City of Walthourville Mayor and Council Meeting
August 8, 2023 @ 6:00 PM
Walthourville Police Department

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 25, 2023 Regular Meeting Minutes

VII. Presentations:

VIII. Agenda Items:

1. LCPC **Ms. Lori Parks**
PUD Amendment submitted by Liberty Properties and Holdings Company, LLC.
To modify the ratio of garden style and standard lots and add townhomes to the existing PUD. Property is located on Hardman Road and Hwy 84 further described as LCTM Parcel 041B-038.
Recommendation. For the Mayor and Council to approve the PUD Amendment.

2. City of Walthourville **Mayor Pro Tem Sarah B. Hayes**
SPLOST 7 & City Finances.

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	**Mayor Lary D. Baker**
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

PUD Amendment 2023-042-W

A PUD Amendment was submitted by Liberty Properties and Holdings Company, LLC, owner, to change the ratio of garden style and standard lots and add townhomes to the existing PUD. Property is located on Hardman Road and Highway 84 in Walthourville and is further described as LCTM Parcel 041B-038.

Public Notification

HS Public Hearings

Rezoning Petition 2023-041-LC
A rezoning petition was submitted by Chester L. Barrett, owner, to rezone 71.89 acres +/- from A-1 (Agricultural District) and AR-1 (Agricultural Residential District) to MHP (Manufactured Home Park) for a manufactured home park. Property is located at 240 C L Barrett Drive in unincorporated Liberty County and is further described as LCTM Parcel 122-008. Property is bounded now or formerly as follows: **NORTH** by East Oglethorpe Highway and lands of Chester Lee Barrett Jr., Chester Lee Barrett and Rose Mary Short; **EAST** by lands of Chester Lee Barrett and Mike M. Kheplesa; **SOUTH** by lands of William Paschal Brewer; **WEST** by lands of Crystal N. Gaulden, Eddy Dryer and Sunbury Services, LLC.

PUD Amendment 2023-042-W
A PUD Amendment was submitted by Liberty Property and Holdings Company, LLC, owner, to change the ratio of garden style and standard lots and add townhomes to the existing PUD. Property is located on Hardman Road in Walthourville and is further described as LCTM Parcel 041B-038. Property is bounded now or formerly as follows: **NORTH** by Hardman Road and a power easement and lands of Shameka D. Miller, Aisha Mack, Jeffrey M. Bush, Gregory Agee, Sandra T. Watkins, Victor S. Ditusa, Andra M. Hart, Sr., Qing Shi and Mao Zixu, Wesley Thomas, Marybel Rivera, Edwin Marrero, Merita Stewart and Otis Devillars; **EAST** by lands of Champion Gymnastics Unlimited, LLC, White Transfer And Storage, M.A. Peyton, and 690 Motorsports, LLC; **SOUTH** by lands of US HWY 84; and **WEST** by Long County

Conditional Use Request 2023-044-LC
A conditional use request was submitted by M.E. Sack Engineering on behalf of Daybreak Industrial, owner, for a borrow pit. Property is located on Smiley Hall Road in unincorporated Liberty County and is further described as LCTM parcel 216-002. Property is bounded now or formerly as follows: **NORTH** by lands of Liberty County Industrial Authority; **EAST** by lands of Liberty County Industrial Authority; **SOUTH** by lands of SNF Holding Company; **WEST** by lands of Liberty County Industrial Authority.

Rezoning Petition 2023-045-LC
A rezoning petition was submitted by Jane Henry to rezone 0.5 acres +/- from A-1 (Agricultural District) to R-12 (Single-family Residential-12) for residential use. Property has frontage on Van Dyke Creek Road and Old Gun Road in unincorporated Liberty County and is further described as LCTM Parcel: 362B-006. Property is bounded now or formerly as follows: **NORTH** by lands of Daniel Wedincamp and Helen Abney Parker; **EAST** by Old Gun Road and lands of Jane Henry; **SOUTH** by Old Gun Road and lands of Boyer Investment Properties, LLC, and KFB Properties, LP; **WEST** by Van Dyke Creek Road.

Rezoning Petition 2023-046-LC
A rezoning petition was submitted by Hook and Reel on behalf of Kevin Hofkin to rezone 2.47 acres from SFMH (Single-Family Manufactured Home) (Formerly R-2A (Single-Family, Two-Family, and Mobile Home Residential District)) to C-2 (General Commercial) for boat storage. Property is located at 685 Kings Road in unincorporated Liberty County and is further described as LCTM Parcel 353D-059. Property is bounded now or formerly as follows: **NORTH** by lands of Fred Mingledorff, Joseph Michael Martin, Kathryn Baker and Robert Parise; **EAST** by lands Comcast Corporation; **SOUTH** by lands of Kings Plantation, LLC; **WEST** by Kings Road.

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). Property is bounded now or formerly as follows: **NORTH** by lands of Jazmin Ashton and Jose King Raymond and Collin Scherrbaum; **EAST** by Mehalko Road; **SOUTH** by lands of Brenda Kiefer; **WEST** by lands of Kornelia B and Elzaja W Flack and Brian Kiefer.

PUD Amendment 2023-048-FL
A PUD Amendment was submitted by Habersham Development Group, LLC on behalf of Herbert L. III and Pamela Stacey, owners, for mixed use development including townhomes and climate control storage. Property is located on East Oglethorpe Highway in Flemington and is further described as LCTM Parcel 083A-015. Property is bounded now or formerly as follows: **NORTH** by OC Martin Jr. Drive; **EAST** by lands of Joseph Musiol, Shelby and Tabitha Coonts, Lashunda English, Kyle and Sara Murillo, Tiffany Best, Jordan Kyle Thomas, Cheyenne Pederson and Anthony Sharpe, Reome Hendricks, Sr., Joseph Ngoran and Dje Lou Iriebou and Johnnie Smith, Jr.; **SOUTH** by lands of Retreat Land, LLC; **WEST** by East Oglethorpe Highway.

Variance Request 2023-049-LC
A variance request was submitted by Smith Homes (Lamar Smith) for the Flemington Forest subdivision to be developed with individual septic tanks as opposed to a community septic system, required by the Liberty County Code of Ordinances. Property is located on East Oglethorpe Highway in unincorporated Liberty County and is further described as LCTM Parcel 101-068. Property is bounded now or formerly as follows: **NORTH** by lands of Flemington Forest Properties; **EAST** by lands of Flemington Forest Properties, LLC, Jeffrey Hogue, Darin Smith, Keanan G. Candle, Matthew Anthofer, Carrie and Ray Jr. Huff and Ricky and Annette Hill; **SOUTH** by lands of Lee R. Boyer Jr., Covenant of The Torch Presbyterian Church, Flemington Forest Properties, LLC and Grayline Storage Hinesville, LLC; **WEST** by lands of Kevin W. Smith, Flemington Forest Properties, LLC and M. F. Martin III.

Rezoning Petition 2023-050-FL
A rezoning petition was submitted by David B. Edwards, owner, to rezone 1.37 acres +/- from R-20 (Single-Family Residential-20) (Formerly R-1 (Single-Family Residential)) to AR-1 (Agricultural Residential District) for expansion of a bee aplary. Property is located at 188 Old Sunbury Road in Flemington and is further described as LCTM Parcel 069B-008. Property is bounded now or formerly as follows: **NORTH** by lands of David Humphries and Gwendolyn Wilson; **EAST** by Old Sunbury Road; **SOUTH** by lands of City of Flemington and TLC Holding, Inc.; **WEST** by lands of Jacquelyn P. Davis.

Public Hearings
The Liberty Consolidated Planning Commission will hold a public meeting **July 18, 2023, at 4:30 pm,** at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority:

Tuesday, July 25, 2023, 6:00 PM – Walthourville Mayor and Council will meet at Walthourville Police Department, 192-B Talmadge Road, Walthourville.
(Rezoning Petition 2023-047-W)

Tuesday, August 1, 2023, 6:00 PM – LC Board of Commissioners will meet in the Courthouse Annex, 2nd floor, 112 North Main St, Hinesville.

Tuesday, August 8, 2023, 4:30 PM – Flemington Mayor and Council will meet at Flemington City Hall, 156 Old Sunbury Road, Flemington.

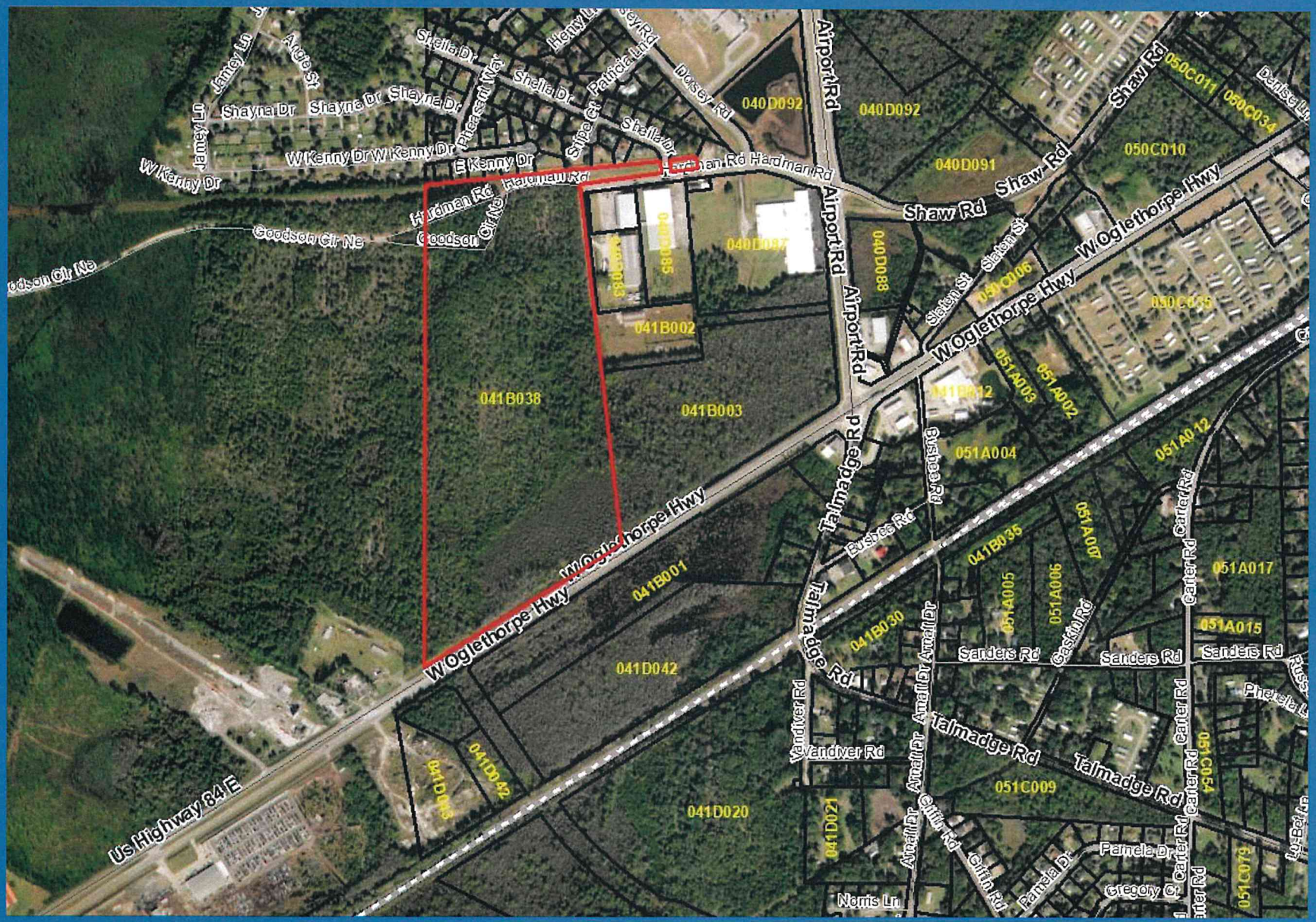
Tuesday, August 8, 2023, 6:00 PM – Walthourville Mayor and Council will meet at Walthourville Police Department, 192-B Talmadge Road, Walthourville.
(PUD Amendment 2023-042-W)

LG45649 6/29/2023

W Oglethorpe Highway

Smiley Pond Road

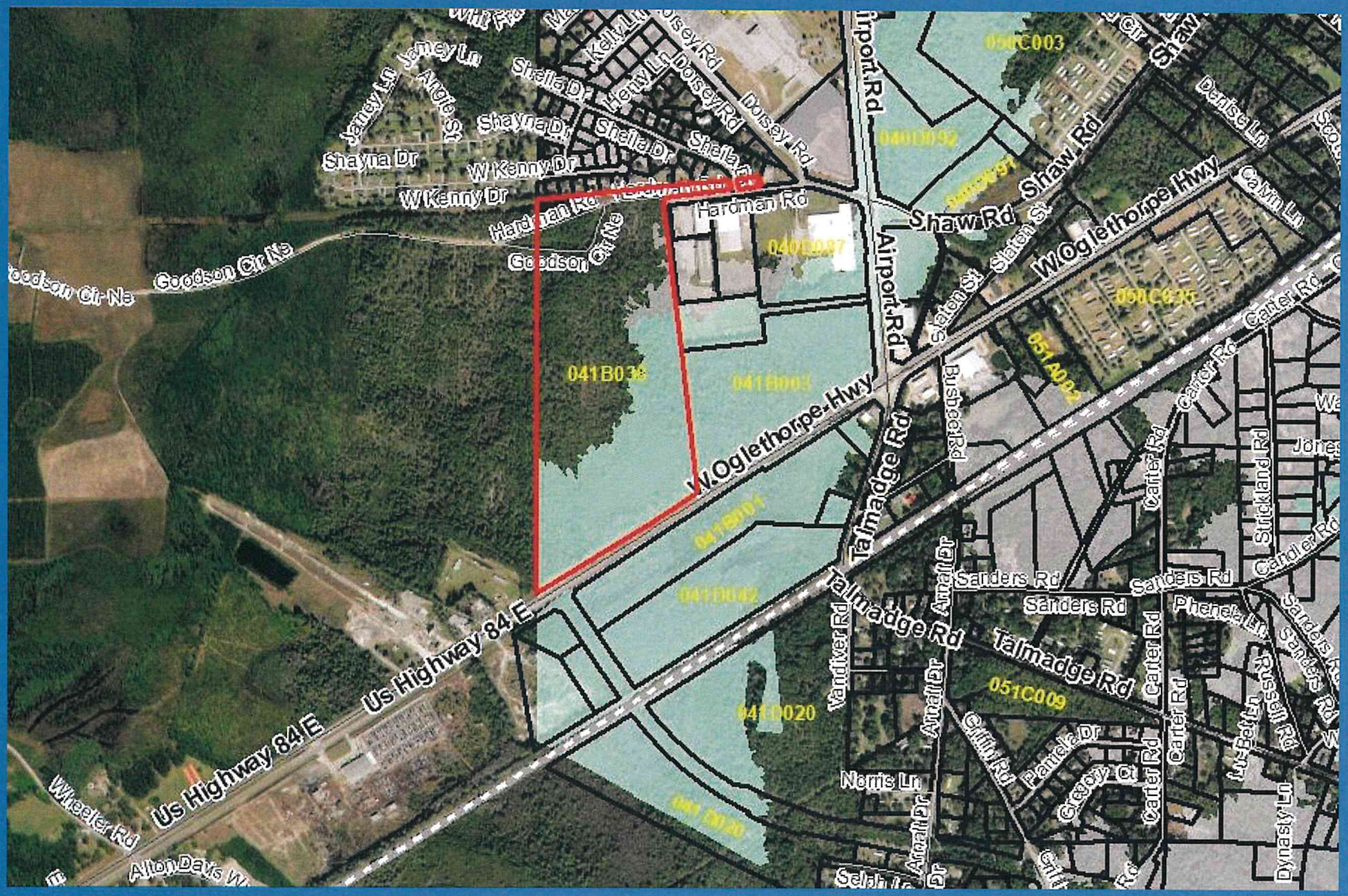
Vicinity Map



Zoning Map

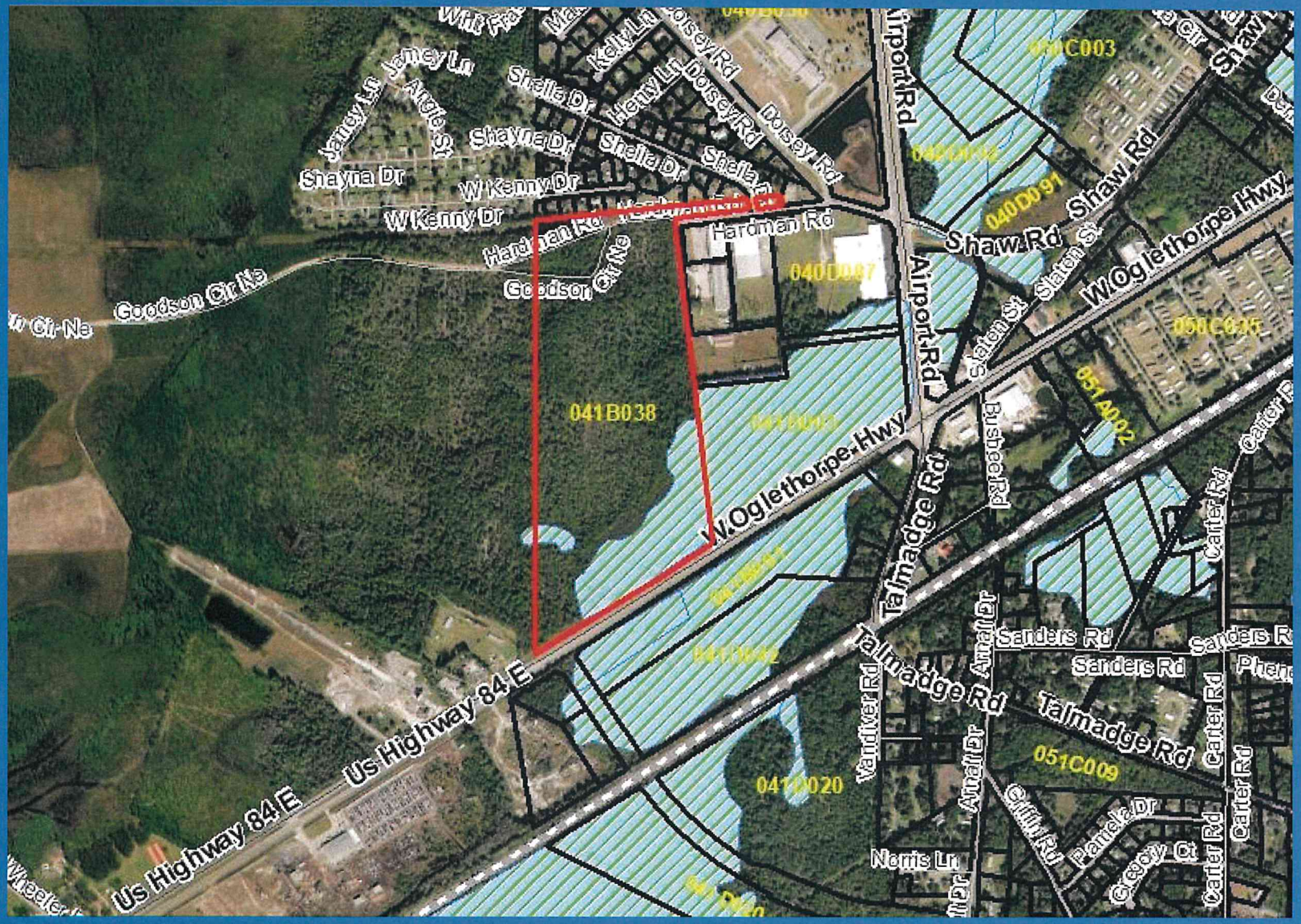
A1
AR1
ATR
C1
C2
C3
DD
DM
I1
IC
LI
MFR
MHP
OI
PDD
PUD
R12
R20
R8
SFMH
040D092
040D052
040D091
040D083
040D085
040D087
040D088
040D090
041B002
041B003
041B039
051A002
051A004
041B014
041B035
051A005
051A006
041B030
041D042

Flood Map



Railroad Flood Zones
Parcels
LOMAR
Zone A
Zone X (Shaded)

Wetlands


Jamey Ln
Angie St
Shayna Dr
W Kenny Dr
Shella Dr
Kelly Ln
Henry Ln
Dorsey Rd
Hardman Rd
Goodson Cir Ne
041B038
W Oglethorpe Hwy
Us Highway 84 E
Airport Rd
Shaw Rd
Slaton St
Bushee Rd
Talmadge Rd
Vandiver Rd
Avant Dr
Sanders Rd
Carter Rd
Pamela Dr
Gracey Ct
Norris Ln
051C009
051A002
040D091
040D087
041D020
050C003

Narrative

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

TRLONG ENGINEERING, P.C.

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

July 3, 2023

Jeff Ricketson
Liberty Consolidated Planning Commission
100 Main Street, Suite 7520
Hinesville, Georgia 31313

PUD AMENDMENT

Re: Parcel # 041B038
Walthourville, Georgia
TRL Job #: 2021-287

Dear Mr. Ricketson:

On behalf of Liberty Properties and Holdings Co, LLC please find the enclosed rezoning application for a PUD Amendment. The above referenced property was recently rezoned to a Planned United Development (PUD) that included two types of single family residential lots.

Liberty Properties and Holdings Co, LLC is proposing to amend the PUD for this property. The amendment will change the ratio of standard and garden style lots, as well as add an area of townhomes.

Since the time of the previous PUD rezoning, the wetlands have been delineated. The delineation placed the limits of the wetlands at a different location than shown on the previous development plan.

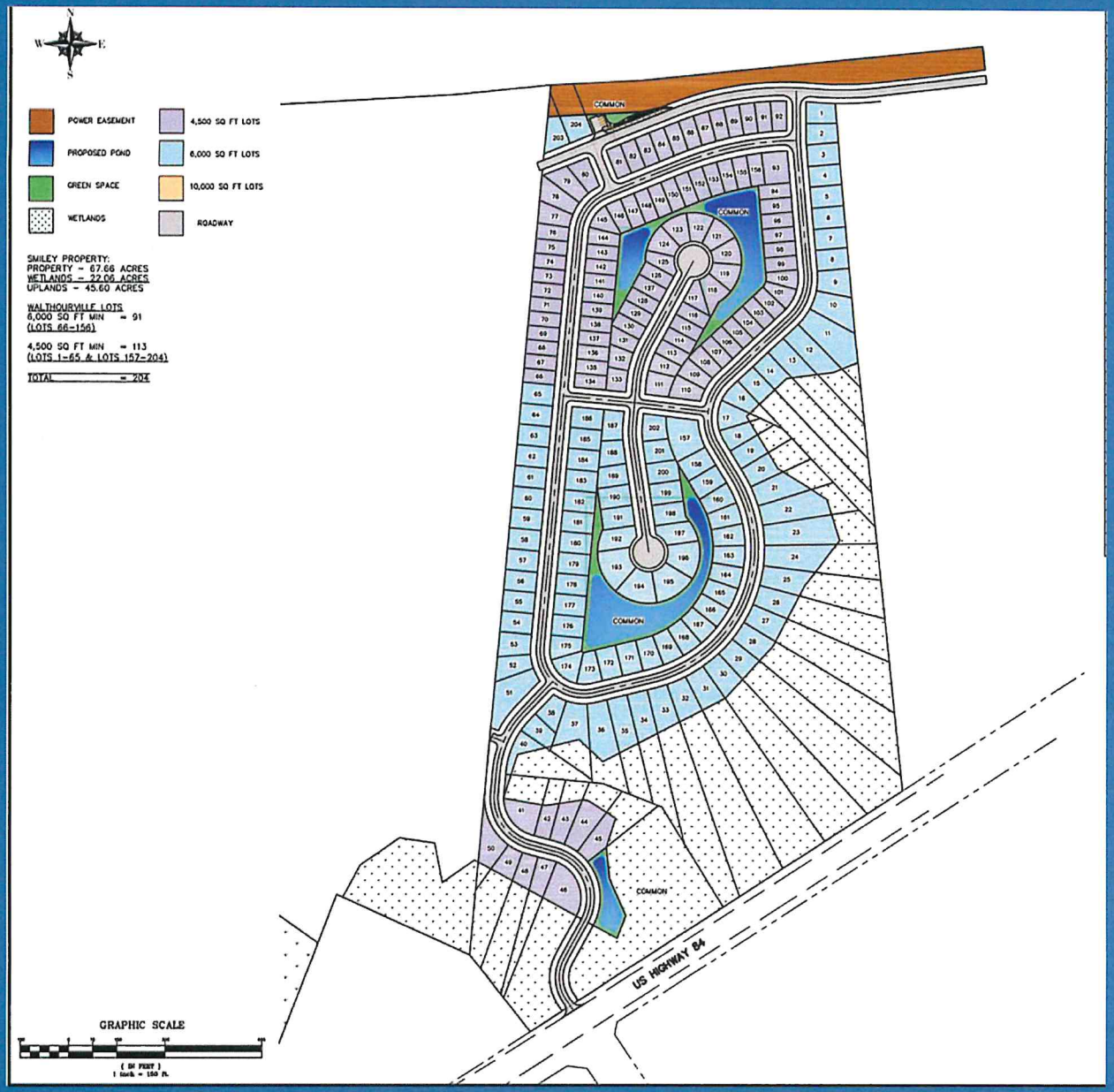
In addition, the owner has determined that a different market exists that includes a need for townhome dwellings. The development plan has been modified to include a section for the development of townhomes.

Should you have any questions, comments, or need additional information please contact us.

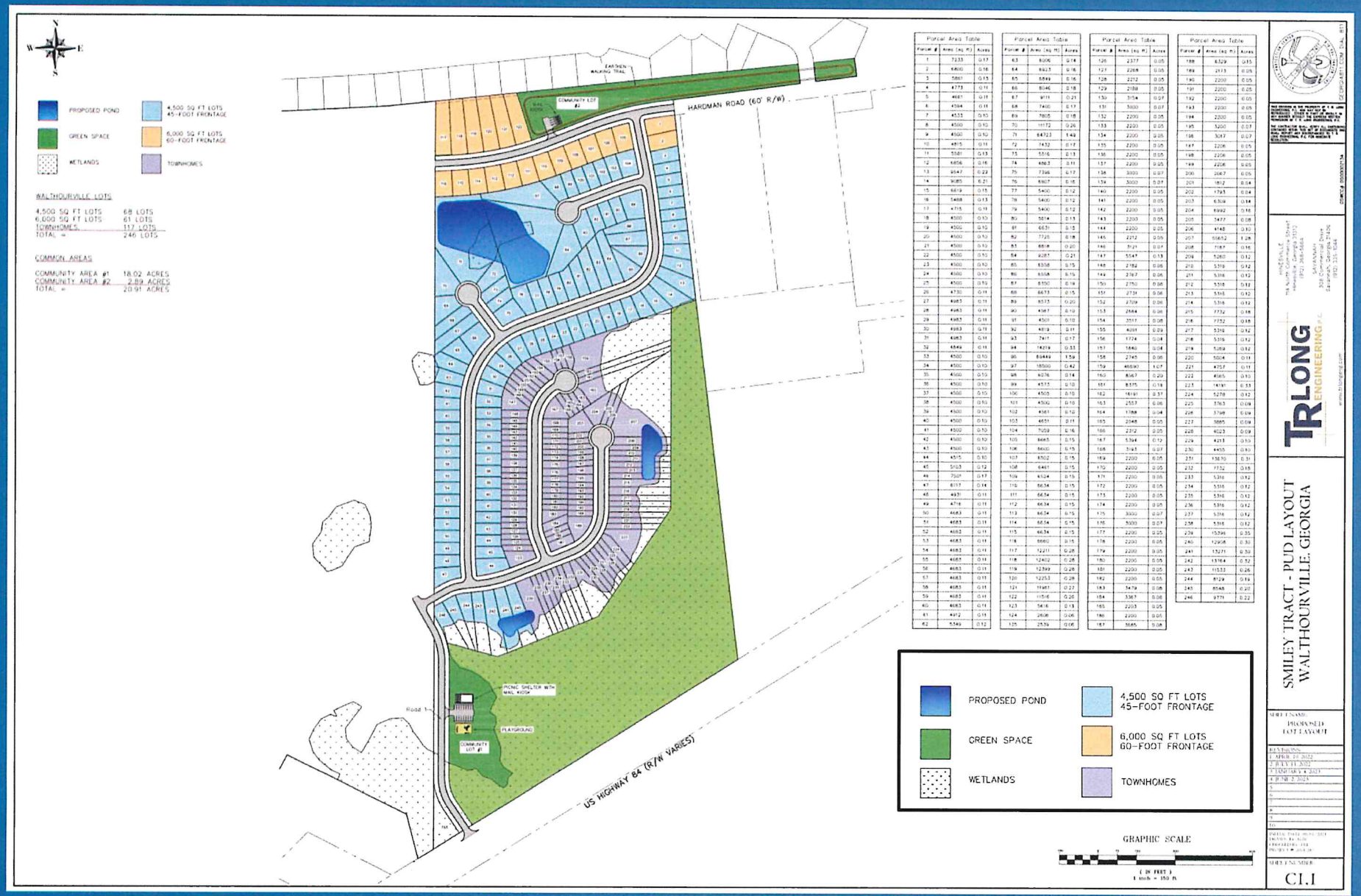
Sincerely,

Trent R. Long, P.E.

Approved Plan



Revised Plan



Parcel Area Table		
Parcel #	Area (sq. ft.)	Acres
1	7233	0.17
2	6800	0.16
3	5861	0.13
4	4773	0.11
5	4661	0.11
6	4584	0.11
7	4533	0.10
8	4500	0.10
9	4500	0.10
10	4815	0.11
11	5581	0.13
12	6856	0.16
13	9547	0.22
14	9085	0.21
15	6619	0.15
16	5488	0.13
17	4715	0.11
18	4500	0.10
19	4500	0.10
20	4500	0.10
21	4500	0.10
22	4500	0.10
23	4500	0.10
24	4500	0.10
25	4500	0.10
26	4730	0.11
27	4983	0.11
28	4983	0.11
29	4983	0.11
30	4983	0.11
31	4983	0.11
32	4849	0.11
33	4500	0.10
34	4500	0.10
35	4500	0.10
36	4500	0.10
37	4500	0.10
38	4500	0.10
39	4500	0.10
40	4500	0.10
41	4500	0.10
42	4500	0.10
43	4500	0.10
44	4515	0.10
45	5103	0.12
46	7501	0.17
47	6117	0.14
48	4931	0.11
49	4716	0.11
50	4683	0.11
51	4683	0.11
52	4683	0.11
53	4683	0.11
54	4683	0.11
55	4683	0.11
56	4683	0.11
57	4683	0.11
58	4683	0.11
59	4683	0.11
60	4683	0.11
61	4972	0.11
62	5349	0.12

Parcel Area Table		
Parcel #	Area (sq. ft.)	Acres
63	5005	0.14
64	6923	0.16
65	5849	0.16
66	8046	0.18
67	9111	0.21
68	7400	0.17
69	7805	0.18
70	11172	0.26
71	64723	1.49
72	7432	0.17
73	5516	0.13
74	4863	0.11
75	7396	0.17
76	6907	0.16
77	5400	0.12
78	5400	0.12
79	5400	0.12
80	5614	0.13
81	6631	0.15
82	7725	0.18
83	8818	0.20
84	9287	0.21
85	8358	0.19
86	6558	0.15
87	8550	0.19
88	6673	0.15
89	8575	0.20
90	4567	0.10
91	4500	0.10
92	4819	0.11
93	7411	0.17
94	14219	0.33
95	69444	1.59
97	18500	0.42
98	6076	0.14
99	4515	0.10
100	4500	0.10
101	4500	0.10
102	4561	0.10
103	4851	0.11
104	7059	0.16
105	6665	0.15
106	6600	0.15
107	6502	0.15
108	6461	0.15
109	6534	0.15
110	6634	0.15
111	6634	0.15
112	6634	0.15
113	6634	0.15
114	6634	0.15
115	6634	0.15
116	6660	0.15
117	12211	0.28
118	12402	0.28
119	12349	0.28
120	12253	0.28
121	11961	0.27
122	11516	0.26
123	5616	0.13
124	2608	0.06
125	2539	0.06

Parcel Area Table		
Parcel #	Area (sq. ft.)	Acres
126	2377	0.05
127	2268	0.05
128	2212	0.05
129	2188	0.05
130	3154	0.07
131	3000	0.07
132	2200	0.05
133	2200	0.05
134	2200	0.05
135	2200	0.05
136	2200	0.05
137	2200	0.05
138	3000	0.07
139	3000	0.07
140	2200	0.05
141	2200	0.05
142	2200	0.05
143	2200	0.05
144	2200	0.05
145	2212	0.05
146	3121	0.07
147	5547	0.13
148	2782	0.06
149	2767	0.06
150	2750	0.06
151	2731	0.06
152	2709	0.06
153	2684	0.06
154	3517	0.08
155	4091	0.09
156	1774	0.04
157	1846	0.04
158	2745	0.06
159	46690	1.07
160	8567	0.20
161	8375	0.19
162	16191	0.37
163	2557	0.06
164	1788	0.04
165	2048	0.05
166	2312	0.05
167	5394	0.12
168	3143	0.07
169	2200	0.05
170	2200	0.05
171	2200	0.05
172	2200	0.05
173	2200	0.05
174	2200	0.05
175	3000	0.07
176	3000	0.07
177	2200	0.05
178	2200	0.05
179	2200	0.05
180	2200	0.05
181	2200	0.05
182	2200	0.05
183	3479	0.08
184	3367	0.08
185	2203	0.05
186	2200	0.05
187	3885	0.08

Parcel Area Table		
Parcel #	Area (sq. ft.)	Acres
188	6329	0.15
189	2173	0.05
190	2200	0.05
191	2200	0.05
192	2200	0.05
193	2200	0.05
194	2200	0.05
195	3200	0.07
196	3097	0.07
197	2206	0.05
198	2206	0.05
199	2206	0.05
200	2067	0.05
201	1812	0.04
202	1793	0.04
203	6309	0.14
204	6992	0.16
205	3477	0.08
206	4145	0.10
207	55652	1.28
208	7187	0.16
209	5260	0.12
210	5316	0.12
211	5316	0.12
212	5316	0.12
213	5316	0.12
214	5316	0.12
215	7732	0.18
216	7732	0.18
217	5316	0.12
218	5316	0.12
219	5316	0.12
220	5004	0.11
221	4757	0.11
222	4565	0.10
223	14191	0.33
224	5278	0.12
225	3763	0.09
226	3798	0.09
227	3885	0.09
228	4023	0.09
229	4213	0.10
230	4455	0.10
231	13670	0.31
232	7732	0.18
233	5316	0.12
234	5316	0.12
235	5316	0.12
236	5316	0.12
237	5316	0.12
238	5316	0.12
239	15396	0.35
240	12958	0.30
241	13271	0.30
242	13164	0.30
243	11533	0.26
244	8124	0.19
245	8546	0.20
246	9771	0.22

Changes to Lots

Lots	Approved Plan	Revised Plan
Standard Lots (6,000 sq ft)	91	61
Garden Lots (4,500 sq ft)	113	68
Townhome Lots	N/A	117
Total	204	246

Total change in lots: 42

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?
   - *The Comprehensive Plan designates this property as industrial, but this property has already been rezoned for a residential PUD.*

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, provided that there is access off Highway 84.*

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?
    - *Yes, zone A.*
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

PUD Amendment 2023-042-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

PUD Amendment 2023-042-W

Conditions

Standard

Liberty Consolidated

LCPC

Est. 2005

Planning Commission

CITY OF WALTHOURVILLE

MAYOR AND CITY COUNCIL AGENDA ITEM

SUBJECT: SPLOST 7 & CITY FINANCES

() AGREEMENT () POLICY / DISCUSSION () CONTRACT
( ) ORDINANCE () RESOLUTION/PROCLAMATION (x) OTHER

SUBMITTED: 08-02-2023 **Council Meeting: 08-08-2023**

DEPARTMENT: Council

BUDGET IMPACT:

PUBLIC HEARING? ( ) Yes (X) No

PURPOSE: Discussion of SPLOST 7 and City Finances.

HISTORY:

FACTS and ISSUES:

RECOMMENDED ACTION:

Sarah B. Hayes
Mayor Pro Tem