



**City of Walthourville Mayor and Council Meeting
January 10, 2023 @ 6:00 PM
Walthourville Police Department**

**Regular 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
Interim Fire Chief, John Pittman
Interim Police Chief, Chris 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 |
| | <ul style="list-style-type: none">• December 13, 2022 Regular Meeting Minutes• December 13, 2023 Executive Session Minutes• December 19, 2022 Special Called Meeting Minutes• December 22, 2022 Special Called Meeting Minutes• December 29, 2022 Special Called Meeting Minutes | |

VII. Presentations:

Mr. Jeff Ricketson

**LCPC
Executive Director**

- *Liberty County Unified Development Ordinance (UDO).*

City of Walthourville

Mayor Larry D. Baker

- *Appointment & Oath of Office for John Pittman to Fire Chief.*
- *Appointment & Oath of Office for Christopher Reed to Police Chief.*

VIII. Agenda Items:

1. LCPC

Ms. Lori Parks

Rezoning Petition 2022-0-84-W. Submitted by Dana Ingram (property owner) to rezone 1.67 acres from R-2A (Single-Family, Two-Family, and Mobile Home Residential District) to R-3 (Multi-Family Residential District) for townhomes. Properties are located on Shaw Road in Walthourville and are further described as LCTM-Parcels: 050A-224 and 050A-225.

Recommendation: For Mayor and Council to approve/disapprove the zoning request.

2. LCPC

Ms. Lori Parks

Business License Request. For a Barber and Beauty Service, CutzbyKim.

Recommendation: For Mayor and Council to approve/disapprove a Business License Request for Ms. Kimberly Vaughn the business will be located at 4981 West Oglethorpe Highway, Suite 4. The business will provide barber and beauty services. The property is zoned B-2 General Commercial District.

3. **Weiner, Shearhouse, Weitz, Greenberg & Shawe Attorney Christopher Lane Provident Land Holdings.** Land Donation to the City of Walthourville including a pump station at The Estates at Wilder Pond.

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

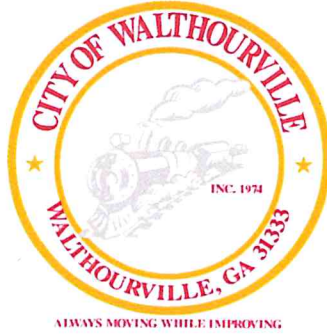
None

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



PRESENTATIONS

Liberty Consolidated Planning Commission

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



Jeff Ricketson, AICP

Executive Director

December 8, 2022

The Honorable Larry Baker, Mayor
City of Walthourville
222 Busbee Road
Walthourville, GA 31333

RE: Unified Development Ordinance (UDO)

Dear Mayor Baker,

As you are aware, the LCPC has spent time over the past few years drafting a Unified Development Ordinance (UDO). The proposed UDO updates and combines both zoning and subdivision regulations into one document that would be applicable in the entire County. At its meeting on September 20th, 2022, the Planning Commission recommended approval of the UDO and requested that staff present it to each jurisdiction for action.

Attached please find a summary of the UDO as well as a link to the full document and maps of the proposed UDO for consideration by the City Council. The Georgia Zoning Procedures Law (O.C.G.A. § 36-66-1) requires at least one public hearing be held prior to City Council adoption. I would like to formally present this recommended UDO to Mayor and Council for consideration at an upcoming meeting and I would be happy to facilitate the required public hearings. I will bring a hard copy of the UDO to each of your Councilmembers when I present it.

Upon approval by each jurisdiction, the UDO will become effective for that jurisdiction. In the meantime, if you have any questions about the UDO, please do not hesitate to contact me.

Sincerely,

Jeff Ricketson, AICP
Executive Director

Attachment

Summary of the Unified Development Ordinance (UDO)

General

- The UDO unifies zoning and subdivision regulations into one document.
- The UDO unifies regulations for all the jurisdictions in Liberty County (all 7 municipalities and unincorporated Liberty County). As applicable, each jurisdiction's zoning and subdivision regulations will be repealed.
- Each jurisdiction may have some unique provisions that only apply to it or general provisions from which it is excluded, accounting for the individual needs or wants of the jurisdictions.
- The UDO does not replace other development-related ordinances such as drainage, tree, flood, etc. Each of these are referenced in their own Article which serves as a placeholder should these ordinances be unified in the UDO in the future.

Amendments

- Any amendment to the UDO which will apply to all jurisdictions will need to be adopted by all governing authorities. Once all have approved the amendment, it will be incorporated into the UDO.
- Amendments to the UDO which are not applicable to all jurisdictions will need to be adopted by all applicable governing authorities and will be appended to the UDO. At least every 3 years, the appended amendments will be ratified by all governing authorities and incorporated into the UDO.

Organization

- The UDO is broken up into 8 divisions, some of which are further addressed in the remainder of this memo:
 - Div. I. Enactment and General Provisions
 - Div. II. Zoning Districts
 - Div. III. Development Provisions
 - Div. IV. Site Plan Review
 - Div. V. Subdivisions
 - Div. VI. Zoning Actions, Appeals and Variances
 - Div. VII. Administration
 - Div. VIII. Definitions and Abbreviations
- The appendices include maps, the above-mentioned amendments and lesser-used overlay district provisions (i.e. Military Installation Zoning Overlay District).

Division II – Zoning Districts

- There are a total of 20 zoning districts. These are broken down into the following 5 categories with the number of zoning districts within each indicated:
 - Agricultural and Conservation Districts (3 zoning districts)
 - Residential Districts (7 zoning districts)
 - Commercial Districts (6 zoning districts)
 - Industrial Districts (2 zoning districts)
 - Planned Districts (2 zoning districts)
- Current zoning districts were assigned to one of the new districts with the intent of finding the one most similar without making it more restrictive for the property owners. A conversion table is provided in Sec. 201-3.

- For continuity from one district to another, one list of uses is considered for each zoning district.
- The uses allowed are, in some instances, more broadly described (i.e. “personal service shop” is used instead of listing a barber shop and nail salon separately).
- The list of uses has been updated to include “new” uses such as auto detailing, brewpubs/distilleries, assisted living facilities and fitness centers.
- The uses in each district are listed in the more widely used terms of permitted, conditional (instead of special permit use) or prohibited.
- The provisions for Planned Unit Developments (PUDs) have been greatly enhanced to help ensure that the community has open space, recreation areas and other enhancements to make it a more desirable development for living and/or working.
- No changes were made to the overlay districts.

Division III – Development Standards

This division includes development standards which generally apply to most development (i.e. driveways, road frontage, etc.) as well as more detailed requirements for specific uses such as RV and mobile home parks. Some of the provisions have been updated, as well.

Division IV – Site Plan Review

- An application and review procedure is provided which takes into account that the County Building and Licensing Department conducts site plan review for unincorporated Liberty County and the LCPC reviews site plans for all the municipalities.
- A modified process is clarified for minor changes to existing sites for consistent review of such changes.
- Review standards are provided which include updated provisions for parking and pedestrians and references to other applicable requirements within the subdivision provisions of the UDO and within the applicable Code of Ordinances such as drainage and landscaping.

Division V – Subdivisions

- The application and review procedures for preliminary and final plats have been separated into different articles. As with site plan review, the review processes take into account that the County Building and Licensing Department conducts reviews for unincorporated Liberty County and the LCPC provides the review for all the municipalities.
- A more detailed closeout process is provided, and associated provisions have been added and/or clarified for items such as record drawings, dedication and acceptance of improvements, etc.
- The design elements and required improvements have been updated and unwanted or unenforced provisions have been removed. New requirements have been added for items such as cluster mailbox stations, drainage, signage and easements.
- The provisions for conservations subdivisions remains unchanged.

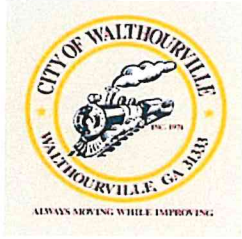
Division VI – Zoning Actions, Appeals and Variances

- The requirements for public hearings have been updated and standardized for all hearings, regardless of why the hearing is needed.
- A clear and updated amendment process is provided.
- An application and review process for conditional uses is provided.

Division VIII – Abbreviations and Definitions

- A list of abbreviations has been included for the many that are used throughout the UDO.
- The definitions have been updated and, when possible, simplified.

Link to the full document and maps of the proposed UDO: <https://thelcpc.org/proposed-unified-development-ordinance-and-maps/>



CITY OF WALTHOURVILLE
MAYOR AND CITY COUNCIL AGENDA ITEM

**SUBJECT: OATH OF OFFICE FOR INTERIM FIRE CHIEF
JOHN PITTMAN TO FIRE CHIEF.**

☐ AGREEMENT
☐ ORDINANCE

☐ POLICY / DISCUSSION
☐ RESOLUTION

☐ CONTRACT
☒ OTHER

SUBMITTED: 01-05-2023

Council Meeting: 01-10-2023

DEPARTMENT: Office of the Mayor

BUDGET IMPACT: Salary

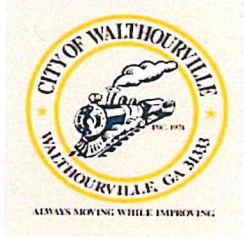
PUBLIC HEARING? () Yes (X) No

PURPOSE: To administer the Oath of Office to Interim Fire Chief to Fire Chief. Mayor Baker is appointing Mr. Pittman to the permanent position.

HISTORY: Mayor Baker is appointing the Fire Chief.

RECOMMENDED ACTION: Official Oath of Office for the Fire Chief.

Larry D. Baker, Mayor



CITY OF WALTHOURVILLE
MAYOR AND CITY COUNCIL AGENDA ITEM

**SUBJECT: OATH OF OFFICE FOR INTERIM POLICE CHIEF
CHRISTOPHER REED TO POLICE CHIEF.**

☐ AGREEMENT
☐ ORDINANCE

☐ POLICY / DISCUSSION
☐ RESOLUTION

☐ CONTRACT
☒ OTHER

SUBMITTED: 01-05-2023

Council Meeting: 01-10-2023

DEPARTMENT: Office of the Mayor

BUDGET IMPACT: Salary

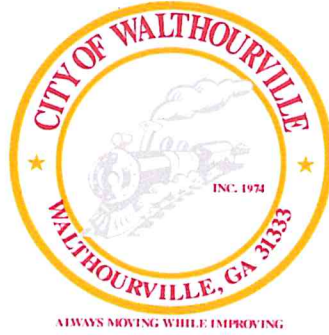
PUBLIC HEARING? () Yes (X) No

PURPOSE: To administer the Oath of Office to Interim Police Chief to Police Chief. Mayor Baker is appointing Mr. Reed to the permanent position.

HISTORY: Mayor Baker is appointing the Police Chief.

RECOMMENDED ACTION: Official Oath of Office for the Police Chief.

Larry D. Baker, Mayor



AGENDA ITEM 1

Rezoning Petition 2022-084-W

A Rezoning Request was submitted by Dana Ingram (property owner) to rezone 1.67 acres from R-2A (Single-Family, Two-Family, and Mobile Home Residential District) to R-3 (Multi-Family Residential District) for townhomes. Properties are located on Shaw Road in Walthourville and are further described as LCTM-Parcels: 050A-224 and 050A-225.

Vicinity Map



Zoning Map



R4 Zoning	
R2	
AR1	
R2A	
B1	
R3	
B1X	
R4	
B2	

Narrative

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



1000 Towne Center Blvd.
Suite 304
Pooler, Georgia 31322
(912) 355-1046

November 18, 2022

Project Narrative **Parcel # 050A224 & 050A225 on Shaw Road** **Walthourville, Georgia**

The subject property, tax parcel #050A224 & 050A225, is located east of Shaw Road, south of Kent Road and north of Rivers Road in Walthourville, Georgia. The property fronts along Shaw Road and contains 1.67 acres. The site is currently a wooded lot.

Zoning:

The current zoning is R2-A and the proposed zoning is R-3. The proposed use will be primarily for duplexes and two-family structures. The intent of the rezoning is to have both parcel's rezoned to R-3.

Floodplain:

Based on a review of the Flood Insurance Rate Maps for Liberty County, Map Panel 13179C0236E Dated May 5, 2014, this project is located in a flood zone "X" which does not require flood insurance.

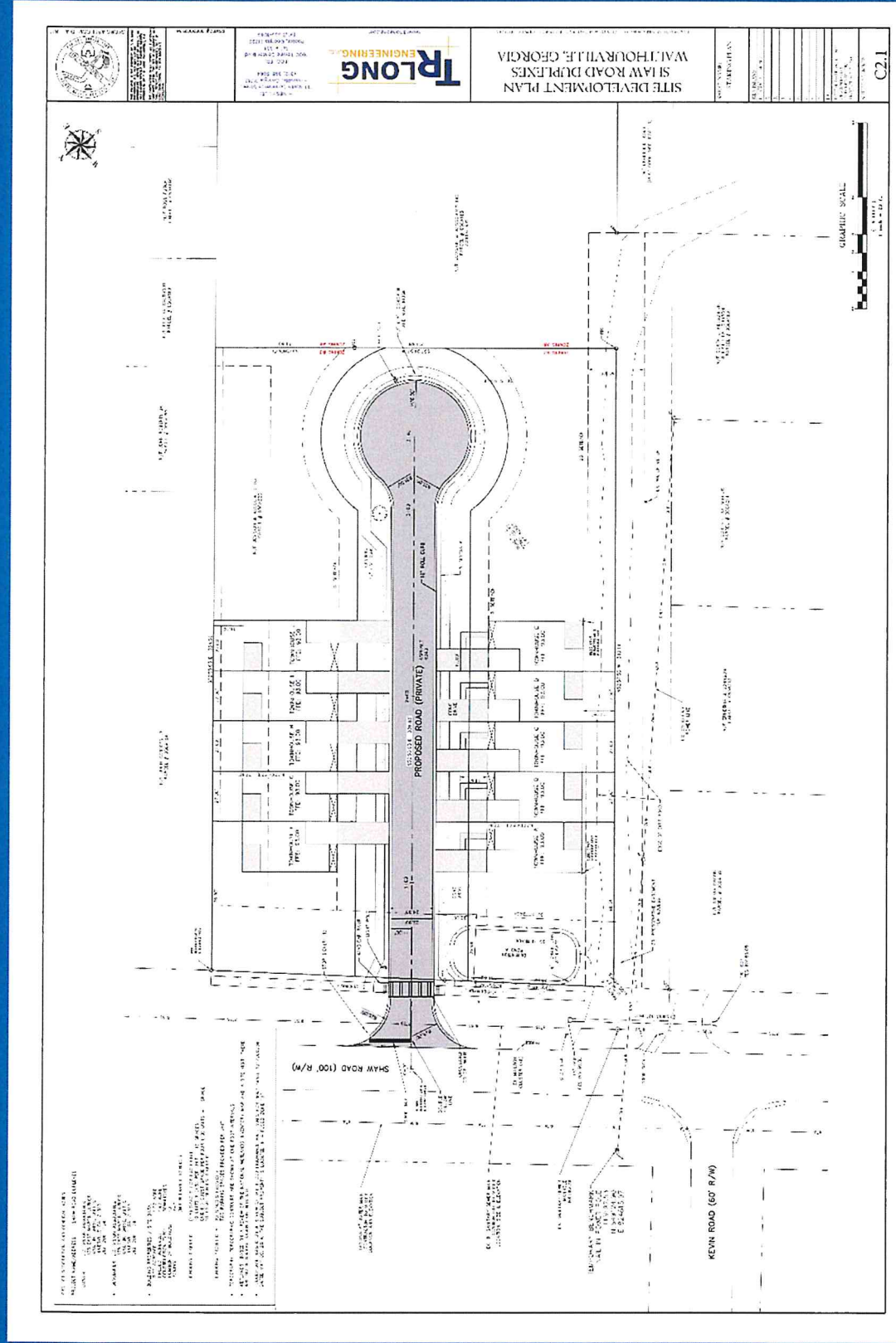
Wetlands

There does 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 Walthourville. The developer will extend the on-site laterals to the right of way for connection.

Site Plan



Zoning Analysis

1. Does the 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, surrounding properties are all residential.*
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 2022-084-W

Conditions Standard and Special

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.

Special Condition

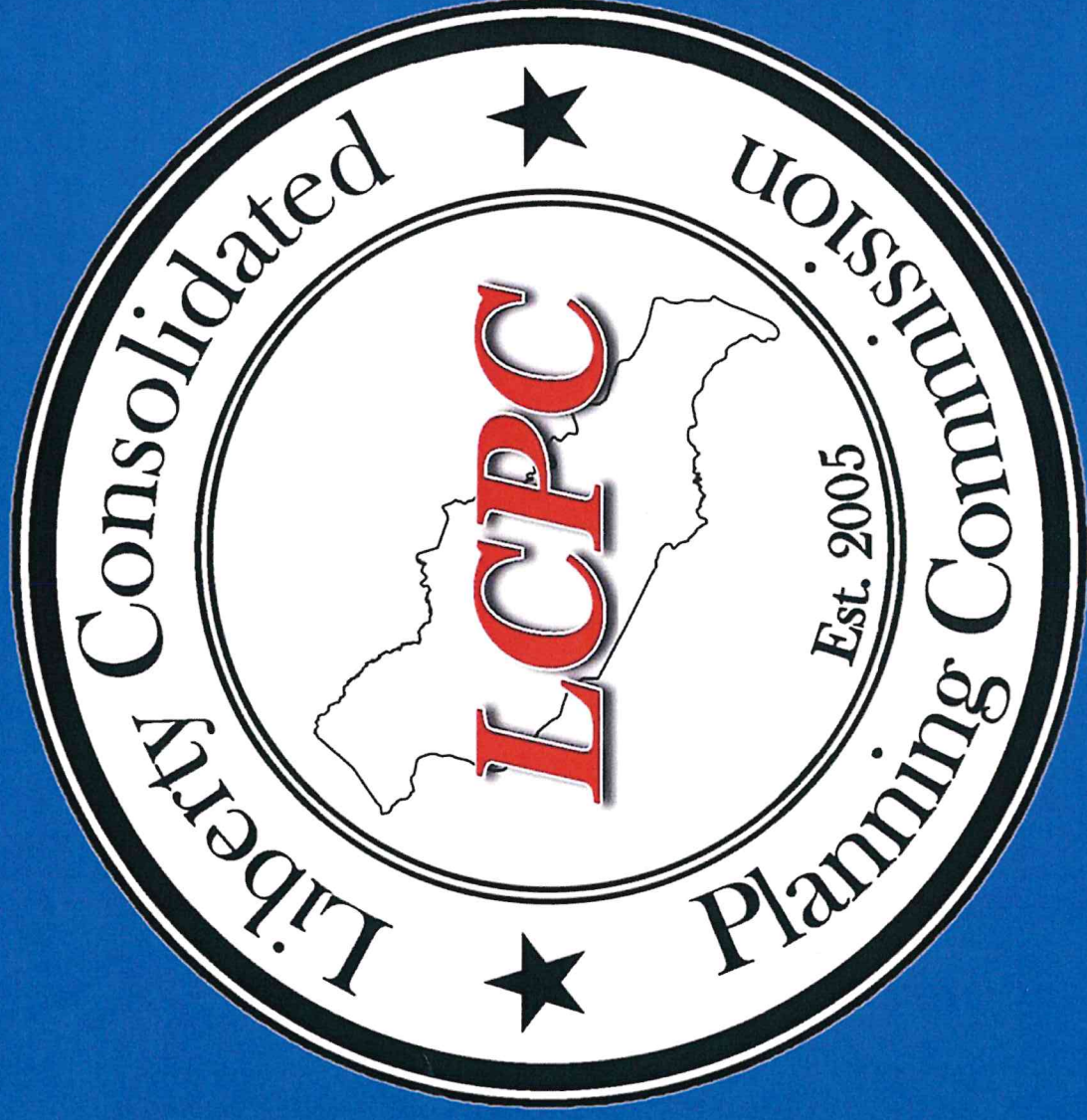
Attached or detached single-family housing
only shall be allowed.

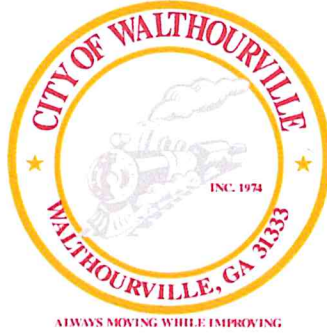
Staff Recommendation

Approval

Rezoning Petition 2022-084-W

Conditions Standard and Special





AGENDA ITEM 2

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: January 10, 2023

Business License: CutzbyKim / Barber and Beauty Services

Business Owner: Kimberly Vaughn

Address: 4981 W Oglethorpe Highway, Suite 4

Zoned: B-2 (General Commercial District)

Comments: Providing barber and beauty services. Attached is her cosmetology license from the state.

Recommendation: APPROVAL

LCPC Staff: Lori Parks
Lori Parks
Zoning Administrator

1-4-23
Date



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: ☒ New Application
☐ Ownership Change / Date ownership changed & Certificate # _____
☐ I am filling a name/or address change for Certificate# _____

Name business as Cutzby Kim Business Phone# (678) 371-3392
Name of Corporation/LLC* Cutzby Kim
Business Address 4981 W Oglethorpe Hwy Suite #4 Hinesville GA 31313
Mailing Address 841 Willowbrook Dr Apt 121 Hinesville GA 31313
Email Address Krvvaughn@gmail.com
Full Detailed Description of
Business Barber and Beauty Services

Date Business began in City of Walthourville 12/12/2022
#of employees in City of Walthourville _____ E-verify# (Required if 11 or more employees _____
State Sales Tax ID# _____ Federal ID # _____
Owner Name Kimberly Vaughn SS# _____ DOB 10/28/82
Home Address 841 Willowbrook Dr. Apt# 121 City Hinesville State GA Zip 31313

*** 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? _____ If yes, please indicate the type of tax or fee, and the amount due with the reason the tax is delinquent.

File taxes every year this past year I owed
1500 and have a payment plan set up

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: KV
(initials)

Signature: Kimberly Vaughn

Kimberly Vaughn 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 12 day of 12, 20 22.

Signature of applicant Kimberly Vaughn legibly print name Kimberly Vaughn

This application must be approved by the Liberty County Planning Commission

Tax Map & Parcel# 050A163

Zoning Classification B2

Approved by: Maggie Wright

Date Approved: 12-12-2022

Date the request will be presented to Mayor and Council: January 10, 2023

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

O.C.G. A. § 50-36-1(e)(2) AFFIDAVIT

By executing this affidavit under oath, as an applicant for a loan, grant, tax credit and/or other public benefit, as referenced in O.C.G.A. § 50-36-1, administered by the Georgia Department of Community Affairs, the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) X I am a United States Citizen.
- 2) I am a legal permanent resident of the United States.
- 3) I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: _____.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G. A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

DRIVERS License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed this the 12 day of 12, 2022 in Hinesville (city), GA (state).

Kimberly Vaughn
*Signature of Applicant

Kimberly Vaughn
Printed Name of Applicant

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

12 DAY OF Dec., 2022

Dendra Weeks

NOTARY PUBLIC

My Commission Expires: 5.25.25



**This Affidavit must be signed by the same person who executes the Application Certification Form Letter*

Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1. Please check only one:

(A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees¹.

*** If you select Section 1(A), please fill out Section 2 and then execute below.

(B) X On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If you select Section 1(B), please skip Section 2 and execute below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Federal Work Authorization User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on Dec. 15, 2012 in Hiram, GA (state).

Kimberly Vaughn
Signature of Authorized Officer or Agent

Kimberly Vaughn
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 15 DAY OF Dec., 2012

Deridra Weeks
NOTARY PUBLIC

My Commission Expires: 5-25-25



¹ To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country in which they are based, working at least 35 hours a week.



PROFESSIONAL LICENSING

GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER

CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information

Name: Kimberly Rachel Vaughn

Address:

Hinesville GA 31313

Primary Source License Information

Lic #: CO108979	Profession: Cosmetology and Barbers	Type: Master Cosmetologist
Secondary:	Method: Application / Licensure	Status: Active
Issued: 6/25/2009	Expires: 3/31/2024	Last Renewal Date: 3/12/2022

Associated Licenses

No Prerequisite Information

Public Board Orders

Please see Documents section below for any Public Board Orders

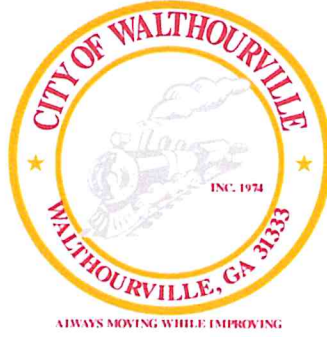
Other Documents

No Other Documents

Data current as of: December 12, 2022 16:39:56

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 844-753-7825.

Close Window



AGENDA ITEM 3

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA] -----

After recording, please return to:
Weiner, Shearouse, Weitz, Greenberg & Shawe, LLP
Attn: Christopher R. Lane, Esq.
14 East State Street
Savannah, Georgia 31401
17535.0000
Tax Parcel No. 052B 105

LIMITED WARRANTY DEED

STATE OF _____

COUNTY OF _____

THIS INDENTURE, made this ____ day of October, 2022, between Provident Land Holdings Co, a Georgia corporation (hereinafter the "Grantor"), and CITY OF WALTHOURVILLE, a political subdivision of the State of Georgia (hereinafter the "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Liberty County, Georgia, and being more particularly described in Exhibit "A" attached hereto and incorporated by this reference herein; TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto including, without limitation, any portion of the Property lying within the right-of-way of any publicly dedicated street, roadway or alleyway; and TOGETHER with any and all improvements, structures or fixtures located therein or thereon (the "Property").

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE; SUBJECT, HOWEVER, to

those items expressly referenced at Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Title Exceptions").

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor, except as to claims arising under the Permitted Title Exceptions.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day, month, and year first above written.

GRANTOR:

Provident Land Holdings Co.,
a Georgia corporation

By: _____ (SEAL)
Name: Amy Nutting
Title: President

[corporate seal]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Commission Expiration Date: _____

[NOTARIAL SEAL]

Deed, Grant and Conveyance accepted by:

GRANTEE:

CITY OF WALTHOURVILLE
a Political Subdivision of the State of Georgia

Signed, sealed and delivered
in the presence of:

By: _____ (SEAL)
Name:
Title:

Unofficial Witness

Notary Public

Commission Expiration Date: _____

[NOTARIAL SEAL]

Pursuant to and in accordance with that certain petition to dedicate land from Provident Land Holdings Co., a Georgia corporation to the City of Walthourville, dated _____, 2022, by the City Walthourville, Georgia, Agenda Item No. ____ - ____.

APPROVED AS TO FORM:

LUKE MOSES
CITY ATTORNEY

Exhibit "A"

Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the 1458th G.M. District of Liberty County, Georgia, known as Pump Station, The Estates at Wilder Pond, as more particularly described on that certain plat of survey entitled "The Estates at Wilder Pond aka Walthourville Lakes for Provident Development, LLC", dated January 8, 2018, prepared by P. S. Simonton & Associates, Inc., Consulting Engineers, filed of record on March 24, 2020, in Plat Book 24, Pages 590 - 591, in the Office of the Clerk of Superior Court of Liberty County, Georgia.

Subject, however, to all easements, restrictions and rights-of-way of record affecting the subject property, if any.

Exhibit "B"

Permitted Title Exceptions

1. All matters as depicted on that certain plat entitled The Estates at Wilder Pond aka Walthourville Lakes for Provident Development, LLC, filed March 24, 2020 and recorded in Plat Book 24, Page 590-592, Liberty County, Georgia real estate records.
2. Right-of-Way Deed from Krebs Construction Company to the City of Walthourville, Georgia dated April 11, 1990 and recorded in Deed Book 542, Page 214, in the Office of the Clerk of Superior Court of Liberty County, Georgia.
3. Right-of-Way Easement from Provident Land Holdings Co., a Georgia corporation to Coastal Electric Cooperative, dated November 14, 2019, filed December 3, 2019 and recorded in Deed Book 2059, Page 257-258, in the Office of the Clerk of Superior Court of Liberty County, Georgia.
4. Covenants, Conditions and Restrictions for The Estates at Wilder Pond, dated September 8, 2020, filed of record on September 9, 2020, in Deed Book 2101, Page 646, aforesaid records.