



City of Walthourville Mayor and Council Meeting
June 14, 2022 @ 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
Fire Chief, Gary Fairchild
Police Chief, Alfonza (Al) Hagan

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|-------|--|-----------------------------|
| 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 |
| | May 24, 2022----Regular Meeting Minutes | |
| VII. | Presentations: | |
| VIII. | Agenda Items: | |
| 1. | LCPC
Zoning Permit for 200 Middleton Road. Parcel-0525-027, off Tibet Road. To put a double-wide, 1992 Fleetwood Eagle Mobile Home. | Ms. Lori Parks |
| 2. | LCPC
For Mayor and Council to approve a resolution to expand the water service delivery area, as an Amendment to the Water Service Area Map. | Ms. Mardee Sanchez |

IX. Council Comments

Councilmembers

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

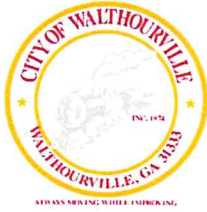
None

XI. Adjournment

Councilmembers

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

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



City of Walthourville
Mayor and Council Meeting Minutes
May 24, 2022 @ 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: The roll was taken by the City Clerk with the following members present:

Mayor Larry D. Baker
Councilman Charlie L. Anderson, Sr.
Councilwoman Luciria L. Lovette

Mayor Pro Tem Sarah B. Hayes
Councilman James Hendry

The attendance of Council constituted a quorum.

Member Absent at the time of Roll Call: Councilwoman Bridgette Kelly. She entered the meeting at 6:17 P.M., via zoom.

- III. Invocation was rendered by Mayor Larry D. Baker.
- IV. Pledge of Allegiance was recited in unison.
- V. Adoption of City Council Agenda: The motion to approve the agenda was made by Mayor Pro Tem Hayes and the second was provided by Councilman Hendry.
Vote: 4-0: Motion Carried.
- VI. Adoption of City Council Minutes from May 10, 2022

Regular Minutes: the motion to approve was made by Mayor Pro Tem Hayes and the second was added by Councilman Hendry.
Vote: 3-1: Motion Carried.

Executive Session Minutes: the motion to approve was made by Mayor Pro Tem Hayes and the second was provided by Councilman Hendry.
Vote: 2-2: Tie.

Councilmembers opposing were Anderson and Lovette. Mayor Baker cast the deciding vote in favor of the minutes. (The charter states the Mayor only vote if there is a tie).

Vote: 3-2: Motion Carried.

Voting favorable: Mayor Baker, Mayor Pro Tem Hayes and Councilman Hendry.

- VII. Presentation

T. R. Long Engineering

Mr. Trent Long

Water Tower Improvements. Mr. Long stated he has been communicating with City Engineer Mr. Ben Turnipseed. He is aware the city has been experiencing problems with

discolored and odorous water. He is aware that Turnipseed Engineering is in the process of installing an aerator pump and looping the water lines. He stated this will eliminate the rotten egg smell. Turnipseed Engineering have completed the plans and are awaiting approval from EPD to proceed.

He further stated he has spoken to Woodrow Sapp out of Brunswick, GA about pulling the pump at Well 2 to see if the city can start pumping some water from Well 2 to alleviate the pumping of Well 3. Mr. Long stated he was the city's engineer with the former engineer, Paul Simonton in the late 1990's, and early 2000's and they encountered a problem on Hardman Road with the water tower and some of the valves were turned off. He stated that could be the problem with the reported low water pressure in that area.

Councilwoman Kelly entered the meeting via zoom at 6:17 pm.

Councilwoman Lovette asked if the tower could be raised. Mr. Long stated he doesn't think raising the tower would be a solution. He thinks the plumbing under and around the tower could be the culprit and that his firm could review the plumbing and conduct an analysis of the tower.

Mr. Long stated he felt the city is headed in the right direction with the installation of the aerator and line looping. He added that he felt going under the road and checking the valves on the pump and the plumbing under the tower will help the city. His office knew the layout of the area and could explore and possibly fix the problem. Mr. Long states he will provide periodic updates to the Mayor and Council of his findings

The motion to hire T.R. Long Engineering for Hardman Road Water Tower improvements was made by Councilwoman Lovette and the second was provided by Mayor Pro Tem Hayes.
Vote: 5-0: Motion Carried.

VIII. Agenda Items.

1. LCPC

Ms. Lori Parks

This item was initially presented on April 26, 2022. NO action was taken by Mayor and Council.

Rezoning Petition 2022-009-W. Request by Dryden Enterprises, Inc. applicant to rezone 67.66 acres of land, more or less, from I-1 (Industrial District) to PUD (Planned Unit Development) for a single-family residential subdivision located both in the City of Walthourville and Long County. 207 lots will be located in the City of Walthourville and 237 lots in Long County.

Mr. Trent Long was present representing Dryden Enterprises.

Mayor Pro Tem Sarah B. Hayes, asked Mr. Long a series of questions which are:

1. "Where will the entrances and exits be placed?" Mr. Long stated the initial entrance will be on Hardman Road and that another entrance will be constructed on Highway 84. He

added that the preliminary plans are currently with LCPC, and the new proposed entrance is on that plat.

2. Will there be a traffic light erected at Hardman Road? Mr. Long stated the current plans does not propose placing a traffic light because DOT states that a traffic light is not warranted. He stated a traffic light will be constructed on the Highway 84 connector once the bypass is completed.

3. She asked how many accidents have occurred this year at that intersection? Police Chief Al Hagan supplied the data and there have been only three (3) accidents since January 2022. Mayor Pro Tem stated she was happy to know there were not daily nor weekly accidents, because safety was her top concern.

4. She asked about the duties of the Homeowner's Association and what will they be responsible for as opposed to the responsibilities of the city? Mr. Long stated the homeowner's association will have a covenant. The homeowners must keep the grass mowed; the city will only be responsible for the city's right of ways. A playground and walking trail is being proposed for the subdivision.

Councilwoman Lovette asked about installing a traffic light at airport road and if DOT has conducted a study? Mr. Long stated there are currently no plans for a light at that intersection. DOT has stated based on their guidelines there is not enough traffic on the road daily. There are peak times that traffic is heavy, basically in the mornings and in the afternoons. Mr. Long added that his office did a traffic control study.

Mr. Long addressed the economic impact for the city, and the city's tap-in fees for water and sewer. Attorney Moses asked City Clerk Moss about the cost of the tap in fees. Ms. Moss stated each sewer tap is \$ 4570.00 and the water tap is \$ 850.00 for a total of \$ 5,420.00 for each tap. Attorney Moses stated $\$ 5420.00 \times 207 \text{ homes} = \$ 1,121,940.00$.

Councilwoman Kelly asked, "will the city be doing the tap-ins? Mr. Long stated the tap ins are performed by the developer. The city only provides the meter. He added that a pump station will have to be built, which is the responsibility of the developer.

Councilman Anderson stated he knew Brent Blocker with DOT and he (Blocker) has said there will be a light on Highway 84. Mr. Long stated he met with Brent Blocker yesterday, along with DOT Commissioner, Ann Purcell and County Administrator Joey Brown and there will definitely be a signal. County Manager Brown is adamant about demanding a traffic signal. Anderson stated that he was not opposed to growth. The water problems are an issue and promises about getting the water fixed have been made and he would like to see some action on the water.

The motion to again, table the rezoning was made by Councilwoman Lovette and the second was provided by Mayor Pro Tem Hayes. Vote: 5-0: Motion Carried.

2. LCPC

Ms. Lori Parks

Presented a business license request for Pure Pressure Extreme Cleaning. The owner is Ryveal McIver and is located at 105 Hunters Branch. The property is zoned R2 (Residential) and is a pressure washing and cleaning business. The motion to approve was made by Councilwoman Lovette and the second was provided by Councilman Hendry.

Vote: 5-0: Motion Carried.

3. LCPC

Ms. Lori Parks

Presented a business license request for Lauren Campbell. The name of the business is For Lovely Reflections (Salon) located at 4981 West Oglethorpe Highway, Suite 2. The property is zoned B-2 (General Commercial District) and will specialize in permanent make-up, microblading and microshading. The motion to approve was made by Mayor Pro Tem Hayes and the second was provided by Councilman Anderson.

Vote: 5-0: Motion Carried.

4. LCPC

Ms. Lori Parks

Presented a Variance Request 2022-036-W. A petition was submitted by Rainol Martinez and Ana M. Morel, owners for a rear yard building setback variance. The property is located at 5715 West Oglethorpe Highway and is further described as LCTM-Parcel 050C-006. The owner is requesting to have a 30 ft. x 37 ft addition to the rear of the existing building for a walk-in cooler at the Walthourville Meat Market. The building would encroach by about 11 ft into the rear yard building setback at the western corner of the addition. LCPC Executive Director, Mr. Jeff Ricketson stated this item was presented to the board and there are three questions that must meet the criteria for approval. This item does not meet those requirements which are:

- Extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography. *No*
- The application of the appendix to this particular piece of property would create an unnecessary hardship. *No*
- Relief, if granted would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by the appendix. *No*

Mr. Ricketson stated disapproval was recommended only because of the criteria of the questions above. Attorney Moses informed the Mayor and Council that they could approve if they desired. No precedence would be set if they approved and any other variance with the same conditions could be evaluated individually.

Mrs. Nicole Deleon who operates the Walthourville Meat Market along with her husband Ronald Deleon and her father-in-law, applicant Rainol Martinez informed Mayor and Council that they are only seeking to add a space for an additional cooler to be placed on the property. The motion to approve the variance was made by Councilman Hendry and the second was added by Mayor Pro Tem Hayes.

Vote: 5-0: Motion Carried.

IX. Council Comments

Councilmembers

Fire Department

Councilman Charlie L. Anderson, Sr.

Fire Chief, Gary M. Fairchild gave his report stating the fire department has experienced a 12% increase in calls over last year, currently they have ran 300 calls this year. The department needs a new fire engine. Effective in June the department will begin staffing the station with 2 people 24 hours a day with no cost to the city. Hurricane season is upon us, this is the time to have your preparations intact.

Economic Development

Mayor Pro Tem Sarah B. Hayes

Reported the city had an impromptu food drive. She received notification from 2nd Harvest that they had food available and wanted to ensure she received it for the city. It was a great success. On May 21, 2022, the city sponsored the Great American Cleanup, the group was small, but they picked up trash in the city. Keep Liberty Beautiful Executive Director, Dr. Karen Bell expressed her Thanks to the Group. The next food drive will be held in August.

Public Works

Councilman James Hendry

Reported the department if down one truck. The department is operating well. Councilwoman Lovette asked, when will mosquito control begin? Mayor Baker stated in June, they are awaiting the chemicals.

Water Department

Councilwoman Bridgette Kelly

Had no report.

Parks and Recreation

Councilwoman Luciria L. Lovette

Stated she had inquired about mulch being placed at the park and canopies for the slides. Councilman Hendry stated there is specific mulch that must be placed at the park. He will speak with Mr. Martin about getting the mulch.

Police Department

Mayor Larry D. Baker

Police Chief, Alfonza Hagan gave his department's report. He is proud of the officers and the work that they are doing. During this period the department had 5 accidents, 3 domestic violence cases, they issued 63 traffic citations and 46 reports were generated. The citizen's academy is in full effect. The Summer Splash event for the children will be held on Saturday June 11, 2022, at Johnnie Frasier Park from 10:00 AM-2:00 PM. This event is being held at no cost to the city. He stated the LPR's have been installed in the vehicles and this is another added safety for the city, officers, and the citizens. This will allow the officers to check for tags that are expired, and no insurance. Councilwoman Lovette asked what does the acronym LPR stand for? Chief Hagan replied, "License Plate Reader."

Office of the Mayor

Mayor Larry D. Baker

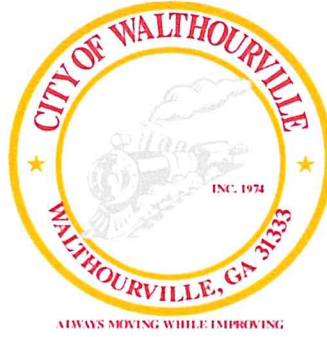
Reported the sidewalks on Busbee Road are nearing completion. He reiterated that these sidewalks are being provided at no cost to the city, the sidewalk installation is a result of a Liberty Transit Grant. He Thanked all City Departments for their hard work.

X. Executive Session

None

XI. Adjournment: At 7:46 PM a motion to adjourn was made by Councilwoman Lovette and the second was added by Mayor Pro Tem Hayes. Vote: 5-0: Motion Carried.

DRAFT



AGENDA ITEM 1

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: June 14, 2022

Type of Permit: Zoning Permit for 200 Middleton Road
Parcel - 052D-027, off Tibet Road
For a used double-wide, 1992 Fleetwood Eagle

Owner of Property: Justin and Amanda Kauffman

Applicant: Jim Norris (Amanda's father)

Utilities: Well and Septic tank

Comments: Zoned AR-1 which allows double-wides and vinyl
skirting.

Recommendation: APPROVAL

LCPC Staff: *Lori Parks*
Lori Parks
Zoning Administrator

6-9-22
Date

Liberty Consolidated Planning Commission
100 Main Street, Suite 7520
Hinesville, Georgia 31313
Phone: 912-408-2030
Fax: 1-888-320-8007



Jeff Ricketson, AICP

Executive Director

Zoning Permit

Tax Map & Parcel #: 052D-027
You can obtain this number by calling the Tax Assessor's Office at 912-876-3568.

Property Owner: Justin and Amanda Kauffman
Contact Name & Number: Jim Norris 219-921-3697
Contact Mailing Address: 200 Middleton Lane Allenhurst, GA
Contact Email Address: J44norris2003@yahoo.com
Property Street Address (if existing): 200 Middleton Lane Allenhurst, GA
Subdivision: _____ Lot: _____ Jurisdiction: W
What are your permit plans? move used trailer onto lot DW
Type of water and sewer: well + septic If other explain: _____
What structures are on this property? One single wide home
I confirm that these statements are true: [Signature]

Jurisdiction

H	City of Hinesville
LC	Unincorporated Liberty County
M	Midway
W	Walthourville
A	Allenhurst
G	Gumbranch
R	Riceboro
F	Flemington

LCPC Use Only

List Zoning Designation

Unincorporated Area of Liberty County _____ City of Walthourville AR-1

City of Flemington _____ City of Midway _____ City of Riceboro _____

Town of Allenhurst _____ City of Grumbranch _____ City of Hinesville _____

Setbacks: Front 35' Rear: 25' Side: 25' Side Street: 25'

Mobile Home Requirement: Size: _____ Skirting Type: _____

Comments: _____

☒ Approved; meets Zoning Standards ☐ Disapproved, does not meet Zoning Standards

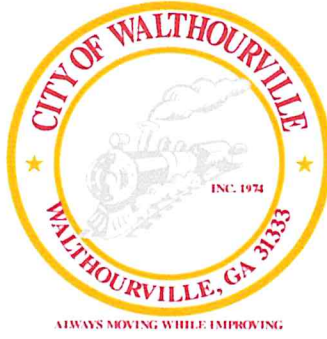
LCPC staff: Lori Parks Date: 6-9-22

Floodplain Manager Use Only

Flood Zone: _____ Elevation: _____

FEMA Map Date: _____ FIRM Map & Panel: _____





AGENDA ITEM 2

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF WALTHOURVILLE TO
AMEND THE LIBERTY COUNTY SERVICE DELIVERY STRATEGY AS SHOWN ON THE
ATTACHED SERVICE DELIVERY AREA MAP DATED MAY 5, 2022**

WITNESSETH:

WHEREAS, the Georgia General Assembly adopted legislation in 1997 known as House Bill 489 (the Service Delivery Strategy law) codified in Chapter 70 of Title 36 of the Official Code of Georgia Annotated; and

WHEREAS, the intent of this Act was to minimize any inefficiencies resulting from duplication of services and competition between local governments and to provide a mechanism to resolve disputes over local government service delivery, funding equity, and land use; and

WHEREAS, it has become necessary for Liberty County to amend the Service Delivery Strategy to update water service delivery areas within the County; and

WHEREAS, this change will promote the delivery of this service in the most efficient, effective, and responsive manner, and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Walthourville, and it is hereby resolved by the authority of same, that the Service Delivery Strategy is modified to include the above mentioned particulars;

BE IT FURTHER RESOLVED, the City Council of Walthourville authorizes the Mayor to sign this resolution as well as the updated "Certifications" page indicating the changes to the existing strategy;

BE IT FURTHER RESOLVED, that the modified Service Delivery Strategy is adopted, approved and the Mayor of the City of Walthourville is authorized to execute the same.

BE IT FURTHER RESOLVED, that any and all resolutions in conflict with this resolution are hereby repealed.

Adopted and approved this day _____ of _____, 2022.

CITY OF WALTHOURVILLE, GEORGIA

Larry D. Baker, Mayor

ATTEST:

Shana T. Moss, City Clerk