



City of Walthourville Mayor and Council
May 10, 2022 @ 6:00 PM
Walthourville Police Department

The Honorable Mayor Larry D. Baker, Presiding

Regular Agenda

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

- | | | |
|-------|-----------------------------------|-----------------------------|
| 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 |
| | April 26, 2022- Meeting Minutes | |
| VII. | Presentation: | None |
| VIII. | Agenda Items: | |

1. LCPC

Ms. Lori Parks

For Mayor and Council to approve a Business License request from Juan T. Luckey. The business name is KO Warrior Promotions. The business will be located at 380 Wilder Road and the property owners are Luciria L. Lovette and Jason Luckey. The applicant requests a license for hospitality services, boxing, E-Commerce and Pro Boxing Events and Management.

2. LCPC

Ms. Lori Parks

For Mayor and Council to approve a Business License request for a Mobile Ice Cream Truck. The name of the business is Dee's Lickshussh Ice, LLC. The owner is Dyneekha McNair. She would like to go to subdivisions and mobile home parks.

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

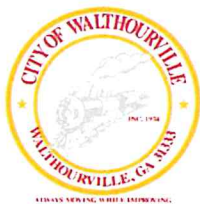
None

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
April 26th, 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 was taken by the City Clerk with the following members present:

Mayor Larry D. Baker	Councilman Charlie L. Anderson, Sr.
Councilman James Hendry	Councilwoman Bridgette Kelly
Councilwoman Luciria L. Lovette	

Member Absent: Mayor Pro Tem, Sarah B. Hayes.

The attendance of council constituted a quorum.

Attorney Luke R. Moses was in attendance.

III. Invocation was given by Mayor Larry D. Baker.

IV. Pledge of Allegiance was recited in unison.

V. Adoption of City Council Agenda: The motion to adopt the agenda was made by Councilwoman Lovette and the second was provided by Councilman Hendry.

Vote: 4-0: Motion Carried.

VI. Adoption of City Council Minutes: The motion to approve the April 12th, 2022 minutes was made by Councilman Hendry and the second was provided by Councilman Anderson.

Vote: 3-1: Motion Carried.

Opposed: Councilwoman Lovette.

VII. Presentation: None

VIII. Agenda Items:

1. LCPC

Ms. Lori Parks

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

Ms. Parks stated the proposed subdivision will be constructed along Highway 84 and Hardman Road, with the entrance on Airport and Hardman Road. The subdivision will

have 207 lots within the City of Walthourville and 237 lots in Long County. Ms. Parks stated LCPC has performed all the Zoning Analysis and the property has met their specifications. Ms. Parks further referenced the DRI Summary on page 4 of the Mayor and Council's handout that listed the DRI Summary. The summary states the estimated build out is \$75 million and the estimated annual tax revenue for the project is \$ 975,000.00

At 6:08 PM a motion to enter a public hearing was made by Councilwoman Lovette and the second was provided by Councilman Hendry. (Vote: 4-0) Motion Carried.

Favorable for the Rezoning Petition:

1. Mr. Trent Long of TRLong Engineering presented on behalf of Dryden Enterprises. He stated there is an awareness of the traffic hardship that it poses on Hardman Road and that an entrance will be constructed on Highway 84 to coincide with the Liberty County Bypass. The second entrance will be built but the sole entrance will be Hardman Road until the new entrance (Highway 84) is constructed. Mr. Long said the City of Walthourville will provide water and sewer to the new development and that the construction is designed so that none of the homes will both sit in Walthourville or Long County. Mr. Long stated the estimated tax revenue for the city will roughly be \$975,000.00.

Opposing the Rezoning Petition:

1. Lloyd Busby stated he is a resident of Long County, and he opposes the rezoning request because the roads in the area are already bad and to have more traffic will make them worse. He stated that sometimes the buses cannot go down the roads and this included Dorsey Road. He stated the intersection of Hardman and Airport Road is very dangerous, there are accidents that happen weekly. He also stated he feels the standing water will be a problem.
2. Becky Busby also a Long County resident opposes the rezoning due to the adverse impact this will have on the school system. She stated having this subdivision will increase class sizes. She teaches at Frank Long Elementary in Liberty County and she already has an excessive class size. This subdivision will increase the class sizes and impact learning. She invited the Mayor and Council to visit her cramped classroom. She further stated that LCPC nor the engineering firm sought input from the Liberty County Board of Education on this project. She further stated she is concerned about the public safety aspect. Will there be enough police and fire protection personnel? She referenced the water problems and stated there isn't anyone overseeing the city's water department that is already strained and having an addition 200 homes will be catastrophic.
3. Melinda Meyers is a business owner in Walthourville. She is the owner of Stratosphere Trampoline Space, which is located on Hardman and Airport Road (close to the city's public works building). She referenced the intersection and said

people cannot cross without being in an accident. She states it impacts her business because the students arrive late to class due to accidents in the area. She stated currently there might be one accident a week. With the additional 200 plus homes it will be challenging and have a major impact on my business. My students arrive around 4:30 PM and this is peak time for accidents. She also expressed concern about the heavy equipment that will be on the road (mainly Hardman) because of the one entrance and possibly the equipment blocking her business.

Rebuttal:

1. Engineer, Trent Long stated the developer had a plan. Should the rezoning pass, they would work expeditiously to pull the necessary designs and permits to begin construction on the second entrance along Highway 84 to avoid having the influx of traffic on Hardman Road. Mr. Long said there would be a retention pond and the subdivision will have a homeowners association with strict covenant rules to enforce and maintain the aesthetics of the subdivision. The City of Walthourville would not be responsible for the streetlights in the subdivision that cost will be incurred by the homeowners association.
2. Luke Dryden of Dryden Enterprises stated his family loves Walthourville and would like to bring a subdivision of this caliber to the city. He stated by zoning the area PUD, setting up a Homeowners Association is a must. He stated the covenants would have to be enforced and this would keep the neighborhood looking good.

Councilmember Comments:

1. Councilman Charlie L. Anderson, Sr., stated, "he isn't against progress but that the city have current water issues that they are still addressing. Perhaps, the city need to have some questions answered before they move forward.
2. Councilwoman Luciria L. Lovette, stated the city does have water and drainage problems, especially after heavy rain. She also stated she heard what the citizens said about the school system and the crowded classrooms. She asked if there would be a deceleration lane on Highway 84? Mr. Long stated, yes.
3. Councilwoman Bridgette Kelly stated she has concerns also about the water. She said the city still experiences smelly water, low water pressure and sometimes discolored water. She has a lot of questions before she can make a decision.

Attorney Luke R. Moses said he has an authorization letter to pump from G. Ben Turnipseed Engineering that states the city has the pumping capacity to pump water to the subdivision. There is a water tower on Hardman Road that will supply water. He responded to the comment made by Becky Busby that there is no one overseeing the water department. He informed her that the city has an engineer, G. Ben Turnipseed Engineering and Woodrow Sapp that oversees the city's water systems.

The city's water must pass EPD requirements and regulations. He further stated the development would benefit the city with more growth and revenue. He told the council that he listens to the ideas that have to improve the city and with the added revenue that will be able to implement the ideas. He further gave his accolades to educators for the job that they do and said he has a lot of respect and admiration, but the growth will create the need for the county to build bigger schools. He was asked by Becky Busby, where did he reside? He informed her, he resided in Chatham County just as she resided in Long County. Both of them are not residents of the City of Walthourville. He has a vested interest because he has a legal duty to guide the city in ensuring the best interest is taken.

At 7:01 PM a motion to exit the Public Hearing was made by Councilman Anderson and the second was provided by Councilman Hendry. Vote: 4-1: Motion Carried.

A motion to take no action and wait until the council had more time for their questions to be answered was made by Councilwoman Kelly and the second was provided by Councilwoman Lovette. Vote: 3-1: Motion Carried.

Opposed: Councilman Hendry.

2. LCPC Ms. Lori Parks
For Mayor and Council to approve a Home-Based Trucking Business. Mont Trucking LLC. The owner is Mr. Keith R. Kelley and the business will be located at 56 Walker Lane, Allenhurst, Georgia. The motion to approve was made by Councilwoman Kelly and the second was provided by Councilwoman Lovette. Vote: 4-0: Motion Carried.
3. LCPC Ms. Lori Parks
For Mayor and Council to approve a Business License for Ms. Aleshia Sanchez of No. 1 China Restaurant. Ms. Sanchez wishes to buy containers that are unclaimed and sell the items in the store that are from Amazon Returns. The motion to approve as made by Councilman Hendry and the second was provided by Councilwoman Lovette. Vote: 4-0: Motion Carried.
4. GIRMA Mrs. Meghan Murray
For Mayor and Council to approve the 2022-2023 Property and Liability Insurance Agreement. The city uses Georgia Interlock Risk Management Agency. Mrs. Murray addressed the Mayor and Council by phone. She stated the annual renewal rate was \$ 88,321.00 which is a 5% exposure increase from \$ 83,815.00 last year. Mrs. Murray stated several factors for the increase which was inflation and the city being down several police officers. The motion to approve was made by Councilman Hendry and the second was provided by Councilwoman Kelly. Vote: 4-0: Motion Carried

IX. Council Comments

Councilmembers

Fire Department

Councilman Charlie L. Anderson, Sr.

Chief Fairchild gave the report and stated that calls to date are 243. The station renovations are complete, and he would like to invite the Mayor and Council to come over tonight and look at the renovations. The labor was free, the firefighters performed the work themselves. Deputy Chief John Pittman was instrumental in getting the work done.

Economic Development

Mayor Pro Tem Sarah B. Hayes

Absent

Public Works

Councilman James Hendry

Stated Public Works is doing well. No issues.

Water Department

Councilwoman Bridgette Kelly

Gave the department statistics and stated she was experiencing low water pressure in her kitchen.

Parks and Recreation

Councilwoman Luciria L. Lovette

Reported that Nu Rho Omega Chapter of Alpha Kappa Alpha, Inc planted the rock garden at Johnnie Frasier Park.

Police Department

Mayor Larry D. Baker

Chief Hagan stated the Citizens Academy will begin on May 5th at the Police Department. Participants must be citizens of the City of Walthourville. The Police Department is looking to hire some additional officers. He also referenced Section 3.31 of the City's Code of Ordinances pertaining to the Parking of trucks and trailers. The section states: Within any Residential district, no trucks, trailers, or wagons in excess of one ton capacity shall be parked for storage purposes, including overnight, on any public right-of-way or on private property except within a completely enclosed garage. Trailers of less than one ton capacity, including pleasure boat trailers, collapsible camping trailers, and cargo trailers, may be parked on private property in any district provided that such trailers are parked only within areas in which the principal building, accessory building, or the parking of vehicles is permitted. Chief Hagan stated the approval of Mont Trucking will fall under this category. He reminded the council to be mindful of this ordinance when approving trucking businesses.

Office of the Mayor

Mayor Larry D. Baker

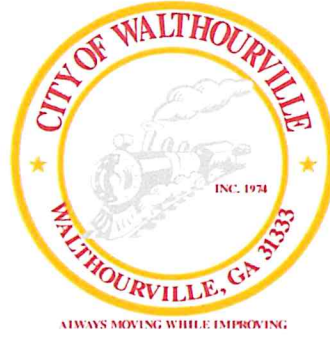
Thanked all the department heads.

X. Executive Session

None

XI. Adjournment: At 7:37 PM a motion to adjourn was made by Councilman Hendry and the second was provided by Councilman Anderson. Vote: 4-0: Motion Carried.

DRAFT



AGENDA ITEM 1

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: May 10 , 2022

Business License: KO Warrior Promotions

Business Owner: Juan T. Luckey

Property Owner: Luciria Lovette and Jason Luckey

Address: 380 Wilder Road in Walthourville

Zoned: AR-1 (Agricultural Residential District)

Comments: A full detailed description of the business narrative is attached.

Recommendation: APPROVAL

LCPC Staff: Lori Parks
Lori Parks
Zoning Administrator

5-5-22
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 KO WARRIOR PROMOTIONS Business Phone# (912) 980-1104

Name of Corporation/LLC* _____

Business Address 380 Wilder Rd. Allenhurst GA 31301

Mailing Address 380 Wilder Rd.

Email Address kowarriorstable@gmail.com

Full Detailed Description of Business Hospitality services, boxing, e-commerce, pro boxing events and management
www.kowarrior.com

Date Business began in City of Walthourville _____

#of employees in City of Walthourville 1 E-verify# (Required if 11 or more employees) _____

State Sales Tax ID# _____ Federal ID # _____

Owner Name Juan Terrell Luckey SS# _____ DOB 2/6/76

Home Address 380 Wilder Rd. Apt# _____ City Walthourville State GA Zip 31333

Luciria Lorette property owner 912-271-1966

*** 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

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:

ML
(initials)

Signature:

Juan T. Luckey

I Juan T. Luckey 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 4th day of April, 2022.

Signature of applicant

Juan T. Luckey

legibly print name

Juan T. Luckey

This application must be approved by the Liberty County Planning Commission

Tax Map & Parcel# 051D-015

Zoning Classification AR-1

Approved by: _____

Date Approved: _____

Date the request will be presented to Mayor and Council: _____

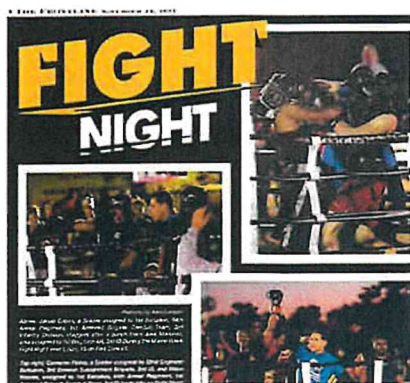
APPLICANT MUST COMPLETE THE AFFIDAVITS AND PROVIDE A SECURE AND VERIFIABLE DOCUMENT

Lori Parks

From: Acuario2015 <acuario2015@gmail.com>
Sent: Wednesday, April 27, 2022 4:34 PM
To: Lori Parks
Subject: Business License Application - Juan T. Luckey

A full detailed description of my business is as follows:

Hospitality services. Hillary Park, located in Walthourville, is already a place where amateur boxers gather. In addition, Walthourville offers great outdoor venues for sports. During Marne Week 2021, Fort Stewart had a massive turnout of people specifically because of their boxing fight night. Hospitality services also tie into Walthourville history since boxing has many GA natives like Muhammed Ali, Ezzard Charles, Tiger Flowers, among many others. KO Warrior Promotions offers hospitality tours with boxing venues to put a spotlight on Walthourville history.



Boxing. I have worked in pro boxing management and promotion for more than eight years as a manager and promoter. I am also a boxing trainer and I was licensed as a pro manager in Las Vegas, NV from 2020-2021. I manage my boxing company from my home office.

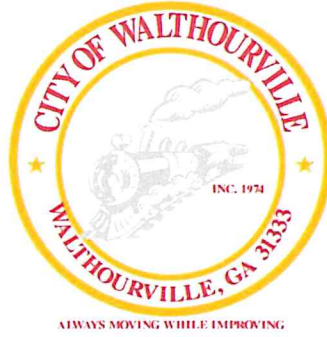
E-Commerce. (www.kowarrior.com) This website has been in existence for many years and my company has successfully accumulated thousands of dollars to fund boxing promotions and change the lives of boxers and their families through several e-commerce platforms to include crowdfunding, Amazon.com, [etsy.com](https://www.etsy.com), and Facebook Marketplace, and others. Boxers often buy and sell t-shirts, gloves, wraps, shoes, apparel, and other related items.

Pro Boxing Events and Management. I have extensive experience in hosting professional boxing events as well as pro boxer management. Pro events are usually in other locations or abroad, but I would like the opportunity to host pro fights in Walthourville or Liberty County. I use my home office for administration, recordkeeping, event planning, and management.

If you need any more information, please don't hesitate to contact me.

Sincerely,

Juan T. Luckey



AGENDA ITEM 2

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: May 10, 2022

Business License: For a Mobile Ice Cream Truck

Business Name: Dee's Lickshussh Ice LLC

Owner of Vehicle: Dyneekha McNair

Comments: She would like to go to Subdivisions and Mobile Home Parks.

Recommendation: APPROVAL, Confirmed with the Dept. of Agricultural no permit needed to sell pre packaged ice cream only. Applicant will bring permission letter from Mobile Home Park owner to meeting.

LCPC Staff: *Lori Parks*
Lori Parks
Zoning Administrator

5-5-22
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 _____ Business Phone# (912) 271-8019
Name of Corporation/LLC* Dee's Lickshussh Ice LLC
Business Address 103 W General Screven Way Ste G PMB 1032 Hinesville, GA 31313
Mailing Address _____
Email Address dls.ice@yahoo.com
Full Detailed Description of Business Mobile pre packaged ice cream truck

Date Business began in City of Walthourville _____
#of employees in City of Walthourville 1 E-verify# (Required if 11 or more employees _____
State Sales Tax ID# 88-2075673 Federal ID # 88-2075673
Owner Name Dundeekha Munair SS# _____ DOB 05/16/89
Home Address 565 Dunlue Rd Apt# 74 City Aiken, SC State GA Zip 29801

*** 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.

State tax/Federal 7000
Tax delinquent due to job loss

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: DM
(initials)

Signature: 

Dyneekha McNair 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 operate in compliance 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 1 day of May, 2022.

Signature of applicant  legibly print name Dyneekha McNair

This application must be approved by the Liberty County Planning Commission

Tax Map & Parcel# _____

Zoning Classification _____

Approved by: _____

Date Approved: _____

Date the request will be presented to Mayor and Council: _____

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

Business Narrative

If your business will be a seasonal business, make sure seasonality is reflected in your narrative.

Description of the business: Answer as many of the following questions as you can.

What type of business are you opening? Mobile Ice cream

What hours/days will you be open? Daily 11AM-7PM

Describe how your company's day-to-day operations work: Ride through communities serving pre packaged goods.

What is the nature of the product(s) or service(s)? Take your time, be very specific! products will be prepackaged goods all approved by FDA. serving the community with cold treats etc.

What group of customers are you going after? Anyone that enjoys snacks and cold treats.

What other kinds of businesses are in the neighborhood? gas stations

What other licenses or permits will you be required to obtain? County? City? State? Health Dept.? city

Include a brief description of who does what. I drive the truck and provide all services.

Do you have any company cars or trucks for this business? yes, van

How many employees will you need and when? 1 myself

What furniture, fixtures, equipment, tools, inventory, etc. do you need? freezers

How will you store the business inventory? freezers



