBERTY TOWNSHIP

THOMAS & HUTTON ENGINEERING CO.  
LIBERTY, OHIO  
DATE: 12/20/04  
DRAWN BY: SMM/MS

1" = 50' 0"

1" = 100' 0"

1" = 200' 0"

1" = 400' 0"

1" = 800' 0"

1" = 1600' 0"

1" = 3200' 0"

1" = 6400' 0"

1" = 12800' 0"

1" = 25600' 0"

1" = 51200' 0"

1" = 102400' 0"

1" = 204800' 0"

1" = 409600' 0"

1" = 819200' 0"

1" = 1638400' 0"

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1" = 6553600' 0"

1" = 13107200' 0"

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1" = 552139707808781102994777134607215324684283246810889212733411526758400' 0"

1" = 1104279415617562205989554269214430649368566493621778425466823055116800' 0"

1" = 22085588312351244119791085384288612987371329872

MATCH LINE - SEE SHEET NO. 5

ENGINEERED BY  
PROPOSED FEDERAL ROAD  
PROJECT NO. 119-1111  
PROCESSED ON 11/11/11

**STATE ROUTE 119 WIDENING  
AND RECONSTRUCTION**

PROCESSED BY  
THOMAS & HUTTON ENGINEERING CO.  
LIBERTY COUNTY  
LIBERTY, MISSISSIPPI  
GRAPHIC STANDARDS

1" = 40'

MATCH LINE - SEE SHEET NO. 6