



City of Walthourville Mayor and Council Meeting
July 25, 2023 @ 6:00 PM
Walthourville Police Department

Regular Meeting Agenda

The Honorable Mayor Larry D. Baker, Presiding

The Honorable Mayor Pro Tem Sarah B. Hayes The Honorable Charlie L. Anderson, Sr.
The Honorable James Hendry The Honorable Bridgette Kelly
The Honorable Luciria L. Lovette

Luke R. Moses, City Attorney
Deputy Fire Chief, Jamal Kinney
Police Chief, Christopher Reed

- I. Meeting Called to Order: **Mayor Larry D. Baker**
- II. Roll Call: **City Clerk**
- III. Invocation **Appointee**
- IV. Pledge of Allegiance: **In Unison**
- V. Adoption of City Council Agenda: **Councilmembers**
- VI. Adoption of City Council Minutes: **Councilmembers**
 - July 11, 2023 No Minutes due to no meeting (no quorum)
 - June 27, 2023 Regular Meeting Minutes
- VII. Presentations:
- VIII. Agenda Items:
Public Hearing
1. LCPC **Ms. Lori Parks**
Rezoning Petition 2023-047-W. A rezoning petition submitted by Dale Kiefer on
On behalf of Brenda Kiefer, who is the owner to rezone 0.5 acres +/- from AR-1
(Agricultural Residential District) to R-8 (Single-Family Residential District-8) for a
single-family home. The property is located on Mehalko Road in Walthourville and is
further described as LCTM Parcel 063A-031 (portion thereof).

2. LCPC

Ms. Lori Parks

Beer and Wine Alcohol License.

Recommendation: For Mayor and Council to approve/disapprove a Beer and Wine License Application for Family Dollar Store # 30979. The Business is located at 5549 West Oglethorpe Highway in Walthourville. The location meets all distance requirements for off-premises consumption per Code Section 4-19 (b). The store is more than 150 ft. from any residence and more than 300 ft. from any church or school.

3. City of Walthourville

Mayor Pro Tem Sarah B. Hayes

SPLOST 6 & 7 Discussion.

4. City of Walthourville

Mayor Pro Tem Sarah B. Hayes

Realtor/Citizen Letter. City Attorney, Mr. Luke R. Moses was requested by the Mayor and Council at the June 13th, 2023 meeting to draft a letter for Liberty County Realtors/Landlord.

IX. City Reports

Councilmembers / Department Heads

Fire Department

Councilman Charlie L. Anderson, Sr.

Economic Development

Mayor Pro Tem Sarah B. Hayes

Public Works

Councilman James Hendry

Water Department

Councilwoman Bridgette Kelly

Parks and Recreation

Councilwoman Luciria L. Lovette

Police Department

Mayor Larry D. Baker

Office of the Mayor

Mayor Larry D. Baker

X. Executive Session

None

XI. Adjournment

Councilmembers

When an Executive Session is required, one will be called for the following issues:

(1) Personnel (2) Real Estate or (3) Litigation

City of Walthourville
Mayor and Council Meeting Minutes
June 27, 2023 @ 6:00 PM
Walthourville Police Department

- I. Call to Order: The meeting was called to order at 6:00 PM by Mayor Larry D. Baker.
- II. Roll Call was taken by the City Clerk with the following members present:

Mayor Larry D. Baker	Mayor Pro Tem Sarah B. Hayes
Councilman Charlie L. Anderson, Sr.	Councilwoman Bridgette Kelly
Councilwoman Luciria L. Lovette	

Member Absent: Councilman James Hendry

The attendance of the Council constituted a quorum.

City Attorney Luke R. Moses was in attendance.

- III. Mayor Larry D. Baker gave the invocation.
- IV. The Pledge of Allegiance was recited in unison.
- V. Adoption of City Council Agenda. The motion to approve was made by Mayor Pro Tem Hayes and the second was added by Councilman Anderson.
Vote: 4-0: Motion Carried.
- VI. Adoption of City Council Minutes:
- June 13, 2023 Regular Meeting Minutes, the motion to approve was made by Mayor Pro Tem Hayes and the second was added by Councilman Anderson. (Members voting in favor: Mayor Pro Tem Hayes, Councilman Charlie L. Anderson, Sr. and Councilwoman Bridgette Kelly). Vote 3-0: Motion Carried. (Councilwoman Lovette abstained).
 - June 13, 2023 Executive Session Minutes, the motion to approve was made by Mayor Pro Tem Hayes and the second was added by Councilwoman Kelly. (Members voting in favor: Mayor Pro Tem Hayes, Councilman Charlie L. Anderson, Sr. and Councilwoman Bridgette Kelly). Vote: 3-0: Motion Carried. (Councilwoman Lovette abstained).
- VII. Public Comments.
1. Ms. Alma Wells stated she resides off Hillary Lane at 84 Jones Court. She called Commissioner Gary Gillard about the paving/milling on the roads in Walthourville. She inquired about why Sanders Road would be milled when there is not a lot of

traffic on that road? She stated on Jones Court the school bus cannot travel down the road because the road is so bad. She further stated she was told the dirt roads belongs to the city and what is the process for getting the roads paved/milled? She said, "Hardwick, Smith, Emily Cooke and other roads were done and why not her road?" Mayor Baker stated the county was out of the supply of milling. The county would be replenishing their supply and when the product becomes available Hillary and Jones Court would be milled. Ms. Wells asked, if the road could be scraped? Mayor Baker said, he would contact the county about scraping the road.

VIII. Presentations:

1. Consolidated Pipe

Mr. Joey Todd

INFOMRATIONAL PRESENTATION ONLY.

Mr. Todd stated the city's water meter system (digital) was installed in 2013 and these meters have a 10-year warranty. He stated he has been in communication with Ms. Moss and she wanted him to come and present to council so they would have ample time to make their decision on whether to upgrade or remain with the same system. He stated it was time for the city to consider a system wide upgrade. He stated the new proposed system will consist of an AUI Reading that will be done remotely using the city's water tower. The new system will inform the city of daily alarms on citizens' accounts and would provide 24-hour monitoring. The new system will eliminate the monthly readings by the Water Department and City Hall. In his presentation hand-out, Mr. Todd provided the cost of roughly \$ 806,000. CW Kelly, asked "if this was a baseline price?" Mr. Todd, said, "yes, give or take." He stated the city could work with the city's engineering firm (Turnipseed Engineering) to see about financing options such as GEFA or Government Capital.

Councilman Anderson asked, "who would do the work and how long would it take and if the city would get any credit for trading in the old meters?" Mr. Todd said two months and a contractor would perform the work and yes the city would be credited for trading in the old meters with a 1 for 1 discounted price which would equate to \$ 45.00 per meter. Councilwoman Lovette, asked, "are meters only guaranteed for 10 years?" Mr. Todd stated that is the standard warranty and life expectancy for any meter in the industry. Mayor Pro Tem Hayes asked would there be a back up system at City Hall. Mr. Todd replied, the city would be available at City Hall as well as on the company's hard drive.

The Mayor and Council did not take any action as this was an informational presentation.

City of Walthourville

Councilwoman Bridgette Kelly

Stated that the Water Department and City Hall Team worked hard to ensure the department operates efficiently and that, "oftentimes, they have to deal with people who are not so nice." She is the liaison for the water department, and she appreciates their hard work. This acknowledgement was a surprise to the Water Department, City Hall and Police Department personnel. She gave certificates to Mr. Glenn Mack, Mr. Jeromy Holiday, Mr. Ernest Sapp, Mr. Patrick Golphin, Ms. Kara Jackson, Mrs. Chantal Smith-Burns, Police Chief Christopher Reed, Major Anthony Hooker and Sergeant James Fulwood. A photo was taken of the entire group along with Mayor Larry D. Baker and Councilwoman Kelly.



IX. Agenda Items

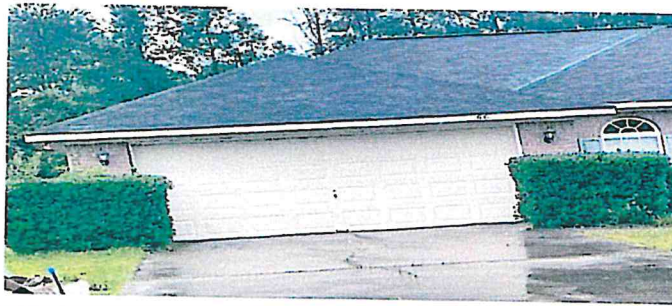
1. LCPC

Mr. Jeff Ricketson Stated he was here for the City of Walthourville to join Liberty County and the other municipalities to adopt the Unified Development Ordinance (UDO). Mr. Ricketson initially presented this information to the Mayor and Council on January 10, 2023 and he returned on May 23, 2023 for a Public Hearing. Mayor Pro Tem Hayes asked about the Board of Directors in Section 11-32. Mr. Ricketson looked for the information and stated it did not mean a Board, and that each municipality could amend if they wanted something to add or delete in the UDO. Councilwoman Lovette asked about the Board of Directors in relation to the planning commission. Mr. Ricketson stated it was different, although it was a UDO, each individual city could modify. The motion to approve the UDO was made by Councilwoman Lovette and the second was added by Councilwoman Kelly.

Vote: 4-0: Motion Carried Unanimously

2. City of Walthourville

Mayor Pro Tem Sarah B. Hayes Stated she wanted to address the bulk trash pickup in the city. She stated she has been a resident of Walthourville since the 1990's and bulk trash collection has become a major problem for the City. She referenced pictures that City Clerk Moss emailed (attached) the council about the debris/garbage that was left outside of a residence when the tenant moved out. She also referenced a location in the Oakridge Subdivision. Mayor Pro Tem stated the issue is when citizens/rental companies (tenants) move out they are leaving the entire house for the city to collect. This results in high cost to the city via Liberty County Landfill fees and the cost to the city of having to go back and forth to the landfill. She stated some parameters guidelines need to be enacted if the city will be responsible for picking it up.



City Attorney Luke R. Moses referenced O.C.G.A. 11-44 (1B) maintaining a disorderly house. He stated the city could not refuse to pick it up. But the city could charge the person and take them to municipal court. City Clerk, Shana T. Moss, "stated taking the person to court and recouping the money was not helping when citizens call about wanting the trash removed immediately. She referenced the pictures she sent to the Mayor and Council that clearly illustrated household garbage was on the ground in bags instead of the trash receptacle and this posed an environmental hazard as well as a health concern to the residents." Ms. Moss further "stated to pick up an entire household of waste leads to a full truck and the drivers leaving the city to go to the landfill and return. She stated the city is losing money and the city's landfill bill is already astronomical." Councilwoman Lovette asked, "was the city going to enforce the ordinance?" Mayor Pro Tem stated the city did not have an ordinance with repercussions. She stated every time this is discussed the council takes no action with fees. Councilwoman Kelly stated she felt the fee should start at \$1500.00. Mayor Pro Tem Hayes stated the realtors are also guilty. She observed a realtor cleaning out a house and dumping the entire house for the city to pick up. Attorney Moses stated he could draft a letter for City Hall to send out to all realtors and for customers to be informed about bulk trash pickup when they initiate utility service in the city. The Mayor and Council agreed for Attorney

Moses to draft the letter that will be sent to all realtors and this letter will be included in the city's welcome packet. All citizens are given a brochure by the City Hall Team when they move to the city.

X. Council Reports

Councilmembers/Department Heads

Fire Department

Councilman Anderson

Deputy Fire Chief, Jamal Kinney gave the report. He stated there have been 63 total calls since the last meeting. The department had 4 fire calls, 21, EMS and a total of 407 calls for the year. He stated the new gear should be in, in a few weeks and the new pumper tanker is still under construction.

Economic Development

Mayor Pro Tem Hayes

Reported that she participated in the Annual 9 Mile Walk to Dorchester on June 17th, 2023. She has restarted her Free Computer and Smart Phone Classes for Senior Citizens. She reported the Walthourville Senior Citizen Organization now has a bicycle club and they ride and are excited to add this component to their organization. The groups last outing was to Jesup where they enjoyed shopping. She said they are planning to take a train ride in the future.

Water Department

Councilwoman Kelly

Reported the Aerator on Well 3 went live on June 23rd, 2023. She reported that she and Mayor Pro Tem Hayes, several City Hall Members and the Water Department were also on site to watch the launch. There have been no reports of smelly discolored water.

Parks and Recreation

Councilwoman Lovette

Reported she had no report this meeting.

Police Department

Mayor Larry D. Baker

Chief Christopher Reed gave the report. He stated within the last report the department has generated 18 reports and has worked 8 vehicle crashes. He stated two officers have participated in and completed a search and seizure class. Also, the officers would be participating in a Juvenile law class offered by Ft. Stewart CID. Municipal Court Clerk, Mrs. Barbara Cauley will be participating in a class with Liberty County Magistrate Court on June 30th. The Police Department will be closed on Friday June 30th, due to the trainings.

Chief Reed asked Major Anthony Hooker to give an update. Major Hooker stated he has been working with Walmart on the Front Door Grant. This grant is geared toward the elderly where this grant will allow them to shop at Walmart. The qualifications are:

- Must be 62 years of age
- Must be a citizen of Walthourville

Major Hooker stated it was important that the department focused on the elderly, because they always target the youth. He is excited about this opportunity for the Walthourville Senior Citizens.





















Chief Reed stated there would be a Back-to-School Rally planning meeting at City Hall on June 29th, 2023. This rally is for the entire City to work together. Mayor Pro Tem stated she has some coats and shoes that she would like to incorporate for this event or another event to assist the children in Walthourville.

- XI. Executive Session None
- XII. Adjournment: At 7:05 PM a motion to adjourn was made by Councilwoman Kelly with the second being provided by Mayor Pro Tem Hayes. Vote:4-0: Motion Carried.

Rezoning Petition 2023-047-W

A rezoning petition has been submitted by Dale Kiefer on behalf of Brenda Kiefer, owner, to rezone 0.5 acres +/- from AR-1 (Agricultural Residential District) to R-8 (Single-Family Residential District-8) for a single-family home. Property is located on Mehalko Road in Walthourville and is further described as LCTM Parcel 063A-031 (portion thereof).

Zoning Map

	A1		ARI		ATR		C1		C2		C3		DD		DM		I1		IC		LI		MFR		MHP		O1		PDD		PUD		R12		R20		R8		SFMH
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Narrative

6-14-23

LCPC -

We are asking to reserve a portion
of the property to have the .50 acre.
be subdivided into a separate parcel.

Brenda Kiefer

July 25, 2023

Plat

Clerk's use

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares.

This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet. The survey was made without benefit of a title search. This plat is subject to all recorded easements and restrictions.

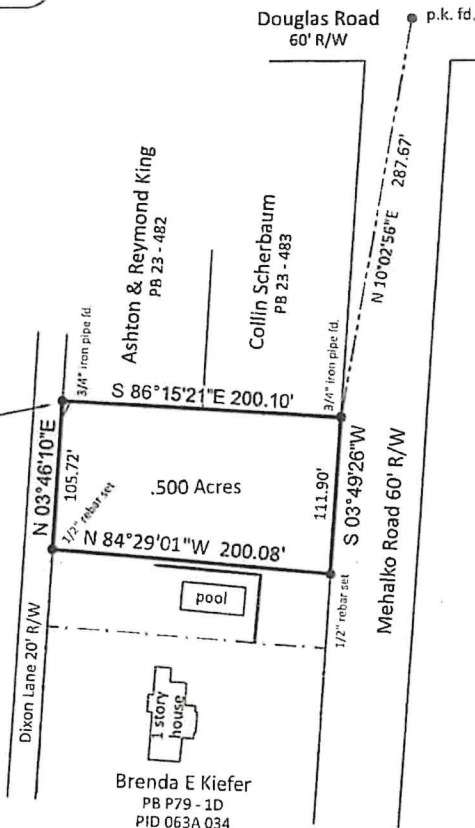
This plat is valid only for the person/persons named hereon.

According to the F.E.M.A. map this property is not located in a flood hazard zone.

Equipment used: Topcon ES-103 and Carlson Software



N: 645759.725
E: 830499.876



To the best of my knowledge, information and belief all angles, bearings, measurements, of courses, distances and monuments locations are as shown, have been proven by a land survey and in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of Georgia law 1978.

This survey complies with both the rules of the Georgia board of registration for professional engineers and land surveyors and the official code of Georgia annotated (OCGA) 15-6-67 as amended by HB1004 (2016) is that where a conflict exists between those two sets of specifications the requirements of the law prevail.

The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchases or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Handwritten signature of Keith P. Pirkle



Survey for:

Brenda E Kiefer
0.500 Acres

1458 Georgia Militia District
Liberty County, Georgia
City of Walhournville

Survey Date: 5/16/2023 Plat Date: 5/18/2023
File #4136



Pirkle & Associates Surveying Inc.

783 Stator Durrence Rd., Glennville Ga. 30427
Phone: 912-654-3298 Cell: 912-237-3770
email: pirklesurveying @ outlook.com
Ga. LSF 000232

Graphic Scale 1 inch = 100 feet

Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
 - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
 - *Yes.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
 - *Yes.*

Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
 - *No.*
5. Is the proposed use suitable in view of nearby uses?
 - *Yes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
 - *No.*

Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
 - *No.*
8. Would this change cause a “domino effect” and encourage “sprawl”?
 - *No.*
9. Are there unique historical sites which may be adversely impacted?
 - *None noted.*

Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

11. Is it spot zoning and unrelated to the existing pattern of development?

- *No.*

12. Are there unique conditions which support approval or denial?

- *No.*

LCPC Recommendation

Approval

Rezoning Petition 2023-047-W

Conditions

Standard

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

LCPC Recommendation

Approval

Rezoning Petition 2023-047-W

Conditions

Standard



Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: July 25, 2023

Business License: For a Beer and Wine License at the Family Dollar

Business Owner: Family Dollar Stores of Georgia, LLC

Address: 5549 W. Oglethorpe Hwy.

Zoned: C-3 (Highway Commercial District)

Comments: Location meets all distance requirements for off-premises consumption per code.

Recommendation: APPROVAL

LCPC Staff: *Lori Parks*
Lori Parks
Zoning Administrator

7-19-23
Date

Liberty Consolidated Planning Commission

100 Main Street, Suite 7520
Hinesville, Georgia 31313
Phone: 912-408-2030



Jeff Ricketson, AICP

Executive Director

MEMORANDUM

DATE: June 22, 2023

TO: Shana Moss
City of Walthourville

FROM: Lori Parks

RE: 5549 W. Oglethorpe Hwy.
Family Dollar / Off-premises sale of beer and wine

Above-referenced location meets all distance requirements for off-premises consumption per Code Section 4-19 (b). The store is more than 150 ft. from any residence and more than 300 ft. from any church or school as measured from portal to portal.



City of Walthourville Business License Division

Mailing Address: P.O Box K
Walthourville, GA 31333
Office Location 222 Busbee Road
Walthourville, GA 31333
Phone: (912) 368-7501
Web site address- www.cityofwalthourville.com

**Application For corporation or limited Liability Company LLC
Occupation Tax Certificate**

*The application must be filled out completely to obtain a City of Walthourville Occupation Tax Certificate. Payment must be filed with the application to obtain a City of Walthourville Occupation tax Certificate. This application will not be processed if it is not accompanied by the appropriate tax fee. **You will not be billed.** Please print with ink or type. In order for the appropriate tax or fee to be determined the application accompanied by all appropriate documents must be submitted in person.

Pursuant to The Georgia Immigration Reform Act that was passed by the State Legislature and signed by the Governor all persons applying for renewing a City of Walthourville Tax Certificate must provide a secure and verifiable document as required by O.C.G.A 50-36-1(e) (1) and sign and notarize the affidavit required by O.C.G.A 50-36-1 (e) (2) and the affidavit required by O.C.G.A 36-60-6 (d).

This Business is: (X) New Application **BEER AND WINE LICENSE APPLICATION**
() Ownership Change / Date ownership changed & Certificate # _____
() I am filling a name/or address change for Certificate# _____

Name business as FAMILY DOLLAR 30979 Business Phone#(757) 321 5000
Name of Corporation/LLC* FAMILY DOLLAR STORES OF GEORGIA, LLC
Business Address 5549 W. OGLETHORPE HWY HINESVILLE GA
Mailing Address 500 Volvo Pkwy Chesapeake, VA 23320-1604
Email Address ab-licensing@dollartree.com

Full Detailed Description of

Business EXISTING FAMILY DOLLAR STORE APPLYING FOR OFF PREMISES BEER AND WINE LICENSE

Date Business began in City of Walthourville 12/11/2014
#of employees in City of Walthourville 10 E-verify# (Required if 11 or more employees _____)
State Sales Tax ID# 200012579 Federal ID # 56-112034
Owner Name FAMILY DOLLAR STORES OF GA LLC SS# FEI 56-112034 DOB N/A
Home Address 500 Volvo Pkwy Apt# _____ City Chesapeake State VA Zip 23320-1604

*** All electrical, mechanical, plumbing, well drilling contractors, mobile home dealers, mobile home installers, and any other contractor that is required to have a State of Georgia License will be required to attach a copy of the license to this application before Insurance.

***All commercially used building may be subject to an inspection for fire and safety code compliance prior to any certificate of occupancy or business license being issued.

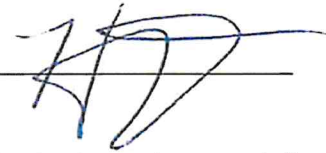
Are you, the applicant the corporation, LLC or any shareholder currently delinquent in payment of any taxes or fees to any state or local government? NO If yes, please indicate the type of tax or fee, and the amount due with the reason the tax is delinquent.

If this property is zoned residential, no clients Employees, sales, deliveries, storage of inventory, Or equipment are allowed on the premises. Only One commercial vehicle not to exceed 12,500 lbs Gross weight used as transportation by the occupant May be parked at the residence.

I swear or affirm that I have obtained or will obtain within thirty days of the date of this application a City of Walthourville Certificate of Occupancy as required by the city ordinances.

I will comply with the Zoning Restrictions stated above: HS
(initials)

Signature: _____



I HARRY SPENCER, affirm that the facts stated by me are true, I understand any misrepresentation or fraudulent statement is grounds for automatic dismissal of this application and/revocation of the license. I understand that all signs displayed on my premise must be permitted by the City of Walthourville, I further understand that my business must operated in compliances with all applicable state, federal & local laws, ordinances & regulations, & that the granting of this occupation tax certificate or payment of this occupation tax does not waive the right of any federal, state or local entity to regulate & enforce laws, ordinances & regulations. I understand that all decisions of Business License Division may be appealed to the City of Walthourville.

This 01 day of June, 20 23.

Signature of applicant _____



legibly print name HARRY SPENCER

This application must be approved by the Liberty County Planning Commission

Tax Map & Parcel# 050C - 061

Zoning Classification C-3

Approved by: _____

Date Approved: _____

Date the request will be presented to Mayor and Council: 7-11-23

APPLICANT MUST COMPLETE THE AFFIDAVITS AND PROVIDE A SECURE AND VERIFIABLE DOCUMENT





Liberty County PRISM 2.0

- | | |
|---|---|
| Areas | Carto Line |
| █ Override 1 | █ Green: Green |
| █ Roads | █ Land Hook |
| █ Image | █ Blue: Blue |
| █ Red: Red | █ Red: Red |



Liberty County
Assessors' Office
100 Main Street, Suite 1550
Hinesville, Georgia 31313
Phone: (912) 876-3568

0 0.035 0.07 mi
1 inch = 188 feet



Printed on 5/3/2023
<http://www.libertycountyga.com>



Commercial Improvements:			
Impr Key: 2944	Class/Strat: C1	Imp/Sec: 11	Life Exp: 35
			Wall Height: 14



Liberty County Property Record Card

2022 Digest

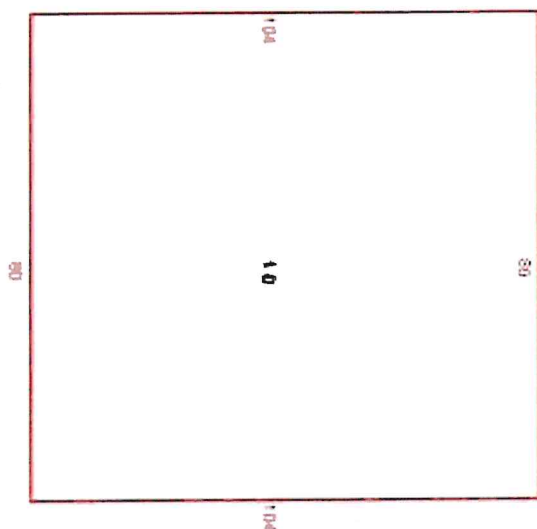
PIN#: 050C061

Date: 05-03-2023

Page: 2

Year Built: 2014	Eff Year Built: 2014	Grade: 1.00	Physical Depreciation: 89	Ovr Dep: .00
Fune: 1.00	Econ: 1.00	% Comp: 1.00	Section Area: 8,320	Perimeter:
Imp Area: 8,320	1 Fix Bath: 0	2 Fix Bath: 0	3 Fix Bath: 0	1.0 Bath/Klt: 0
1.5 Bath/Klt: 0	2.0 Bath/Klt: 0	ID Units: 1	Used As: Discount Store-S.GD	Built As: Discount Store-S.GD
Structure: 460,061	Extra Features: 0	Improvement: 460,061		

Sketch Legend:	
Type:	Area:
1.0	8320





Liberty County Property Record Card

2022 Digest

PIN#: 050C061

Date: 05-03-2023

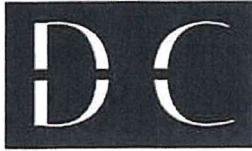
Page: 3

FRONT:



REAR:





DECISIONS CONSULTING LLC
1100 Circle 75 Parkway SE
Suite 210 Atlanta, GA 30339
Licensing Director: (678) 660-5121
licensing@decisions-consulting.com

July 10, 2023

Kara Jackson
Business License Clerk
City of Walthourville
P. O. Box K
Walthourville, GA 31333

Re: Family Dollar #30979 (5549 Oglethorpe Hwy) Application to sell beer and wine for off-premises consumption only ("Application")

Dear Ms. Jackson:

This firm represents Family Dollar Stores, Inc. and its subsidiaries including Family Dollar Stores of Georgia, LLC, and we nationally handle licensing matters for all Family Dollar locations and related entities (collectively "Family Dollar").

It is my understanding I can submit this letter for consideration in support of our pending applications for the privilege of the retail sale of beer and wine for off-premise consumption only at the Walthourville Store. As the privilege is being considered at the July 11, 2023 Commission meeting, this information is being provided in support of Family Dollar's Application. For background purposes, Family Dollar is a family-oriented store that provides a wide range of food and other retail items to its' customers. Family Dollar locations that sell alcohol do not sell "discounted alcohol" and the beer and wine our customers have the option of purchasing for off-premises consumption is equivalent in price and quality to what one would find at any local grocery store. Please see the enclosed advertisement which provides you with a sampling of the wide range of products that Family Dollar offers to its' customers. Also, I wanted to provide some additional information relating to how serious Family Dollar takes its responsibility to comply with all applicable statutes, ordinances, rules, and regulations.

First, in addition to any requirements imposed by the State or Local jurisdiction, Family Dollar has a vigorous internal training and auditing program to ensure strict compliance and zero tolerance for violations. These internal procedures include, but are not limited to, the following:

(a) Training on minimum age requirements and how those requirements apply. This includes the mandatory **use of hand-held scanners to verify birthdates** are within the range required to make the purchase.

(b) Training on how to recognize and differentiate between authentic forms of identification, typically a driver's license, and counterfeit identifications.

(c) Training on how to confirm the person presenting the identification is the person on the identification card.

(d) Training on the associate's rights to refuse to sell any alcoholic beverage to a person who appears to be intoxicated and how to communicate that refusal respectfully.

(e) Training in understanding the role and personal liability to guarantee compliance with all applicable rules and regulations with emphasis on Family Dollar's zero tolerance policy is strictly enforced.

(f) Training on how to comply with Law Enforcement as a partner to ensure compliance with the law.

With specific attention to the City of Hinesvilles local alcohol ordinances, Family Dollar will also train all associates on the local rules and regulations pertaining to off-premises licensees and employees including, but not limited to, (1) the duty to maintain a copy of the local ordinances on the premises; (2) duty to secure inventory when not legal to sale; (3) the limited hours for legal sales (this will not be a problem as the stores are closed before the prohibited hours begin); (4) duty to maintain the premises and allow zero loitering or drinking in the parking lots, which is absolutely prohibited by Family Dollar, and (5) the duty to confirm proper legal identification and age (as noted above, Family Dollar uses handheld scanners as well). In sum, and as complimentary to other small business in the area, Family Dollar simply wishes to provide a safe, family-oriented option to those families who wish to purchase beer and wine for consumption with their meals at home, similar to many other grocery stores.

In addition, Family Dollar uses internal auditing programs and proprietary software to detect abnormal activities to detect, deter and prohibit any violations of rules and regulations. Further, Family Dollar locations are all equipped with surveillance cameras that monitor the cash registers, front doors, receiving and stockroom areas and always include at least one dedicated camera focused on beer and wine locations within the store. Based on these vigorous internal compliance matters and a culture of zero tolerance, Family Dollar is proud to say that from 2019 to 2021, the percentage rate of locations to violations received nationally is less than one percent (1%).

In conclusion, Family Dollar greatly appreciates the opportunity to conduct business in the State of Georgia and, specifically, in the City of Walthourville. Family Dollar respectfully requests that you approve the resolution to allow beer and wine sales for off-premises consumption only at the Walthourville Store.

City of Walthourville


July 10, 2023

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Please do not hesitate to email me jcrumly@decisions-consulting.com or give me a call at if you have any questions or want to discuss further.

Sincerely,

Decisions Consulting, LLC



Jonathan Crumly, Chief Operating Officer
jcrumly@decisions-consulting.com

Enclosure (as stated)

Received in

May 2023	Total SPLOST 7 Distribution =	1,040,300.87
0.41%	Alenhurst	\$ 4,265.23
0.86%	Flemington	\$ 8,946.59
0.16%	Gumbranch	\$ 1,664.48
21.79%	Hinesville	\$ 226,681.56
71.41%	Liberty County	\$ 742,878.85
2.02%	Midway	\$ 21,014.08
0.78%	Riceboro	\$ 8,114.35
2.57%	Walthourville	\$ 26,735.73
Total Distributed		<u>1,040,300.87</u>

Per the intergovernmental agreements dated 07/21/22, each city will be responsible for managing their pro-rata share of the SPLOST monies.

Please refer to code section O.C.G.A 48-8-121 for guidance on managing and reporting on your share of the SPLOST proceeds.



TAYLOR'S CREEK
CONSTRUCTION

8101 Elim Church Rd. #29
Hinesville, GA 31313
Office: 912-368-5015
Jason Smiley 912-256-1349
jwsmiley@tcc.co.com
Patrick Bowen 912-610-1591
patrick@tcc.co.com

Liberty County		Date: May 3, 2023			
Description	Qty	U/M	U/P	Amount	
Road maintenance - Liberty County					
asphalt millings loaded	52	ea	\$ 650.00	\$	33,800.00
asphalt millings loaded	24	ea	\$ 650.00	\$	15,600.00

SUBTOTAL \$	49,400.00
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Road Maintenance - Walthourville					
asphalt millings loaded	185	ea	\$ 650.00	\$	120,250.00

SUBTOTAL \$	120,250.00
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TOTAL \$	169,650.00
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NOTE: The County paid an invoice on behalf of the City of Walthourville to Taylor's Creek Construction. As a result, the distributions owed to the City from SPLOST 7 proceeds are being held until the amount is paid in full. Balance owed to date is as follows:

Taylor's Creek Construction Invoice - 05/03/23	(120,250.00)
SPLOST 7 Distribution to Walthouville - May 2023	26,735.73
Balance Due to the County as of 06/05/23	<hr/> (93,514.27)

City of Walthourville

Larry D. Baker
Mayor

Always Moving While Improving

City Council

Charlie L. Anderson, Sr.
Sarah B. Hayes
James Hendry
Bridgette Kelly
Luciria L. Lovette

City Administration

Shana T. Moss, City Clerk/HR Admin
Jamal Kinney, Deputy Fire Chief
Christopher Reed, Police Chief
Dave Martin, Public Works
Luke R. Moses, City Attorney

To Whom It May Concern:

It has come to the City of Walthourville's attention that your company manages certain rental property or properties within the city limits of the City. You are receiving this letter in order for you to be aware of the responsibilities that property management companies have with regard to the proper disposal of their tenants' trash and debris.

Over the past several months, some tenants of properties, within the city limits, have left inordinate amounts of trash and debris outside of properties when those tenants vacated said properties. As a result, the City incurred significant costs in removing trash and debris from those properties.

When a tenant moves out, it is the tenant's or the property management company's responsibility to ensure that trash and debris are properly disposed of in a timely manner. Going forward, the City may cite property management companies and/or tenants for violations of city ordinances and state laws related to failure to remove trash and debris from vacated properties within the city limits. While your company may not be involved in any properties where trash and debris removal has been a problem, we are sending you this letter so you can you inform any tenants you may have within the City of these issues.

The City, as always, stands ready to assist local businesses and citizens with any questions or concerns they may have about these or any other matters within the City.

Thank you,

Larry Baker
Mayor