

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

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
Nicolas Maxwell, Interim Fire Chief
Christopher Reed, Police Chief

- | | | |
|------|---|-----------------------------|
| 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 |
| | September 26, 2023 Regular Meeting Minutes | |
| | September 26, 2023 Executive Session Minutes | |
| VII. | Presentation(s) | None |

1. City of Walthourville & Georgia Municipal Clerks Association Mrs. Pam Helton
Ms. Shana Moss

Honoring the City's 1st City Clerk, Mrs. Molene Burke. Mrs. Burke was the City's First City Clerk when Governor Jimmy Carter chartered the city in 1974. Georgia Municipal Clerks Association and the City of Walthourville is paying homage to this Trailblazer.

2. Georgia Municipal Association Mrs. Pam Helton
Financial Presentation. Mrs. Helton will inform the Mayor and Council of the financial options that are available to generate revenue for the City.

VIII. Agenda Items:

1. LCPC

Mr. Jeff Ricketson

Public Hearing

UDO Amendments and Ordinance. UDO Amendments (regulating commercial truck parking in residential areas and bringing UDO into compliance with fire codes).

Recommendation: For the Mayor and Council to approve the UDO Amendment and Ordinance.

2. LCPC

Ms. Lori Parks

Business License Request. The name of the Business is The Getaway and will be located at 4981 West Oglethorpe Highway. The owner is Ms. Selena Pabon and she will be operating a nail care service such as manicures, pedicures acrylic nails and a safe space for clients to get away. The property is zoned B-2 (General Commercial District).

Recommendation: For the Mayor and Council to approve the Business License Request.

3. LCPC

Ms. Lori Parks

Public Hearing

Zoning Permit. For a Mobile Home to be located on Parcel-0151C-116 Wilder Road. 28x60 Double Wide. The property owner is Ms. Jacqueline Luke-Wright and the applicant is Mr. Adam Wilkinson, of Goose Creek, LLC on behalf of the property owner.

Recommendation: The property is zoned AR-1 which allow double-wide and vinyl skirting. The City of Walthourville Water and Sewer will be connected. For the Mayor and Council to approve the zoning permit.

4. City of Walthourville

Police Chief Christopher Reed

POWER DMX Presentation.

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

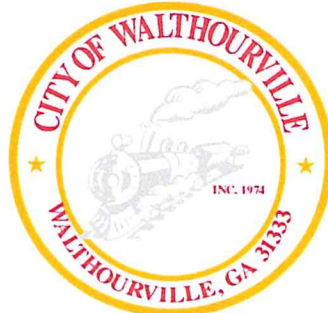
None

XI. Adjournment

Councilmembers

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

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



ALWAYS MOVING WHILE IMPROVING

MINUTES

City of Walthourville
Mayor and Council Meeting Minutes
September 26, 2023 @ 6:00 PM
Walthourville Police Department

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

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

Member Absent: Councilwoman Bridgette Kelly was absent, she was attending the Knox Leadership Training Institute at Jekyll Island, GA.

The attendance of the council constituted a quorum.

- III. The invocation was rendered by Mayor Larry D. Baker followed by a Moment of Silence in observance of City Employee, Ernest Sapp who passed away on September 18, 2023.
- IV. Pledge of Allegiance was recited in unison.
- V. Adoption of City Council Agenda: The motion to approve the agenda was made by Councilwoman Lovette and the second was added by Councilman Anderson.
Vote: 4-0: Motion Carried Unanimously
- VI. Adoption of City County Minutes: The motion to approve the minutes from the September 12, 2023 meeting was made by Mayor Pro Tem Hayes and the second was added by Councilman Hendry.
Vote: 3-1: Motion Carried.
Opposed: CW Lovette
- VII. Presentation: Liberty County EMA/Mr. Robert Dodd
Liberty County EMA Director, Mr. Robert Dodd and Assistant Director, Mr. Trip Duke presented a comprehensive presentation on Hurricane and Hurricane Preparedness. Mr. Duke stated this year's Hurricane Season is predicted by the World Meteorological Association as being busier than above normal. The Hurricane Season runs from June 1st-November 30th. He gave statistics that if a Category 2 Hurricane hits Liberty County 55% states they are not leaving with a population of 35,891. He stated for evacuation identifiers the county is broken into two zones. Zones A & B and Walthourville is in Zone B.

Mr. Duke also stated if a Category 2 or 3 hit Walthourville, the storm surge would be dangerous, and the city would be about 9 feet under water. Hampton Ridge Subdivision would be under water. He spoke about the evacuations and stated if a mandatory

evacuation is issued and the residents choose to stay when winds gets to 35 mph the Fire and Police Departments will not respond because their safety cannot be comprised.

Mr. Dodd stated citizens could call and be placed on the Hurricane Registry at the State Level. This registry will provide transportation for home-bound and incapacitated residents. The State will come to the citizens home and perform an assessment to determine the most reasonable accommodations in the event of a evacuation.

Residents in Bryan, Camden, Chatham, Effingham, Glynn, Liberty, Long and McIntosh counties who have functional or access needs, including children or adults with physical, sensory or intellectual disabilities who need assistance with activities of daily living including eating, taking medication, dressing, bathing, communicating, transferring from bed to chair and chair to bed. Anyone who lives in a nursing home, assisted living or personal care facility is not eligible for the registry and must follow their facility's emergency plan.

Mayor Pro Tem Hayes asked if the State does an assessment and is deemed an ambulance is needed, will the State bring one? Mr. Dodd stated yes.

Councilwoman Lovette asked, "does the assessment has to be done prior?" Mr. Duke stated yes.

Mr. Dodd gave pamphlets to the City Clerk for distribution at City Hall for the residents.

Executive Session

Attorney Luke R. Moses had a prior engagement that he needed to attend. The Executive Session was before the Executive Session listed on the agenda

At 6:35 PM a motion to enter Executive Session for Litigation was made by Councilman Hendry and the second was added by Councilman Anderson.

Vote: 4-0: Motion Carried Unanimously

At 7:00 PM the motion to Exit Executive Session was made by Councilwoman Lovette and the second was provided by Councilman Anderson.

Vote: 4-0: Motion Carried Unanimously

At 7:02 PM a motion to re-enter into Regular Session was made by Councilwoman Lovette and the second was added by Councilman Anderson. The Mayor and Council gave authorization for the City Attorney to engage in negotiations for litigation involving a vehicle accident.

Vote: 4-0: Motion Carried Unanimously.

VIII. Agenda Items

None

IX. City Reports

Councilmembers/Department Heads

Fire Department

Councilman Charlie L. Anderson, Sr.

Interim Chief Nicolas Maxwell gave the department statistics. He stated the city's Pumper Tanker arrived on September 19, 2023. This vehicle will help the city's ISO rating tremendously.

Economic Development

Mayor Pro Tem Sarah B. Hayes

Reported on September 30th, 2023 she will be hosting an Clinic at the Fire Department. There will be free STD and HIV Test Kits available. Also, she is hoping to have the Flu vaccine and a representative will be onsite to assist residents in registering for SNAP Benefits.

Public Works

Councilman James Hendry

No report

Water Department

Councilwoman Bridgette Kelly

No report. CW Kelly was absent due to class.

Parks and Recreation

Councilwoman Luciria L. Lovette

Had no park report but stated there are several grants available. She referenced a Housing Grant and a Food Desert Grant.

Police Department

Mayor Larry D. Baker

Reported an Officer was assaulted on September 22nd, 2023, and had to go to the hospital. The suspect is in jail and bond is denied. Thus far, the department has issued 31 traffic citations.

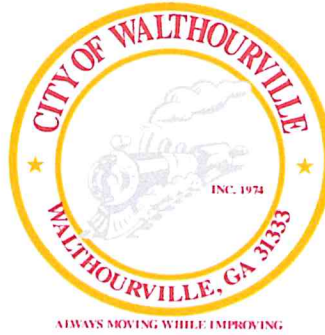
Office of the Mayor

Mayor Larry D. Baker

Stated to please keep the Sapp Family in prayer. The services for City Employee Ernest Sapp will be as follows: Visitation-September 29, 2023, 6:00 PM-8:00 PM at Dorchester Funeral Home in Midway. The funeral will be held Saturday September 30, 2023 at 11:00 AM at Full Gospel Church in Hinesville. The City of Walthourville will be participating.

X. Executive Session: See above.

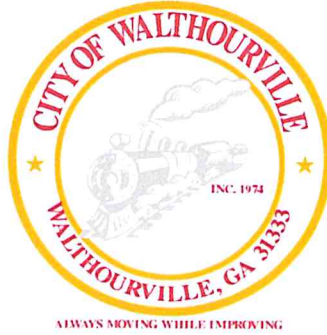
XI. Adjournment: At 7:13 PM a motion to adjourn was made by Councilman Hendry and the second was added by Councilwoman Lovette. Vote: 4-0: Motion Carried.



Presentation 1

GMA & Georgia Municipal Clerks Association
Mrs. Pam Helton

City of Walthourville
Ms. Shana T. Moss



Presentation 2

GMA

Mrs. Pam Helton

County : (065)LIBERTY COUNTY Tax Year: 2023 Digest Type: R Property Type: All From District: 008 To District: 008

Tax Year: 2023

AGRICULTURAL

Code	Count	Acres	40% Value
A3	1	3	1
A4	6	68	60,940
A5	8	344	316,649
AF	1		3,000
Total:	16	415	380,590

COMMERCIAL

Code	Count	Acres	40% Value
C1	73		2,270,533
C3	11	11	852,237
C4	25	109	1,896,993
C5	1	29	88,395
CB	2		6,000
CF	123		929,047
CI	17		981,284
CP	1		251,406
Total:	253	149	7,275,895

EXEMPT

Code	Count	Acres	40% Value
E1	60	239	4,164,094
E2	58		2,315,912
E3	1		4,800
E6	3		117,869
E9	14		81,746
Total:	136	239	6,684,421

INDUSTRIAL

Code	Count	Acres	40% Value
I1	16		958,344
I4	5	31	281,900
IF	1		78,361
II	1		27,728
IP	1		220,482
Total:	24	31	1,566,815

Tax Year: 2023

RESIDENTIAL

Code	Count	Acres	40% Value
R1	2,217		55,725,634
R3	799	146	8,730,662
R4	582	973	2,635,475
R5	2	57	85,632
RA	2		400
RB	21		35,362
Total:	3623	1,176	67,213,165

UTILITY

Code	Count	Acres	40% Value
U2	5		1,014,759
Total:	5		1,014,759

County : (065)LIBERTY COUNTY Tax Year: 2023 Digest Type: R Property Type: All From District: 008 To District: 008

Tax Year: 2023

SUMMARY			
Group	Count	Acres	40% Value
AGRICULTURAL	16	415	380,590
COMMERCIAL	253	149	7,275,895
INDUSTRIAL	24	31	1,566,815
RESIDENTIAL	3,623	1,176	67,213,165
UTILITY	5		1,014,759
MOTOR VEHICLE	194		166,790
MOBILE HOME	581		1,138,696
TIMBER			
HEAVY EQUIP	1		4,886
Total:	4,697	1,771	78,761,596

County : (065)LIBERTY COUNTY Tax Year: 2023 Digest Type: R Property Type: All From District: 008 To District: 008

Tax Year: 2023

HOMESTEAD AND PROPERTY EXEMPTIONS

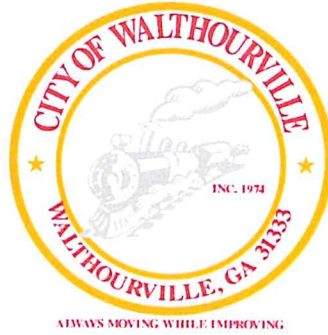
Code	Count	State Exemption	County Exemption	County Bond	School Exemption	School Bond	Other
W1	164		1,635,720		1,635,720		
W4	60		959,025		1,097,994		
W5	26		292,285		292,285		
W6	32		689,479		745,258		
WL	22		403,146		437,146		
S1	256	512,000	512,000		512,000		
S4	67	2,825,193	334,338		711,738		
S5	119	9,648,287	9,648,287		9,648,287		
SC	22	1,006,319	44,000		44,000		
SF	2	471,888	471,888		471,888		
SG	1	90,663	90,663		90,663		
SN	18	1,009,012					
SP	90	111,486	115,070		115,070		
SS	2	144,587	144,587		144,587		
L1	53		153,012		153,012		
L4	6		68,933		78,933		
LC	1		13,000		15,000		
Total:	941	15,819,435	15,575,433		16,193,581		

County : (065)LIBERTY COUNTY Tax Year: 2023 Digest Type: R Property Type: All From District: 008 To District: 008

Parcel Count: 1,447

TAXES LEVIED

	State Exemption	County Exemption	County Bond	School Exemption	School Bond	Other
Gross Taxable:	78,761,596	78,761,596		78,761,596		
Less Exemptions:	15,819,435	15,575,433		16,193,581		
Net Taxable:	62,942,161	63,186,163		62,568,015		
Millage Rate:		20.453		15.25		
Real / PP Tax:		1,265,545		934,179		
Total Gross Tax	0.00	1,265,545.31	0.00	934,179.07	0.00	0.00
Credits:		-188,907				
HTRG Credit:						
Net Tax:	0.00	1,076,638.27	0.00	934,179.07	0.00	0.00



AGENDA ITEM 1

AN ORDINANCE TO AMEND THE LIBERTY COUNTY UNIFIED DEVELOPMENT ORDINANCE TO INCLUDE PROVISIONS FOR THE PARKING OF TRUCKS AND TRAILERS AND FOR COMPLIANCE WITH STATE OF GEORGIA RULES AND REGULATIONS CHAPTER 120-3 “RULES OF FIRE SAFETY COMMISIONER”, SAID AMENDMENTS TO BE APPLICABLE TO THE CITY OF WALTHOURVILLE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WITNESSETH:

WHEREAS, one of the purposes of the Liberty County Unified Development Ordinance (UDO) to protect the public health, safety and general welfare of individuals and the community; and

WHEREAS, the State amended Rules and Regulations Chapter 120-3 in February of 2023 and some provisions in the current UDO are in conflict with these new Rules;

NOW AND THEREFORE, the City of Walthourville hereby adopts the amendments below which shall become effective on November 1, 2023.

Amendments to Division III – Development Provisions

Article 302 Table of Contents is amended to add the following section:

Sec. 302-18 Parking of trucks and Trailers

Article 302 Specific Use Provisions is amended to add the following new section:

Sec. 302-18 Parking of trucks and trailers

- A. Within any residential district, no commercial trucks, trailers or wagons in excess of 10,000 lbs. gross vehicle weight shall be parked for storage purposes, including overnight, on any public right-of-way or on private property.
- B. Trailers of less than 10,000 lbs. gross vehicle weight, 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.

Amendments to Division IV – Site Plan Review

Sec. 401-6 Review Criteria subsection A is hereby amended to read as follow:

- A. Compliance with ordinance and other standards

The proposed development shall comply with the applicable provisions in Division II, the applicable standards and specifications, if any, of the municipality and the applicable provisions in State of Georgia Rules and Regulations Chapter 120-3 “Rules of Fire Safety Commissioner”

Article 402 Table of Contents for Sec. 402-2 is amended to read as follows:

Sec. 402-2 General Parking Lot Requirements

- A. Use of Parking Lots
- B. Location
- C. Surfaces and Pavement Markings
- D. Accesses
- E. Internal Driveways
- F. On-site Traffic Circulation
- G. Lighting
- H. Vehicle Overhang
- I. Fire Lanes
- J. Modifications

Sec. 402-2 General Parking Lot Requirements subsections C(1), D(1) and I are amended to read as follows and former subsection I is reassigned as subsection J:

C. Surfaces and pavement markings

- 1. Unless otherwise allowed or required herein, all parking lots shall be asphalt, concrete, permeable pavers or some other durable hard, all-weather material.

D. Accesses

- 1. Each parking lot shall have access for ingress and egress to a public street right-of-way. The number of accesses shall comply with State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I).

I. Fire Lanes

Fire lanes shall be provided in compliance with the State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I).

Amendments to Division V – Subdivisions

Sec. 504-5 Water subsection G(1) is amended to read as follows:

G. Fire protection

- 1. For developments with municipal or community water systems, appropriate water sources, water flows and pressures must be provided for fire protection. The plan review may require approval by the governing authority's fire chief or coordinator. Hydrants shall be installed and located no more than 500 feet apart or as otherwise required by the State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I).

Sec. 504-7 Streets subsections A(4), B(1), C(3), D(3), D(6), E (opening paragraph) and H(4) are amended to read as follows:

A. General

4. The applicable provisions of State of Georgia Rules and Regulations Chapter 120-3 “Rules of Fire Safety Commissioner” shall apply as currently in effect and as may be amended in the future (see Appendix I).

B. Travel lanes and accommodations for parked vehicles and fire apparatus

1. The minimum width of the travel lanes indicated in Table 504.1 above shall not include the gutters. A wider road width of 26’ inclusive of the gutters shall be required around fire hydrants as required by the aforementioned Chapter 120-3.

C. Layout

3. Access to adjacent properties

- a. It is desirable to provide for street access to adjoining property. Proposed streets shall be extended to the boundary of such property and a temporary turnaround shall be provided, unless the governing authority approves another system for access.
- b. Where feasible, each subdivision shall provide at least two (2) points of access (streets) to public streets that are existing predevelopment. However, in a subdivision for one- or -two family dwellings with more than 120 dwelling units, two (2) or more accesses to streets that are existing predevelopment shall be provided in accordance with State of Georgia Rules and Regulations Chapter 120-3 “Rules of Fire Safety Commissioner” currently in effect and as may be amended in the future (see Appendix I).

D. Alignment

3. Cul-de-sacs

- a. A minor street having a permanent dead end or otherwise not having an outlet must be provided with a cul-de-sac meeting the requirements in the State of Georgia Rules and Regulations Chapter 120-3 “Rules of Fire Safety Commissioner” currently in effect and as may be amended in the future (see Appendix I). The cul-de-sac shall have a right-of-way diameter of at least 20 feet wider than the diameter of the cul-de-sac.
- b. In no cases shall a cul-de-sac be more than 900 feet in length.
- c. Temporary dead-end streets shall not be longer than 900 feet and shall be provided with a turnaround having a minimum 30-foot radius.

6. Traffic calming

- a. Measures for traffic calming shall be incorporated in the design of the street layout and network. Such measures can include stop signs at all streets at intersections, traffic circles, traffic islands, speed humps and other measures as appropriate. The configuration of traffic circles, traffic islands and the like shall provide adequate access by fire apparatus.
- b. The use of speed humps must be approved by the appropriate fire code official. If allowed, speed humps shall be asphalt and should be spaced no more than a

maximum of 500 feet apart to achieve an 85th percentile speed of 25–35 mph. To achieve greater speed reductions, space speed humps close together. Additionally, the speed humps shall meet the standard detail provided by LCPC for such and following:

- i. Slopes should not exceed 1:10 or be less steep than 1:25.
- ii. Side slopes on tapers should be no greater than 1:6.
- iii. The vertical lip should be no more than a quarter-inch high.

E. Paving and marking requirements - All streets must be prepared, paved and marked in conformance with the standards below, applicable standard specifications or the State of Georgia Rules and Regulations Chapter 120-3 “Rules of Fire Safety Commissioner” currently in effect and as may be amended in the future (see Appendix I). If there are conflicts between any of these, the provisions of Chapter 120-3 shall prevail.

H. Unpaved minor streets

4. Travel portion

- a. The travel portion shall be a minimum of 22 feet wide and have grassed shoulders with a minimum slope ratio of 3:1. This notwithstanding, if there are fire hydrants on the road, the width shall be increased in accordance with State of Georgia Rules and Regulations Chapter 120-3 “Rules of Fire Safety Commissioner” currently in effect and as may be amended in the future (see Appendix I).
- b. The driving surface shall be approved by the fire code official having jurisdiction and shall comply with the aforementioned Chapter 120-3. The top 6 inches of the travel portion shall be compacted to a minimum 95% standard proctor density. Tests for compaction shall be located no more than 500 feet apart and staggered to right and left and on centerline. Test reports shall be supplied by the developer at the request of the plan reviewer.
- c. Stabilization requirements of the travel portion shall be based on the plan reviewer’s recommendation, in conjunction with the fire code official having jurisdiction, as to the type and amount. The recommendation shall be based on consideration of the type of soils, drainage, estimated traffic volumes and types and surrounding topography.

Amendments to Division VIII – Definitions and Abbreviations

Article 802 Abbreviations is amended to include the following abbreviation:

IFC – International Fire Code.

Article 802 Definitions is amended to include the following definition:

Chapter 120-3 – State of Georgia Rules and Regulations Chapter 120-3 “Rules of Fire Safety Commissioner” currently in effect and as may be amended in the future. For convenience, excerpts of the current requirements of Chapter 120-3 are included in Appendix I of this Ordinance.

Amendments to the Appendices

Add a new appendix to read as attached.

*** end of amendments ***

APPROVED this _____ day of October, 2023, by the Mayor and Council of the City of Walthourville.

Larry Baker, Mayor

Sarah B. Hayes, Councilmember

Charlie Anderson, Sr., Councilmember

James Hendry, Councilmember

Luciria Lovette, Councilmember

Bridgette Kelly, Councilmember

ATTEST:

Shana Moss, City Clerk

Appendix I
Excerpts from State of Georgia
Rules and Regulations Chapter 120-3
“Rules of Fire Safety Commissioner”

The information provided in this appendix is for convenience only and readers are directed to the [official rules](#) published by the Georgia Secretary of State and the International Fire Code (IFC), 2018 Edition. Any discrepancies from this appendix and the official rules or the IFC does not alter the requirements of the official rules or the IFC.

IFC (2018 edition) as modified by State Rules and Regulations Chapter 120-3
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Section 202 – General Definitions

FIRE APPARATUS ACCESS ROAD – A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

Section 503.1 – Fire Apparatus Access Roads

Section 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction as determined by the local Fire Chief and/or Fire Code Official of the responding fire department or agency. The fire apparatus access road shall comply with the requirements of this section and **Appendix D** of this Code." {emphasis added}

Section 507.5 – Fire Hydrant Systems

Section 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet (152 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrant and mains shall be provided where required by the local Fire Chief and/or Fire Code Official of the responding fire department or agency.

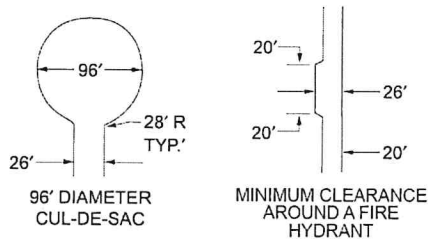
Exceptions:

1. For group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with [IFC] Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

IFC Appendix D – Fire Apparatus Access Roads

Section D102 – Required Access

D102.1 Access and Loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

Section D103 – Minimum Specifications**Figure D103.1 (excerpt)**

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see figure above).

Section D106 – Multiple-family Residential Developments

D106.1 – Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units shall have not fewer than one approved fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with [IFC] Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads regardless of whether they are equipped with approved automatic sprinkler systems.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Section D107 - One- or two-family Residential Developments

Section D107.1 One- or two-family residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 120 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with [IFC] Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

3. The fire apparatus access roads cannot be installed because of location on the property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. Plans shall accompany the written request that delineate improvements to proposed fire apparatus access roads approved by the fire code official of the local responding fire department. Recommended compliance alternatives for residential developments having less than the minimum of two entrances includes, but is not limited to one of more of the following alternative remedies:
 1. Enhanced turning radii to meet local responding fire department requirements; and/or
 2. Increased road widths to meet local responding fire department requirements; or
 3. Fire Lane signs per D103.6 in locations determined by the Fire Code Official; or
 4. The absence of dead-end streets and cul-de-sacs; and unless the requirements meet or exceed Table D103.4 for Fire Apparatus Access Roads; or
 5. The primary entrance roadway being a boulevard with medians and each lane meeting fire access road widths; or
 6. Single entrance roads providing a dedicated emergency lane separating each drive lane; or
 7. Additional fire apparatus access road which is permitted to be a roadway or approved surface not accessible to motor vehicles, designed by a registered design professional to meet the loading requirements and minimum specifications of Appendix D; and this surface provides all weather conditions capabilities for emergency fire department access; or
 8. Statement by Fire Code Official that the Plans submitted meet the requirements of Exception 3 and/or Appendix D for access by local responding fire department

Pursuant to O.C.G.A. Title 25-2-12 (e)(4) the local fire official, building official, or developer may obtain a waiver when adequate access appropriate for the fire apparatus of the local responding fire department is not met or provided by using alternative methods on a waiver form designed and prescribed by the Safety Fire Commissioner. The State Fire Marshal or designated representative shall respond within 30 days for the decision for approval or disapproval or recommendations for modifications to the Plan. If the 30-day time frame is not met, the Plans submitted shall be deemed to be approved.

D107.2 – Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Liberty Consolidated Planning Commission

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



Jeff Ricketson, AICP

Executive Director

M E M O R A N D U M

DATE: Sept. 20, 2023
TO: Governing Authorities
FROM: LCPC
RE: UDO Amendments - Supplemental Information

The following pages are excerpts from the Unified Development Ordinance (UDO) with the proposed changes annotated (**red text** is new, ~~gray stricken-through text~~ is to be deleted). This is being provided for informational purposes only so that it is easy to see what the proposed changes are.

Please note that Sec. 302-18 and Appendix I are part of the amendments but, as they are all new and not amending existing provisions of the UDO, they are not included herein.

- d. Operational information (i.e. off or dimmed during non-business hours, motion-sensor, photo-sensor, etc.); and
- e. The seal of a qualified Georgia-registered design professional.

Sec. 401-6 Review Criteria

The plan reviewer shall approve a site plan, with or without conditions, if the proposed development meets all of the following criteria for major site plan review or all the applicable criteria for minor site plan review.

A. Compliance with ordinance and other Standards

The proposed development shall comply with the applicable provisions in Division II, and the applicable standards and specifications, if any, of the municipality and the applicable provisions in State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future. For convenience, excerpts of the current requirements of Chapter 120-3 are included in Appendix I of this Ordinance.

B. Parking lots – See Article 402 [Parking Lots].

C. Pedestrian provisions – See Article 403 [Pedestrian Provisions].

D. Outdoor lighting

In addition to the parking lot lighting required in Article 402 [Parking Lots], the following lighting requirements shall apply.

1. Outdoor lighting fixtures shall be recessed, shielded or fully-cut off fixtures.
2. Lighting shall be designed to minimize glare on adjacent properties and public streets. Such design may include utilizing LED lighting with a color temperature of 3000K or lower, operating the lighting with motion-or photo-sensors, reducing lighting during non-business hours, etc.

E. Outdoor uses

1. Exposed areas used for accessory uses such as storage, service, HVAC and other equipment, solid waste bins, utility buildings, etc., shall be located so as to have a minimum adverse effect on adjacent properties, and shall be screened if reasonably necessary to ensure compatibility with surrounding properties.
2. The requirement above shall not apply to outdoor areas used as an integral part of the principal use (i.e. outdoor retail sales, event venues, etc.).

F. Landscaping

In addition to the requirements of Article 404 [Tree Protection, Landscaping and Buffering], additional landscaping or screening shall be required if needed to shield residential properties from headlights and glare.

G. Wetlands – See Article 407 [Wetland Protection]

H. Flood damage prevention – See Article 406 [Flood Damage Prevention]

I. Groundwater – See Article 408 [Groundwater Protection]

Article 402

Parking Lots

Article 402 Table of Contents

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Sec. 402-5	Vehicle Stacking
Sec. 402-6	Loading Areas
Table 402.1	Required Parking Spaces
Table 402.2	Required Accessible Parking Spaces
Table 402.3	Required Stacking Spaces

Sec. 402-1 Purpose and Applicability

- A. The purpose of this Article is to reduce hazards to public safety and ensure efficient traffic flow by establishing standards for vehicle parking and stacking and for loading areas.
- B. For every building hereafter erected, extended or changed in use, and for every lot hereafter developed, there shall be provided off-street parking, stacking and loading as set forth in this Article.
- C. References herein to "parking" and "loading" shall mean "off-street parking" and "off-street loading," respectively, unless specifically stated otherwise. References to "parking lots" shall mean all accommodations for vehicles including parking spaces, loading spaces, internal driveways and vehicle stacking.

Sec. 402-2 General Parking Lot Requirements

A. Use of parking lots

Parking lots shall not be used for the solid waste facilities, storage or sale of merchandise, vehicles for sale, vehicle repair or vehicle storage except for company vehicles. Non-required spaces or areas within a parking lot that will be used for such things shall be designated on the site plan.

B. Location

Parking shall be provided on the same parcel as the principal building it is serving. An off-site parking lot may be allowed provided it complies with the following:

1. it provides for no more than 30% of the required parking or is used exclusively for valet or attended parking;
2. it is no more than 300 feet from the main parking lot as measured along the nearest ADA-compliant path of travel;
3. it is under the same ownership as the principal use and a restrictive deeded covenant running with the land to be used for off-street parking purposes states that such land shall not be encroached upon, used, sold, leased, or conveyed for any other purpose until such time as the principal building ceases to be required to provide such off-street parking facilities. Such deed shall be duly recorded.

C. Surfaces and pavement markings

1. Unless otherwise allowed **or required** herein, all parking lots shall be asphalt, concrete, permeable pavers or some other durable hard, all-weather material.
2. Parking lots shall be striped or marked with paint for the following, as applicable:
 - a. parking spaces and any designations (e.g. accessible, compact, etc.)
 - b. accessible aisles
 - c. stacking lanes
 - d. fire lanes and other no parking areas
 - e. crosswalks
 - f. arrows or other means to direct on-site traffic circulation

D. Accesses

1. Each parking lot shall have access for ingress and egress to a public street right-of-way. **The number of accesses shall comply with State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I).**
2. Access shall be a minimum of 12 feet wide for one-way traffic and 24 feet wide for two-way traffic but not wider than 40 feet exclusive of any turning radii. Modifications to these widths may be allowed if it is demonstrated that such modifications are needed due to site constraints and not the project as designed and are not to the detriment of the public and overall safety of the project.
3. In no case shall there be unrestricted access along the length of a collector or arterial street and, where necessary, landscaping, curbing or other effective barriers shall be provided along lot boundaries to control access of vehicles in areas not designated as an access.
4. Accesses to state highways shall comply with GDOT standards and demonstration of such compliance (i.e. permit or other official correspondence) may be required.

impact any landscape plantings. If such design (i.e. wheel stops) effectively shortens the parking space, a longer overall length may be required to maintain a minimum usable depth of 18 feet for the space.

I. Fire Lanes

Fire lanes shall be provided in compliance with the State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I).

J. Modifications

1. Any modifications to an existing parking lot that impacts the number or configuration of parking, stacking or loading spaces or changes the on-site traffic circulation shall conform with the requirements of this Article.
2. Any area designated for required parking, loading or stacking shall not be changed to another use or otherwise altered until other parking facilities in conformance with this Article are established elsewhere to serve the site.

Sec. 402-3 Parking Spaces

A. Number of parking spaces required

1. The number of vehicle parking spaces required shall be as specified in Table 402.1 (at end of Article) and the number of accessible parking spaces required shall be as specified in Table 402.2.
2. In calculating the requirements in Table 402.1, the following shall apply:
 - a. Fractional spaces - If requirements result in the calculation of a fractional parking space, the number of required spaces shall be rounded up to the nearest whole number (i.e. 5.1 = 6).
 - b. Seats - If the number of required spaces is based on seats, it shall include any outdoor seating.
 - c. Employees - If the number of required spaces is based on people (i.e. doctors, staff, employees, etc.), it shall be the maximum number of such people on site at any one time.
 - d. Occupancy - If the number of required spaces is based on occupancy, it shall be the maximum occupancy allowed by local and/or state authorities.
3. If more than one use listed applies (i.e. bowling alley and indoor recreation), the requirements for the more descriptive use shall apply (i.e. bowling alley).
4. For uses that are not listed in Table 402.1, the required parking shall be based on a comparable use or, if there are no comparable uses, the applicant shall provide documentation which demonstrates the number of spaces provided are adequate for the use.
5. A business which has two distinct uses (e.g. retail sales and restaurant), parking shall be provided for the use that requires the most spaces.

- F. **Service connections** - When a water main is installed within the right-of-way for a street with abutting lots, a water service line shall be stubbed out to the property line to serve each lot before the installation of curb and gutters and before the street is surfaced. If a service connection is installed that will not be used (e.g. the lot it was going to serve will no longer need service or was eliminated), the removal of the service connection may be required in a manner specified by the plan reviewer.
- G. **Fire protection**
1. For developments with municipal or community water systems, appropriate water sources, water flows and pressures must be provided for fire protection. The plan review may require approval by the governing authority's fire chief or coordinator. Hydrants shall be installed and located no more than 500 feet apart **or as otherwise required by the State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I).**
 2. To provide redundancy for fire protection, developments connected to the municipal water system which have two or more accesses to existing streets (see Sec. 504-7(C)(3) [access to adjacent properties]) shall provide at least two connections to the existing water system unless it can be demonstrated sufficient redundancy is otherwise provided. Each connection to the municipal system shall be a water main not less than 6 inches in diameter unless the water main being tapped is smaller than 6 inches.
 3. For developments of more than 10 lots and where all lots are an acre or larger and served by individual private water systems, dry hydrants or other means of fire protection shall be considered.
 4. For either of the following developments with individual water systems, no provision for community or central fire protection is required, but individual building protection (such as sprinkler systems) is encouraged:
 - a. subdivisions with 10 or fewer lots and all lots are an acre or larger; or
 - b. subdivisions with any number of lots, all of which are 3 acres or larger.

Sec. 504-6 Sewer

- A. **Review by others** – Review and/or approval by other departments may be required as outlined in Sec. 504-5(A) above.
- B. **Connection to municipal system**
1. Subdivisions located in or adjacent to any municipality or located within 500 feet to an existing municipal water system, shall connect to that municipal water system unless the municipality certifies that it will not supply water to the proposed development.
 2. Construction of the water system components shall comply with the municipality's standard and specifications and/or the standards and specifications of EPD.
- C. **Connection to private system** - Subdivisions that will not be served by a municipal sewer system as described above and which are located adjacent to an existing private sewer system may connect to that system provided the owner agrees to the connection in writing

(recording of this document may be required) and the existing system is capable of providing adequate treatment and disposal.

D. Community system

1. In areas not served by municipal sewer systems or other public systems, a community sewer system shall be installed in a subdivision with 50 or more lots or with potential for 50 or more lots.
 2. Variances
 - a. A variance from this requirement for subdivisions with 50-100 lots or the potential for that many lots may be granted by the governing authority if all the lots are 1 acre or larger and the soil conditions are able to support the required number of on-site sewage disposal systems. At a minimum, the variance request must be accompanied by a detailed soils report by a qualified professional attesting to the conditions of the site and any other information necessary to ascertain compliance with applicable standards for the on-site systems. The plan reviewer shall provide a recommendation to the governing authority, which shall act on the request.
 - b. For subdivisions with over 100 lots or with potential for more than 100 lots, a variance from the requirement for a community sewer system may be granted only if all the lots are 5 acres or larger, the soil conditions are able to support the required number of on-site sewage disposal systems and if the conditions for granting the variance as outlined above exist. The variance request must be accompanied by a detailed report by a qualified soil professional and a qualified engineer attesting to the conditions of the site. The plan reviewer shall provide a recommendation to the governing authority, which shall act on the request.
- E. Individual septic system** - Individual septic systems are allowed if connection to a municipal system is not required, connection to an existing private system is not an option and a variance has been granted such that a community sewer system is not required.
- F. Service connections** - When a sewer line is installed within the right-of-way for a street with abutting lots, a sewer service connection shall be stubbed out to the property line to serve each lot before the installation of curb and gutters and before the street is surfaced. If a service connection is installed that will not be used (e.g. the lot it was going to serve will no longer need service or was eliminated), the removal or capping of the service connection may be required in manner specified by the plan reviewer.
- G. Pump stations** - Controls for pump stations shall not be mounted on wood but on stainless steel or other such durable material as allowed by the plan reviewer upon consultation with the county or city engineer or the operator of the sewer system.

Sec. 504-7 Streets

A. General

1. There shall be no private streets platted in any subdivision.
2. Reserved strips or tracts at the terminus or along a new street shall be prohibited.
3. The general design standards for streets shall be as shown in Table 504.1 below.

4. The applicable provisions of State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" shall apply as currently in effect and as may be amended in the future (see Appendix I).

Table 504.1 – General Street Design Standards

	Min. ROW (ft.)	Min. Travel Lane Width (ft.)	Design Speed (MPH)	Min. Vertical Curve Radius (ft.)	Min. Stopping Distance (ft.)
Local	60	11	30	275	200
Collector	60	12	35	350	240
Arterial	80	12	40	500	275

B. Travel lanes and accommodations for parked vehicles and fire apparatus

1. The minimum width of the travel lanes indicated in Table 504.1 above shall not include the gutters. A wider road width of 26' inclusive of the gutters shall be required around fire hydrants as required by aforementioned Chapter 120-3.
2. In order to prevent residents' cars from parking on or otherwise impeding sidewalks within a residential subdivision, if the front setback requirement is less than 20 feet, at least one of the following shall be provided:
 - a. travel lanes at least 13 feet wide and no prohibition on overnight parking on one side of the street,
 - b. parking spaces along the street (outside of the travel lanes), and/or
 - c. off-street pocket parking lots conveniently located for residents.

C. Layout

1. Conformity to existing maps or plans - The location and width of all proposed streets shall be in conformity with official plans and maps and with existing amended plans of the governing authority.
2. Continuity
 - a. The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing major streets shall be extended to connect with adjacent properties and the use of cul-de-sacs should be avoided, except when no other option is feasible.
 - b. Provisions for internal circulation for vehicles, pedestrians, and bicycles should be incorporated into the development, and the ability to provide cross access to adjacent parcels should be considered.
3. Access to adjacent properties
 - a. It is desirable to provide for street access to adjoining property. Proposed streets shall be extended to the boundary of such property and a temporary turnaround

shall be provided, unless the governing authority approves another system for access.

- b. Where feasible, each subdivision shall provide at least two (2) points of access (streets) to public streets that are existing predevelopment. However, in a subdivision for one- or two-family dwellings with, or the potential for, seven or more than 120 dwelling units, two (2) or more accesses to streets that are existing predevelopment shall be provided in accordance with State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I).

4. Minor streets

- a. Minor streets shall be so laid out that their use by through-traffic will be discouraged.
- b. Houses fronting on minor streets shall have access from minor streets only.
- c. Other provisions for unpaved minor streets are included in Sec. 501-9 [Exceptions] and subsection G below.

5. Alleys

- a. Service alleys, drives and lanes may be required in multiple dwelling, commercial and industrial developments and shall have a minimum surface treatment width of 15 feet.
- b. Service alleys, drives and lanes shall not be allowed in one-family and two-family subdivisions unless the subdivider provides evidence satisfactory to the governing authority of the need for them.

6. Railroads and highways - Railroad ROWs and limited access highways where so located as to affect the subdivision of adjoining lands shall be treated as follows:

- a. In residential districts, a buffer strip not less than 25 feet in depth in addition to the normal depth of the lot required in the district shall be provided adjacent to the railroad ROW or limited access highway. This strip shall be part of the platted lots and shall be so designated on the plat: "This strip is reserved for the planting of trees and shrubs by the owner. The placement of structures hereon is prohibited."
- b. In districts zoned for business, commercial, or industrial uses, the nearest street extending parallel or approximately parallel to the railroad shall, wherever practical, be at a sufficient distance therefrom to ensure suitable depth for commercial or industrial sites.
- c. All other streets which are parallel to the railroad, when intersecting a street that crosses the railroad at grade, shall, to the extent practicable, be at a distance of at least 150 feet from the railroad ROW. Such distance shall be determined with due consideration of the minimum distance required for future separation of grades by means of appropriate approach gradients.

D. Alignment

1. Street jogs - Street jogs with centerlines offset by less than 150 feet are prohibited.

2. Right-angle intersections - Street intersections shall be as nearly at right angles as practicable.
3. Cul-de-sacs
 - a. A minor street having a permanent dead end or otherwise not having an outlet must be provided with a cul-de-sac meeting the requirements in the State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I). ~~average roadway diameter of at least 84 feet and~~ The cul-de-sac shall have a right-of-way diameter of at least ~~100~~ 20 feet wider than the diameter of the cul-de-sac.
 - b. In no cases shall a cul-de-sac be more than 900 feet in length.
 - c. Temporary dead-end streets shall not be longer than 900 feet and shall be provided with a turnaround having a minimum 30-foot radius.
4. Horizontal curves
 - a. Where a deflection angle of more than 10° occurs in the alignment of a marginal access or minor street, a curve of reasonable radius shall be introduced.
 - b. A curve shall be introduced at any change in direction of a collector, industrial or commercial service street or major thoroughfare. The centerline radius of curvature shall be as indicated below:
 - i. major thoroughfares – as determined by GDOT or the plan reviewer.
 - ii. collector, industrial or commercial service streets - not less than 350 feet.
 - iii. minor streets - not less than 150 feet unless the topography of the land to be subdivided makes this impractical.
5. Grades - All streets should have a minimum grade of not less than 0.50% in Hinesville and 0.30% in all other jurisdictions. Maximum grades shall be as indicated below:
 - a. major thoroughfares – as established by the plan reviewer.
 - b. collector streets – 8% unless topographic conditions make this impractical.
 - c. minor residential streets – 15% unless topographic conditions make this impractical.
6. Traffic calming -
 - a. Measures for traffic calming shall be incorporated in the design of the street layout and network. Such measures can include stop signs at all streets at intersections, traffic circles, traffic islands, speed humps and other measures as appropriate. The configuration of traffic circles, traffic islands and the like shall provide adequate access by fire apparatus.
 - a.b. ~~The use of speed humps are to be used; they must~~ be approved by the appropriate fire code official. If allowed, speed humps shall be asphalt and should be spaced no more than a maximum of 500 feet apart to achieve an 85th percentile speed of 25–35 mph. To achieve greater speed reductions, space speed humps close together. Additionally, the speed humps shall meet the standard detail provided by LCPC for such and following:
 - i. Slopes should not exceed 1:10 or be less steep than 1:25.

- ii. Side slopes on tapers should be no greater than 1:6.
 - iii. The vertical lip should be no more than a quarter-inch high.
- E. **Paving and marking requirements** - All streets must be prepared, paved and marked in conformance with the standards below, applicable standard specifications or the State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I). If there are conflicts between any of these, the provisions of Chapter 120-3 shall prevail.
- 1. Subgrade - The subgrade shall be 24 inches of compacted subgrade material compacted to a minimum of 95% density.
 - 2. Base - The base shall consist of a graded aggregate base course screened 1½ inches or smaller with a thickness of 6 inches after being thoroughly compacted and constructed.
 - a. All materials shall be secured from an approved source and shall conform to GDOT's minimum acceptable standards for this area.
 - b. As soon as the base material has been spread and mixed, the base shall be brought to approximate line, grade and cross-section and then rolled with a sheepfoot roller until the roller walks out and finally with a pneumatic tire or general-purpose roller until full thickness of the base course has been compacted thoroughly. Defects shall be remedied as soon as they are discovered. New materials shall be added if necessary and defective portions shall be entirely removed.
 - c. The base course shall be maintained under traffic and kept free from ruts, ridges and dusting, true to grade and cross-section until it is primed.
 - d. No base material shall be deposited or shaped when the subgrade is frozen or thawing or during unfavorable weather conditions.
 - 3. Wearing surface - The wearing surface shall consist of 1½ inches thick bituminous aggregate plant mix Type "E" or "F" or approved equivalent and shall be placed in accordance with the latest edition of the GDOT Standard Specifications for Roads and Bridges.
 - 4. Pavement marking - At a minimum, all stop bars shall be marked. Centerlines and crosswalks shall be painted on and across all collector and arterial streets. Such pavement markings shall conform to GDOT standards. Stop bars and crosswalks shall be shown on the construction plans.
- F. **Drainage**
- 1. Inlets
 - a. Inlet spacing shall be limited to a maximum distance of 500 feet for Hinesville only and 600 feet for all other jurisdictions unless it can be demonstrated that farther spacing is required for reasons other than minimizing construction costs and that it will not create an undue burden on the municipality nor have a detrimental effect on the residents in the subdivision or the travelling public.
 - b. In all jurisdictions except Hinesville, gutter spread shall be measured from face-of-curb. Inlets shall be placed such that, for a Type II, 24-hour, 10-year storm frequency, the gutter spread does not exceed 8 feet for an inlet with another inlet

on the opposite side of the street. A gutter spread not exceeding 10 feet shall be allowed on a local street if there is no inlet on the opposite side of the street.

- c. In Hinesville only, inlets shall be placed such that, for a Type II, 24-hour, 10-year storm frequency, the gutter spread does not extend more than 2 feet into the paved portion of the street.

2. Flumes

Flumes shall be designed such that the velocity shall be between 2 and 15 feet per second for the Type II, 24-hour, 25-year storm. Higher velocities may be allowed if it is demonstrated that existing site constraints – and not the general design of the drainage system – necessitates the need to exceed the velocity requirement and extra measures are taken to prevent damage from scour in the flume and erosion at the outlet.

3. Adjacent to Wetlands (*applicable in Hinesville only*)

- a. If a street ROW is adjacent to a wetland, the centerline of the portion of the street so adjacent shall be a min. of 2 feet above the average grade of the wetland or the water level in the wetland, whichever is higher.
- b. If drainage from a street directly discharges to a wetland (i.e. doesn't discharge to a pond first), the centerline of the portion of the street that flows to the point of discharge shall be a min. of 2 feet above the average grade of the wetland or the water level in the wetland, whichever is higher.

G. **Street names and signage**

1. All proposed street names shall be approved by the applicable entity authorized to do so. It shall be unlawful for any person in laying out any new street or road to name such street or road on any plat, by marking, or in any deed or instrument, without first getting said approval.
2. Street name signs shall be installed at all intersections within a subdivision.
3. The developer shall purchase all necessary traffic control signs in accordance with the MUTCD including but not limited to stop, speed limit, do not enter, etc., or pay into a signage fund. The municipality shall install the speed limit signs but the developer shall be responsible for the installation of all other signs. For public safety reasons, all street name signs shall be installed as soon as possible after final plat approval.

H. **Unpaved minor streets** - All unpaved minor streets which are approved as an Exception in Sec. 501-9 [Exceptions] shall be designed and constructed in accordance with the following minimum specifications and standards:

1. The street shall have a minimum ROW of 60 feet wide, with the roadbed and travel portion of the street centered within the ROW.
2. The roadbed shall be a minimum of 30 feet wide with a minimum crown of 6 inches to centerline.
3. Where necessary for drainage, roadside ditches shall have a flat bottom with a minimum width of 24 inches. All back slopes where required will consist of a minimum slope ratio of 2:1.
4. Travel portion

- a. The travel portion shall be a minimum of 22 feet wide and have grassed shoulders with a minimum slope ratio of 3:1. *This notwithstanding, if there are fire hydrants on the road, the width shall be increased in accordance with State of Georgia Rules and Regulations Chapter 120-3 "Rules of Fire Safety Commissioner" currently in effect and as may be amended in the future (see Appendix I).*
 - b. *The driving surface shall be approved by the fire code official having jurisdiction and shall comply with the aforementioned Chapter 120-3.* The top 6 inches of the travel portion shall be compacted to a minimum 95% standard proctor density. Tests for compaction shall be located no more than 500 feet apart and staggered to right and left and on centerline. Test reports shall be supplied by the developer at the request of the plan reviewer.
 - c. Stabilization requirements of the travel portion shall be based on the plan reviewer's recommendation, *in conjunction with the fire code official having jurisdiction*, as to the type and amount. The recommendation shall be based on consideration of the type of soils, drainage, estimated traffic volumes and types and surrounding topography.
5. All drainage culverts for unpaved streets shall be of material specifications according to the GDOT. A minimum of one (1) foot of cover on all pipes is required.
 6. All unpaved streets that tie into paved streets shall require a 24-foot-long apron paved in accordance with minimum paving requirements of subsection E above.
- I. **Existing streets** - If the subdivision abuts an existing street which does not meet the minimum ROW as indicated in the street design standards in Table 504.1, half of the ROW deficiency shall be dedicated along the frontage of the property to be subdivided (i.e. if the existing ROW is 40 feet and it requires 60 feet, the ROW along the frontage of the property to be subdivided shall be increased by 10 feet).

Sec. 504-8 Curbs and Gutters

- A. Concrete curbs and gutters shall be installed along new streets. Existing public streets that are included in or are adjacent to the development or subdivision shall be developed and improved to the same curb and gutter and sidewalk standards as new streets. This notwithstanding, the governing authority may approve streets without curbs and gutters when the development is designed to be of "low impact design" to reduce the quantity and enhance the quality of stormwater runoff.
- B. The width of the curb and gutter shall not be less than 24 inches. A narrower width may be approved by the plan reviewer upon demonstration by the subdivider that meeting this requirement is not feasible and a narrower width would not be a detriment to the safety of the general public. A wider width may be required to provide adequately for unusual soil conditions, extraordinary traffic volume or other abnormal conditions.

Sec. 504-9 Sidewalks and Crosswalks

- A. Sidewalks shall be installed on both sides of all new streets. Existing public streets that are included in or are adjacent to the development or subdivision shall be developed and improved to the same sidewalk standards as new streets. The governing authority may waive the requirement for a sidewalk where unusual conditions exist which eliminate the necessity for sidewalks. Where a waiver is granted, the developments may be required to

Article 802

Abbreviations

The following abbreviations represent the shortened form of the word or phrase indicated.

Ac.....	acre(s)/acreage
ADA.....	Americans with Disabilities Act
ANSI.....	American National Standards Institute
APZ.....	accident potential zone
ATM.....	automatic teller machine(s)
BFE.....	base flood elevation
BMP.....	best management practices
BOH.....	Liberty County Board of Health/Health Dept.
CO.....	certificate of occupancy
CZ.....	clear zone
DNL.....	decibel noise level
DNR.....	Georgia Department of Natural Resources
DW.....	double-wide
EPD.....	Environmental Protection Division of the DNR
ES&PC.....	erosion, sediment and pollution control
FAA.....	Federal Aviation Administration
FCC.....	Federal Communications Commissions
FEMA.....	Federal Emergency Management Administration
Ft.....	feet/foot
FWS.....	US Department of Fish and Wildlife
GDOT.....	Georgia Department of Transportation
GDP.....	general development plan (for planned unit development)
GIS.....	Geographic information system (mapping)
HUD.....	US Dept. of Housing and Urban Development
HVAC.....	heating, ventilation and air conditioning
IFC.....	International Fire Code
LCPC.....	Liberty Consolidated Planning Commission
LDA.....	land disturbing activity
LED.....	light-emitting diode
LOMC.....	letter of map change
MH.....	mobile home or manufactured home
MIZOD.....	Military Installation Zoning Overlay District
MUTCD.....	Manual of Uniform Traffic Control Devices
NA or N/A.....	not applicable
NFPA.....	National Fire Protection Association
NPRL.....	non-potable reuse water line (a.k.a. "purple pipe")
NZ.....	noise zone
OCCA.....	Official Code of Georgia Annotated
OSSMS.....	on-site sewage management system
PUD.....	planned unit development

Building – Any structure designed or built for the support, shelter, housing or enclosure of persons, animals or property of any kind.

Building line – The line which represents the distance a building or structure must be set back from a lot boundary line or a street right-of-way line according to the requirements of this Ordinance.

Building site – A single parcel of land under one ownership, occupied or intended to be occupied by a building or structure.

Café – An establishment where customers are served coffee and other beverages as well as snacks or light meals. This term is not synonymous with “restaurant” or “bar”.

Camp – A use of land with living accommodations where people usually eat together in a central dining facility and spend a limited amount of time and who are there for a shared purpose, such as for education or spirituality, or for participating in organized activities, sports, arts and crafts, etc. Examples include summer camps, church camps, girl scout camps, and retreats.

Care center – A facility that provides care and supervision for children or adults for fewer than 24 hours a day and which is licensed by the State of Georgia.

Chapter 120-3 – State of Georgia Rules and Regulations Chapter 120-3 “Rules of Fire Safety Commissioner” currently in effect and as may be amended in the future. For convenience, excerpts of the current requirements of Chapter 120-3 are included in Appendix I of this Ordinance.

Child care institution – An institution, such as an orphanage, of which children are permanent residents.

Club – A facility for a social, educational or recreational purpose but not primarily for profit or to render a service or other commercial activity which is customarily carried on as business.

Co-location – means the placement of the antennas of two (2) or more service providers upon a single tower or alternative tower structure.

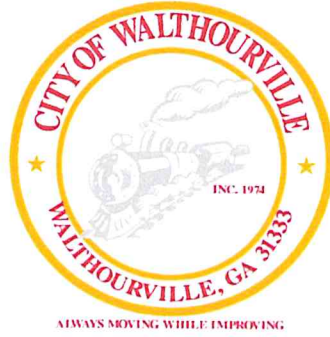
Conditional use – A land use permitted in a specific zoning district only upon approval by the governing authority.

Condominium (building) – A building containing three or more attached individually owned dwelling units and related, jointly owned, common areas under condominium or cooperative ownership.

Conference center – A building or part thereof with space for meetings, events and other such functions that may include meal service for guests at the functions.

Cultural facility – A building which offers programs or exhibits of cultural, educational, historic or scientific interest. Such facility may include educational classes and limited retail sales (i.e. gift shop). Examples include museums, libraries and art galleries.

Day care center – A commercial business located in a dedicated facility in which caretakers care for children for fewer than 24 hours a day, without transfer of legal custody.



AGENDA ITEM 2

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: October 10, 2023

Business License: The Getaway

Business Owner: Selena Pabon

Address: 4981 W Oglethorpe Highway

Zoned: B-2 (General Commercial District)

Comments: Providing nail care services such as manicures, Pedicures, acrylic nails and a safe space for clients to get away.

Recommendation: APPROVAL

LCPC Staff: *Lori Parks*
Lori Parks
Zoning Administrator

10-2-23
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 The Getaway Business Phone# (912) 637-6227
Name of Corporation/LLC* The Getaway LLC
Business Address 4981 W Oglethorpe Hwy Hinesville GA 31313
Mailing Address 969 Timbers Way Hinesville GA 31313
Email Address thegetawaynailstudio@gmail.com
Full Detailed Description of
Business The Getaway will provide luxurious nail services such as manicure, pedicure, acrylic nail extensions, and a safe space for clients to getaway.
Date Business began in City of Walthourville _____
#of employees in City of Walthourville _____ E-verify# (Required if 11 or more employees) _____
State Sales Tax ID# _____ Federal ID # _____
Owner Name Selena Pabon SS# _____ DOB 01/07/1998
Home Address 969 Timbers Way Apt# _____ 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? 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:

(M)
(initials)

Signature: Selena Pabon

I Selena Pabon 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 25 day of September, 2023.

Signature of applicant Selena Pabon legibly print name Selena pabon

This application must be approved by the Liberty County Planning Commission

Tax Map & Parcel# 050A-163

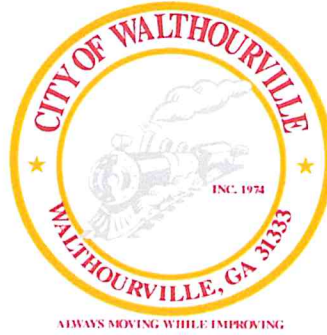
Zoning Classification C3

Approved by: Lori Parks

Date Approved: 10-2-23

Date the request will be presented to Mayor and Council: 10-10-23

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



AGENDA ITEM 3

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: October 10, 2023

Type of Permit: Zoning Permit for mobile home to be located on
Parcel- 051C-116 Wilder Road.
28 x 60 Double Wide

Owner of Property: Jacqueline Luke-Wright

Applicant: Adam Wilkinson, Goose Creek, LLC on behalf of
Jacqueline Luke-Wright

Utilities: City of Walthourville Water and Sewer

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

Recommendation: APPROVAL

LCPC Staff: Lori Parks
Lori Parks
Zoning Administrator

10-5-23
Date

Liberty Consolidated Planning Commission

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



Jeff Ricketson, AICP

Executive Director

Zoning Permit

Tax Map & Parcel#: 051C 116

Property Owner: Jacqueline Wright-Luke

Contact Name & Number: Jacqueline Wright-Luke 914-441-6311

Contact Mailing Address: 26 OLD ROAD, WHITE PLAINS, NY 10607

Property Street Address (if existing): Wilder Road, Walthourville, GA 31301

Subdivision: _____ Lot: _____ Jurisdiction: Walthourville

What are your permit plans? Mobile home for single family

Type of Water and Sewer: City

What structures are on this property? None

I confirm that these statements are true: Adam Wilkinson, P.E. *Adam Wilkinson*

LCPC Use Only

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

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

Town of Allenhurst: _____ City of GumBranch: _____ City of Hinesville: _____

Setbacks: Front: 35' Rear: 25' Side: 25' Side Street: N/A

Maximum Height: _____

Mobile Home Requirement: Size: Double Wide Skirting Type: Type B

Comments: Locating mobile home on property.
Skirting material can be vinyl, treated lumber or masonry

☐ Impact Fees Paid (City of Flemington only)

☒ Approved; meets Zoning standards

☐ Disapproved; does not meet Zoning standards

LCPC Staff: *Ari Parks* Date: 10-4-23

Floodplain Manager Use Only

Flood Zone: _____ Elevation: _____ FEMA Map Date: _____ FIRM Map & Panel: _____

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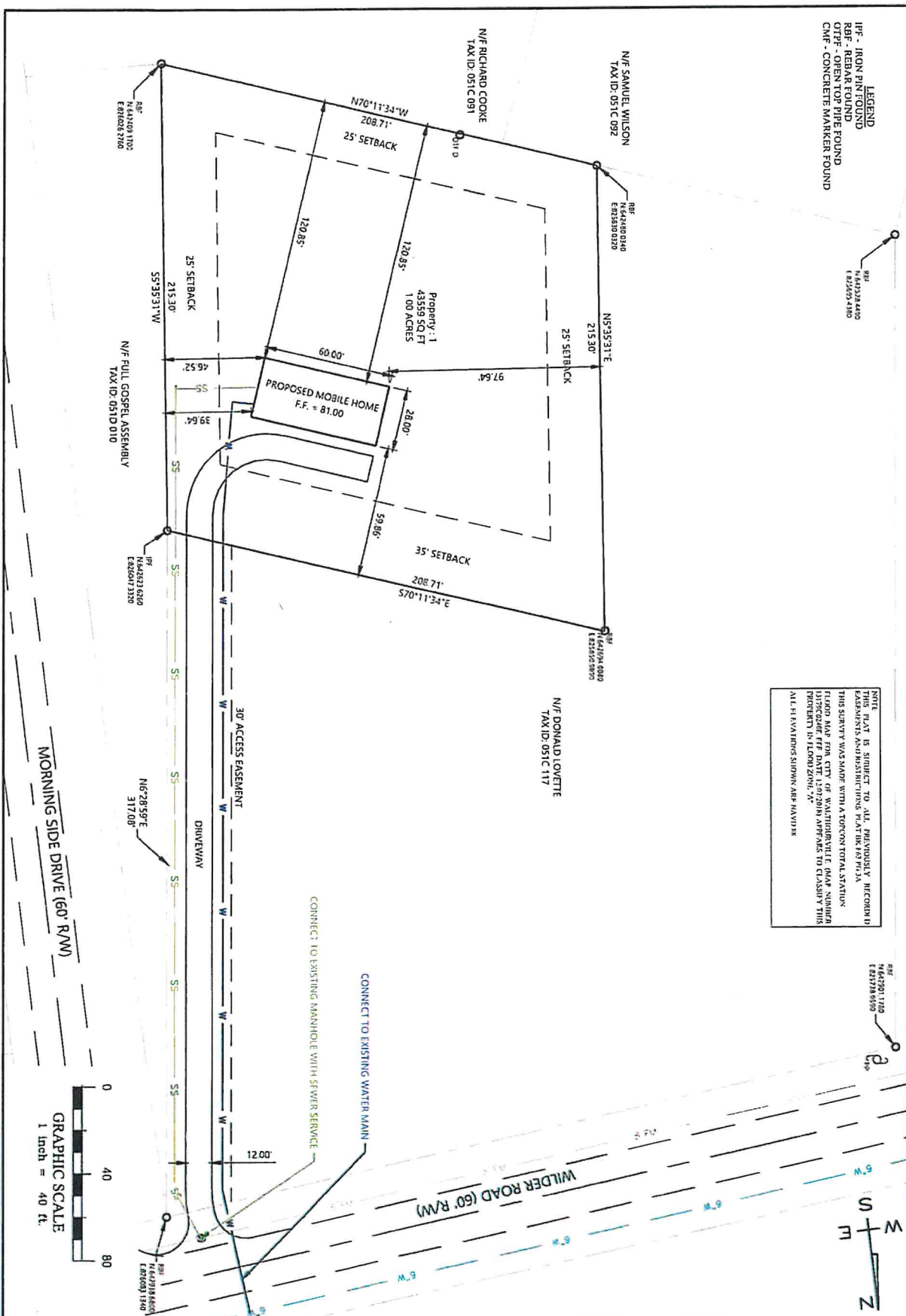


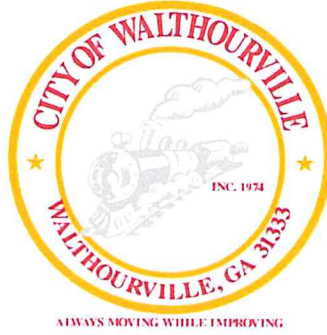
PLOT PLAN

PLOT PLAN FOR MOBILE HOME

 **GOOSE CREEK LLC**
1618 Airport Road
Milledgeville, Georgia 31133
(770) 426-1111
Fax: (770) 426-1112

PLOT PLAN
CITY OF WALTHOURVILLE
1458TH G.M. DISTRICT
TAX PARCEL: 051C 116
PLAT DATE: 10/04/2023
PROJECT NUMBER: 2023-35
PAGE 1 OF 1





AGENDA ITEM 4