



**CITY OF WALTHOURVILLE**  
*The Honorable Mayor Sarah B. Hayes, Presiding*  
**July 8. 2025 @ 6:00 PM**  
**Walthourville Police Department**

**Elected Officials**

Luciria L. Lovette, Mayor Pro Tem  
Mitchell Boston  
Patrick Underwood  
Bridgette Kelly  
Robert Dodd

**City Administration**

Nicolas Maxwell, Fire Chief  
Mrs. Ivy Norris, Finance Manager  
Christopher Reed, Police Chief  
Mr. Dave Martin, Public Works Administrator  
Mr. Luke R. Moses, City Attorney  
Ms. Shana T. Moss, City Clerk

**AGENDA**

- |              |   |                              |
|--------------|---|------------------------------|
| <b>I.</b>    | <b>Call to Order</b>  | <b>Mayor Sarah B. Hayes</b>  |
| <b>II.</b>   | <b>Roll Call</b>  | <b>City Clerk</b>            |
| <b>III.</b>  | <b>Invocation</b>   | <b>Appointee</b>             |
| <b>IV.</b>   | <b>Pledge of Allegiance</b>   | <b>In Unison</b>             |
| <b>V.</b>    | <b>Adoption of Meeting Agenda</b>   | <b>Councilmembers</b>        |
| <b>VI.</b>   | <b>Adoption of Meeting Minutes</b>  | <b>Councilmembers</b>        |
|              | <ul style="list-style-type: none"><li>• <i>June 10, 2025, Regular Meeting</i></li><li>• <i>June 24, 2025, Regular Meeting was canceled due to GMA Conference in Savannah, GA.</i></li></ul> |                              |
| <b>VII.</b>  | <b>Presentation(s)</b>  | <b>City of Walthourville</b> |
|              | <ul style="list-style-type: none"><li>• Mayor Hayes and Councilmember Underwood.</li></ul>  |                              |
| <b>VIII.</b> | <b>Agenda Item(s)</b>   |                              |
|              | <b>1. LCPC</b>  | <b>Mrs. Lori Parks</b>       |
|              | Special Event Permit.   |                              |
|              | <b>2. LCPC</b>  | <b>Mr. Jeff Ricketson</b>    |
|              | 2025 Comp Plan Update-Information Only.   |                              |
|              | <b>3. City of Walthourville</b>   | <b>Ms. Shana T. Moss</b>     |
|              | Office of the City Clerk-November 2025 Regular Meeting.   |                              |

**4. City of Walthourville** **Chief Nicolas Maxwell**  
Fire Recovery Ordinance. This item was initially presented to the Mayor and Council at the March 11, 2025, meeting as informational.

**5. City of Walthourville** **Mayor and Council**  
Impact Fee Discussion.

**6. City of Walthourville** **Mayor and Council**  
TSPLOST Discussion for Road Enhancement/Improvement.

**7. City of Walthourville** **Mayor and Council**  
SPLOST Allocation for Johnnie Frasier Park.

**8. City of Walthourville** **Mayor and Council**  
Training.

**IX. Department Comments** **City of Walthourville**

- Water Department Mr. Patrick Golphin
- Fire Department Chief Nicolas Maxwell
- Police Department Chief Christopher Reed

**X. Citizens Comments** **Walthourville Citizens**

**XI. Mayor's Update** **Mayor Sarah B. Hayes**

**XII. Elected Officials' Comments** **City of Walthourville**

- Mayor Pro Tem Luciria L. Lovette
- Councilmember Mitchell Boston
- Councilmember Patrick Underwood
- Councilmember Bridgette Kelly
- Councilmember Robert Dodd

**XIII. Executive Session** **Attorney Luke R. Moses**

**XIV. Adjournment** **Mayor and Council**

**When an Executive Session is warranted, it is called for the following:**

**(Litigation, Personnel and Real Estate)**



**City of Walthourville**

**PRESENTATION**

**Mayor Hayes & Councilmember Underwood**

Liberty Consolidated Planning Commission – Report

**Governing Authority: The City of Walthourville**



Mayor & Council Date: July 8, 2025

Business License: One Time Event Permit – Sky Walker Day

Business Owner: Floyd Morris

Property Owner: Con Sabor Boricula LLC, Raul Rios, Jr.

Address: 4850 W. Oglethorpe Hwy. Parcel 050B045

Zoned: C2 (General Commercial)

Comments: Needs Mayor and Council Approval for this One Time Event Permit. It's a family event in Memory of Mr. Floyd's brother.

Recommendation: APPROVAL

LCPC Staff: *Lori Parks*  
Lori Parks  
Zoning Administrator

7-1-25  
Date





## City of Walthourville Business License Division

### SPECIAL EVENT PERMIT

This application must be completed and submitted 21 Days Prior to the Outdoor Event  
Please do not begin advertising your event until your application is approved.

#### Applicant information

Name: Flora Morris  
Event Name: Skywalker Day  
Business: 48 Indigo Trail Business Address \_\_\_\_\_  
Mailing Address 48 Indigo Trail City Jesup State GA Zip 31545  
Home Address Same City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Email Address Morrisshomebuilders45@gmail.com  
Address of Outdoor Event: 4850 West Oglethorpe  
Date/Time of Outdoor Event:  
Beginning Date: 8-23-25 End Date: 8-23-25  
Event Time: 11.00 AM / PM until 10 AM / PM  
Set-Up Time: 7am AM / PM  
Break-Down Time: 9pm AM / PM

Event Type: ☐ Private \*no more than three (3) days duration in which alcohol is served/sold by a Licensed Alcoholic Beverage Caterer or bona fide nonprofit organization\*  
☒ Public \*no more than three (3) days duration\*

Anticipated Number of Participants: 200-300

Alcohol will be: ☐ Sold ☐ Served NO Food Will Be: ☒ Sold ☐ Served Onsite Cooking ☒ Yes ☐ No  
Has a Food Service permit been granted? ☐ Yes ☐ No ☐ By The Department of Public Health ☐ N/A  
Will Tents be used? ☒ Yes ☐ No How many? \_\_\_\_\_ Will sound amplification equipment be used? ☒ Yes ☐ No  
Will artificial lighting be used? ☒ Yes ☐ No Will a sign or other type of display be used? ☐ Yes ☐ No

Detailed Description of Outdoor Event: (Include information about activities, structures, vendors, merchandise, etc.)

It's a family friendly event in the memory of my brother who passed away there will be bump house for the kid live pig farmers and a car show I also will be hiring security for this event

PRINTED NAME AND SIGNATURE OF APPLICANT: Flora Morris Flora Morris DATE: 6 / 23 / 25

I acknowledge and affirm that this Outdoor Event will occur in accordance with the terms and conditions stipulated therein of the permit.

PRINTED NAME AND SIGNATURE OF PROPERTY OWNER: owner signed in DATE: 6 / 23 / 25  
wrong space

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](http://www.cityofwalthourville.com)





**Liberty County  
Joint Comprehensive Plan  
2025**

**Liberty County • Allenhurst • Flemington • Gum Branch •  
Hinesville • Midway • Riceboro • Walthourville**

**THE JOINT  
LIBERTY COUNTY  
COMPREHENSIVE  
PLAN**

Liberty County, Allenhurst,  
Flemington, Gum Branch,  
Hinesville, Midway,  
Riceboro, Walthourville



## Public Hearings

A public hearing was held on January 18, 2024. The Liberty Consolidated Planning Commission delivered a presentation introducing the Comprehensive Planning process and the purpose of updating the Plan. The presentation discussed the minimum planning requirements as defined by the DCA, the general benefits of planning, and the opportunities the County will use to engage and involve residents and other key players in the community. After the draft Comprehensive Plan was completed, two final public hearings were held on July 15, 2025 during the Liberty County Planning Commission meeting and on July 17, 2025 during the Liberty County Board of Commissioners Meeting to collect public comments.

**Table 1. Stakeholder meetings schedule and discussion topics.**

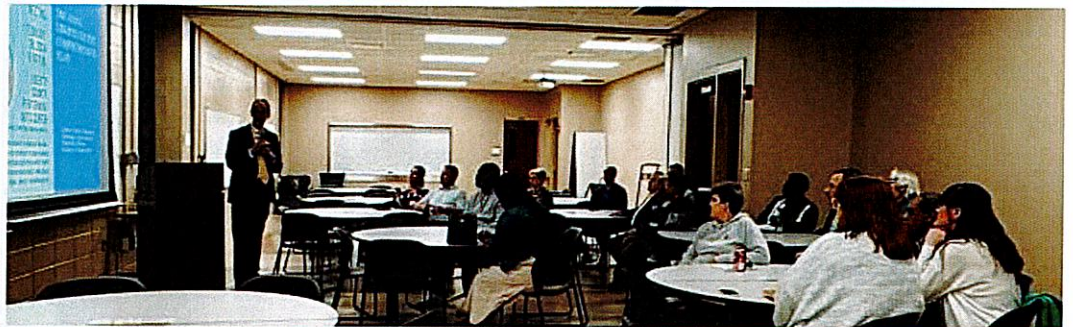
Date	Topic
December 12, 2024	This meeting was to inform the stakeholders of their purpose in the planning process. Census demographics data was presented. Stakeholders discussed their visions for the County.
January 15, 2025	The Committee reviewed and discussed the vision and goals.
February 13, 2025	This meeting focused on the strengths, weaknesses, opportunities, and threats for the County.
February 27, 2025	This meeting focused on reviewing and updating the Future Land Use and Character Area maps, descriptions, and regulations.
April 22, 2025	This meeting focused on reviewing the community work program, and revisiting the County's vision and goals.





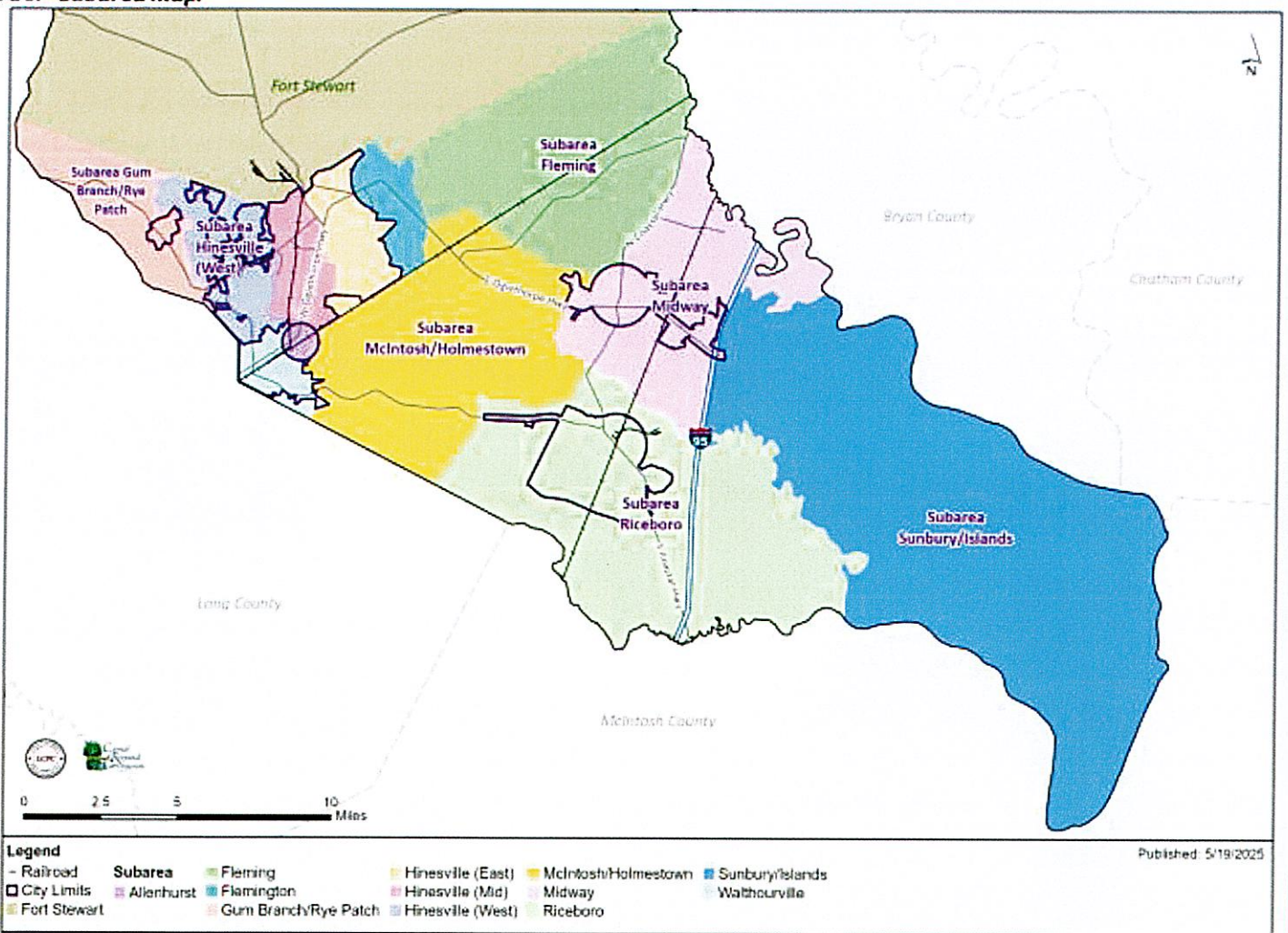
**Table 2. Community planning meeting schedule.**

Date	Subarea	Location
February 26, 2024	Flemington	Liberty County Performing Arts Center
March 25, 2024	Fleming	Fleming Baptist Church
April 22, 2024	McIntosh/Holmestown	Dorchester Academy & Museum
May 20, 2024	Riceboro	Riceboro Youth Center
June 24, 2024	Midway	Liberty County East End Complex
July 22, 2024	Walthourville	Liberty College and Career Academy
August 26, 2024	Allenhurst	Allenhurst Presbyterian Church
September 23, 2024	Gum Branch/ Rye Patch	Gum Branch Baptist Church
October 28, 2024	Hinesville West	Crossroads Holy Church of God
November 18, 2024	Hinesville Mid	Cherokee Rose Country Club
December 12, 2024	Hinesville East	Hinesville City Hall
January 27, 2025	Sunbury/Islands	Dorchester Civic Center



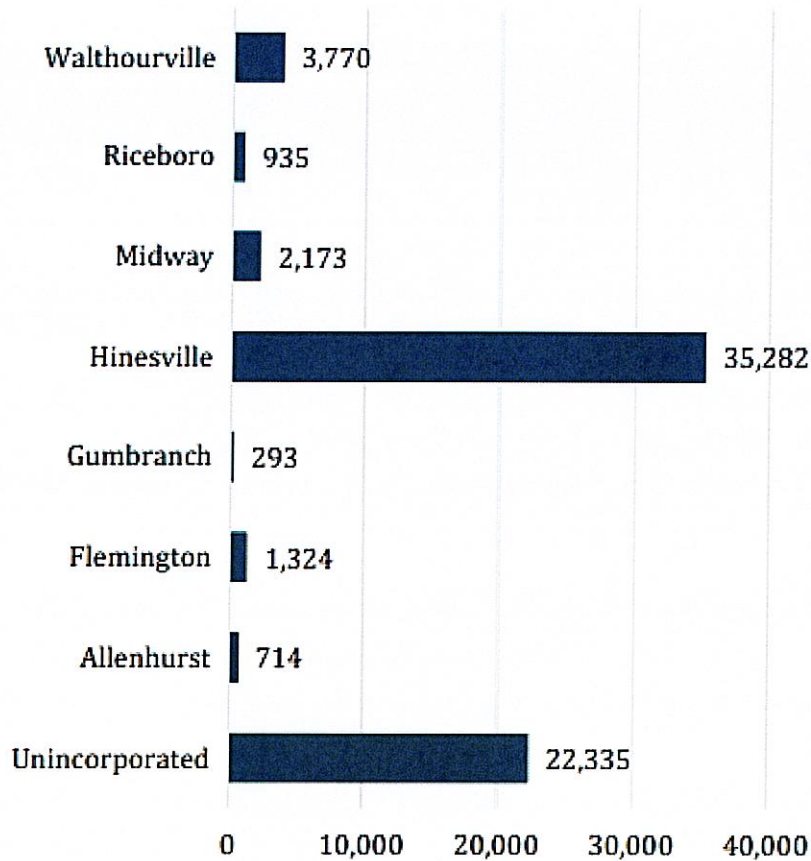


**Figure 30. Subarea map.**



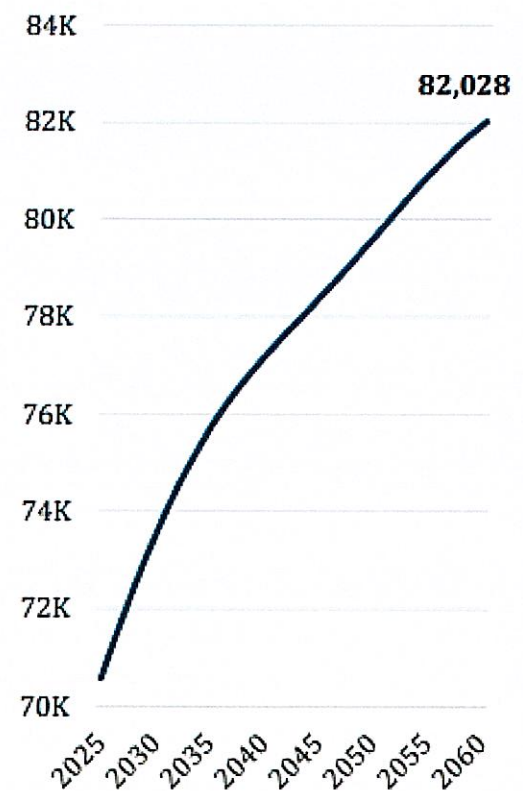
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**Figure 1. Total population.**



Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2023.

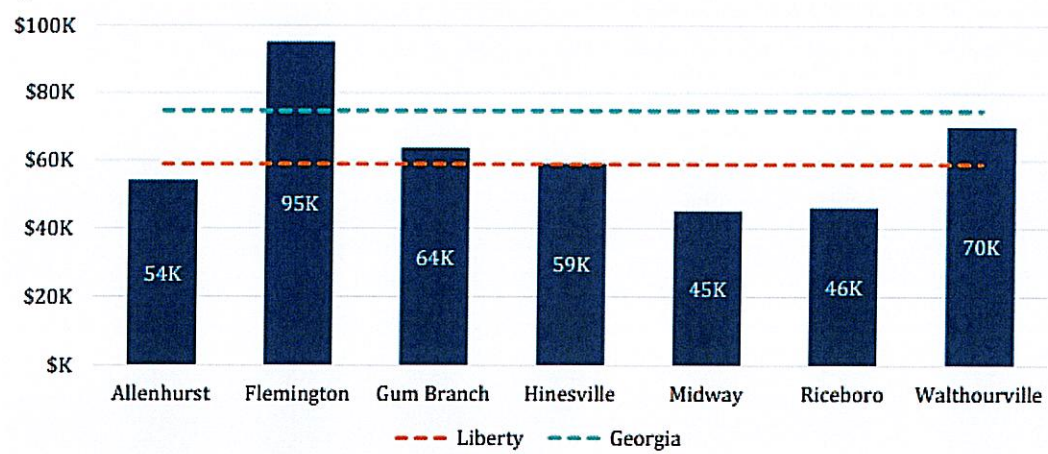
**Figure 2. Population projection of Liberty County.**



Source: Georgia Governor's Office of Planning and Budget. "County Residential Population 2024 Long-Term Population Projections."

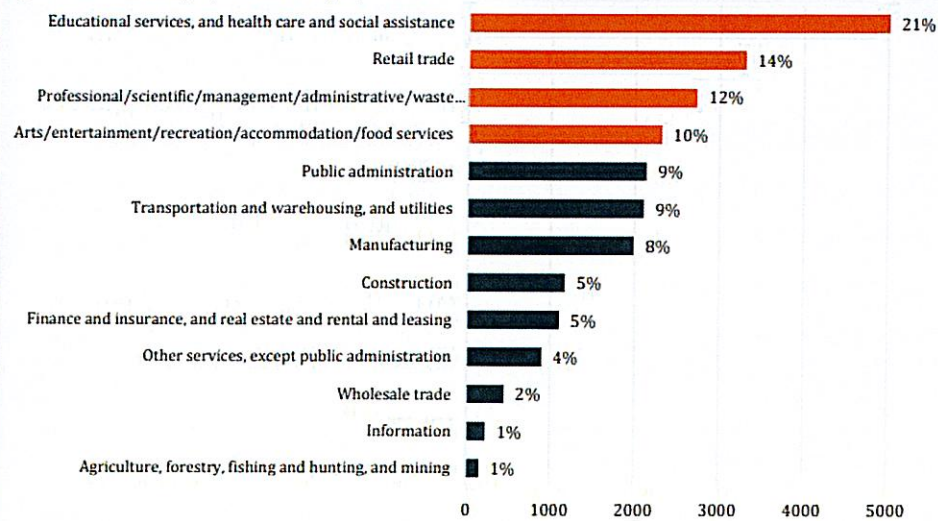


Figure 10. Median household income.



Source: U.S. Census Bureau. "Income in the Past 12 Months (in 2023 Inflation Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901, 2023.

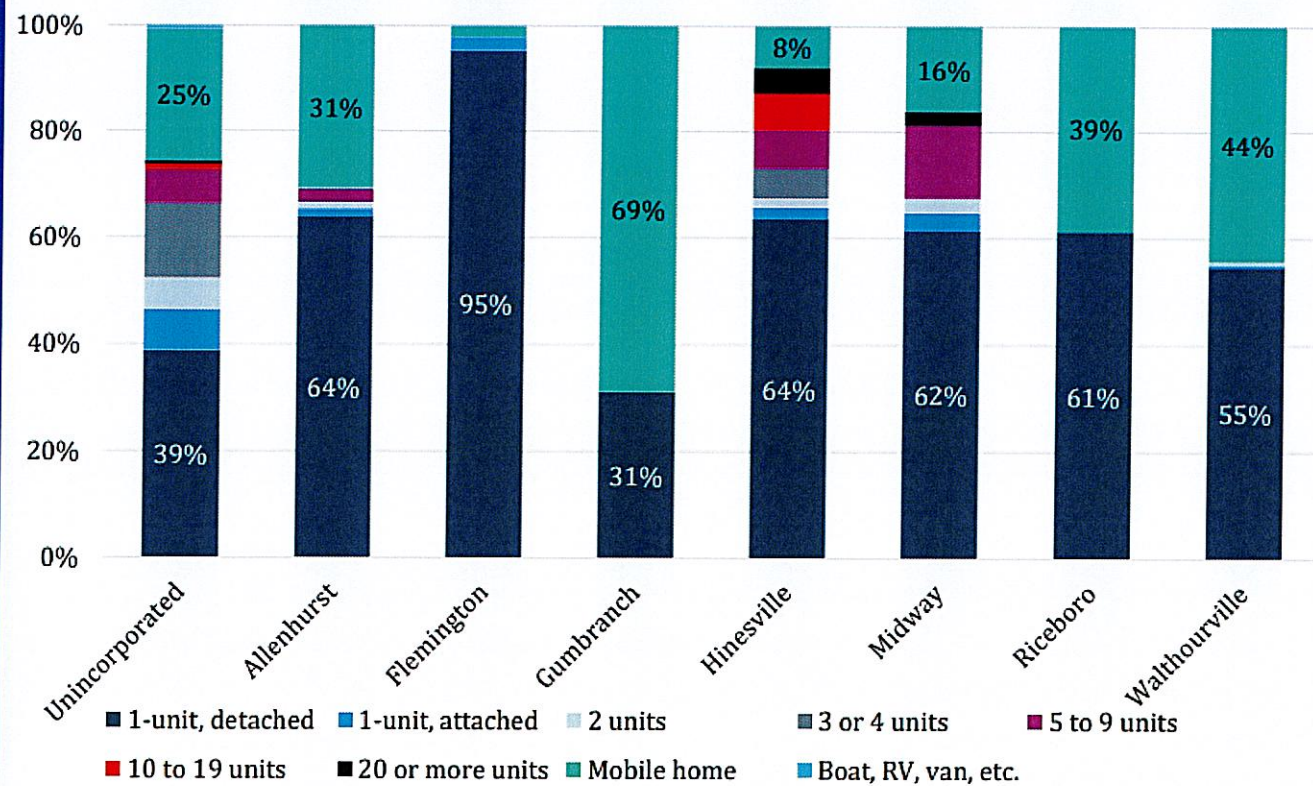
Figure 13. Industry of civilian employment.



Source: U.S. Census Bureau. "Industry by Occupation for the Civilian Employed Population 16 Years and Over." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2405, 2023.



**Figure 22. Housing unit structure types.**



Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.



### 3.2 Goals and Policies

Goals	Policies
<b>Economic Development</b>	
<b>Support a diverse and resilient economy</b>	<ul style="list-style-type: none"> <li>• Encourage a mix of industries and businesses from different sectors.</li> <li>• Attract and retain businesses.</li> </ul>
<b>Promote workforce development and education</b>	<ul style="list-style-type: none"> <li>• Collaborate with local schools, colleges, and workforce agencies to align training with industry needs.</li> <li>• Expand access to vocational, technical, and continuing education opportunities.</li> <li>• Encourage internships, apprenticeships, and youth employment programs.</li> </ul>
<b>Encourage entrepreneurship and small business growth</b>	<ul style="list-style-type: none"> <li>• Attract and support local businesses.</li> <li>• Promote incubators and co-working spaces.</li> </ul>
<b>Foster revitalization and investment in key areas</b>	<ul style="list-style-type: none"> <li>• Encourage development at I-95 Exit 67 and Exit 76.</li> <li>• Invest in infrastructure improvements that support economic activity.</li> </ul>
<b>Natural and Cultural Resources</b>	
<b>Conserve and enhance natural resources</b>	<ul style="list-style-type: none"> <li>• Protect environmentally sensitive areas such as wetlands, floodplains, and watersheds.</li> <li>• Preserve existing tree canopy and support tree preservation initiatives.</li> </ul>
<b>Promote coastal resiliency</b>	<ul style="list-style-type: none"> <li>• Incorporate climate adaptation strategies into land use and infrastructure planning.</li> <li>• Support public education on coastal resiliency and sustainable living.</li> </ul>
<b>Preserve cultural and historic resources</b>	<ul style="list-style-type: none"> <li>• Identify and protect historically significant structures, sites, districts, and landscapes.</li> <li>• Support adaptive reuse of historic buildings to maintain cultural continuity.</li> </ul>



Goals	Policies
	<ul style="list-style-type: none"> <li>Support historic preservation entities, such as the Liberty County Historical Society, Hinesville Historic Preservation Commission, and the Liberty County Cultural and Historical Resources Committee.</li> <li>Promote, educate, and celebrate Liberty County's cultural and historic significance.</li> </ul>
Ensure public access to natural and cultural resources	<ul style="list-style-type: none"> <li>Promote and encourage the use of walking and nature trails.</li> <li>Preserve and encourage recreational use of greenspaces.</li> </ul>
<b>Community Facilities and Services</b>	
Ensure adequate and equitable public facilities and services	<ul style="list-style-type: none"> <li>Plan for facilities based on current and projected population needs.</li> <li>Increase access to recreational and entertainment facilities.</li> <li>Promote downtowns and town centers.</li> </ul>
Provide safe, reliable, and efficient infrastructure	<ul style="list-style-type: none"> <li>Maintain and improve water, sewer, and stormwater infrastructure to accommodate growth.</li> <li>Expand and enhance wastewater reuse efforts and infrastructure.</li> </ul>
Foster intergovernmental and regional collaboration	<ul style="list-style-type: none"> <li>Collaborate and share services and facilities across jurisdictions.</li> <li>Pursue and engage in shared service agreements for infrastructure projects with cross-jurisdictional benefits.</li> </ul>
<b>Land Use and Development</b>	
Promote efficient and sustainable growth	<ul style="list-style-type: none"> <li>Coordinate land use planning with transportation, utilities, and public services.</li> <li>Guide new development towards areas with existing infrastructure and services.</li> <li>Promote brownfield and greyfield sites for mixed-use developments.</li> </ul>
Preserve community character and livability	<ul style="list-style-type: none"> <li>Maintain transitions and buffers between incompatible land uses.</li> <li>Incorporate public spaces, greenways, and pedestrian amenities into development projects.</li> </ul>
Ensure land use decisions support environmental stewardship	<ul style="list-style-type: none"> <li>Protect sensitive natural areas such as wetlands and floodplains from inappropriate development.</li> <li>Integrate and prioritize coastal resiliency in planning and development.</li> </ul>
<b>Housing</b>	
Ensure housing affordability for all income levels	<ul style="list-style-type: none"> <li>Increase availability of attainable and affordable housing.</li> <li>Support the submittal of low-income housing tax credit applications to provide additional multi-family housing.</li> </ul>
Provide a diverse range of housing options	<ul style="list-style-type: none"> <li>Support development of a variety of housing types, including single-family homes, townhomes, and multi-family apartments, etc.</li> <li>Promote housing options that serve all household types, such as seniors, individuals, students, families, and people with disabilities.</li> </ul>



Goals	Policies
<b>Expand opportunities for homeownership across income levels</b>	<ul style="list-style-type: none"> <li>• Encourage development of housing at various price points, including starter homes, townhomes, and condominiums.</li> </ul>
<b>Transportation</b>	
<b>Develop a safe and efficient transportation system</b>	<ul style="list-style-type: none"> <li>• Prioritize roadway safety and improvement initiatives for all users, including drivers, pedestrians, cyclists, and transit riders.</li> <li>• Evaluate impacts on traffic flow from new developments.</li> <li>• Coordinate transportation improvements with future land use patterns and growth projections.</li> </ul>
<b>Promote multimodal transportation options</b>	<ul style="list-style-type: none"> <li>• Expand and improve pedestrian and bicycle infrastructure, including sidewalks, multi-use paths, and trails.</li> </ul>
<b>Enhance the visual quality and functionality of roadways</b>	<ul style="list-style-type: none"> <li>• Promote streetscape improvements and beautification efforts that create attractive, safe, and inviting public spaces.</li> <li>• Improve roadway walkability and accessibility.</li> </ul>



## 7 Land Use

According to the minimum standards and procedures for Local Comprehensive Planning, communities with zoning or similar development regulations are required to include a land use element within their Comprehensive Plan. In 2023, the County and all Cities adopted the Liberty County Unified Development Ordinance (UDO), which updated and consolidated the zoning and subdivision regulations for Liberty County and its seven municipalities into a single document. The table below outlines twenty zoning districts in Liberty County.

**Table 3. Zoning Districts.**

Category	District	District Name
Agricultural and Conservation Districts	A-1	Agricultural
	AR-1	Agricultural Residential
	DM	Dunes and Marshes
Residential Districts	R-20	Single-Family Residential-20
	R-12	Single-Family Residential-12
	R-8	Single-Family Residential-8
	ATR	Attached Residential
	MFR	Multi-family residential
	MHP	Manufactured Home Park
	SFMH	Single-Family Manufactured Home
Commercial Districts	C-1	Central Business
	C-2	General Commercial
	C-3	Highway Commercial
	OI	Office Institutional
	IC	Interstate Corridor
	DD	Downtown Development
Industrial Districts	LI	Light Industrial
	I-1	Industrial
Planned Districts	PUD	Planned Unit Development
	PDD	Planned Development



## Commercial

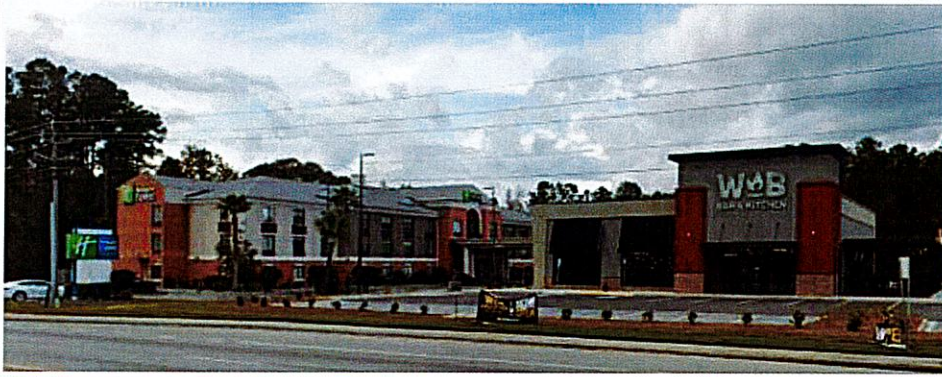
*This category is for land dedicated to non-industrial business uses, including retail sales, offices, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.*

### Regulations

- Commercial development must be compatible with adjacent land uses.
- Appropriate to traffic flow/access and must be supported by existing or planned infrastructure.
- Development should have an internal parking and pedestrian circulation system.
- Create a comprehensive design scheme for future development and redevelopment.
- Site design should be pedestrian-oriented internally and between development and neighborhoods.
- New developments should be in a planned commercial center.
- Fast food and other "drive-thru" windows should be discouraged except on mixed-use urban corridors.
- Commercial development should have required site design features that limit noise, lighting, and other activity to not adversely impact surrounding residential areas.
- Low-density office uses shall serve as a transitional land use between residential uses and uses of higher intensity.

### Compatible Zoning Districts

- |                            |   |
|----------------------------|---|
| • C-1 (Central Business)   | • OI (Office Institutional)                                 |
| • C-2 (General Commercial) | • IC (Interstate Corridor) *through conditional use permits |
| • C-3 (Highway Commercial) | • PUD (Planned Unit Development)                            |





## Residential, Low-Density

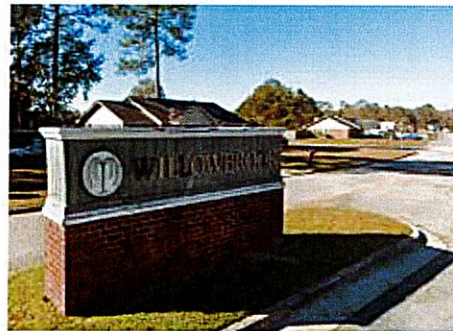
*The predominant use of land within this residential category is for single-family dwellings.*

### Regulations

- Encourage a variety of compatible housing options.
- Use road networks in residential areas to promote safety and connectivity with existing and future developments.
- The size, scale, design, and material of duplexes/townhomes must be compatible with the established neighborhood character and located preferably along collector or local roads.
- Public pedestrian or multiple-use trails are encouraged to provide a connection between neighborhoods and parks or other destinations.
- Allow home occupation (professions and services, but not retail sales) by permitting the employment of one full-time equivalent individual not residing on the premises.
- For new developments, require buffering for controlling visual, noise, and activity impacts between residential and commercial uses.

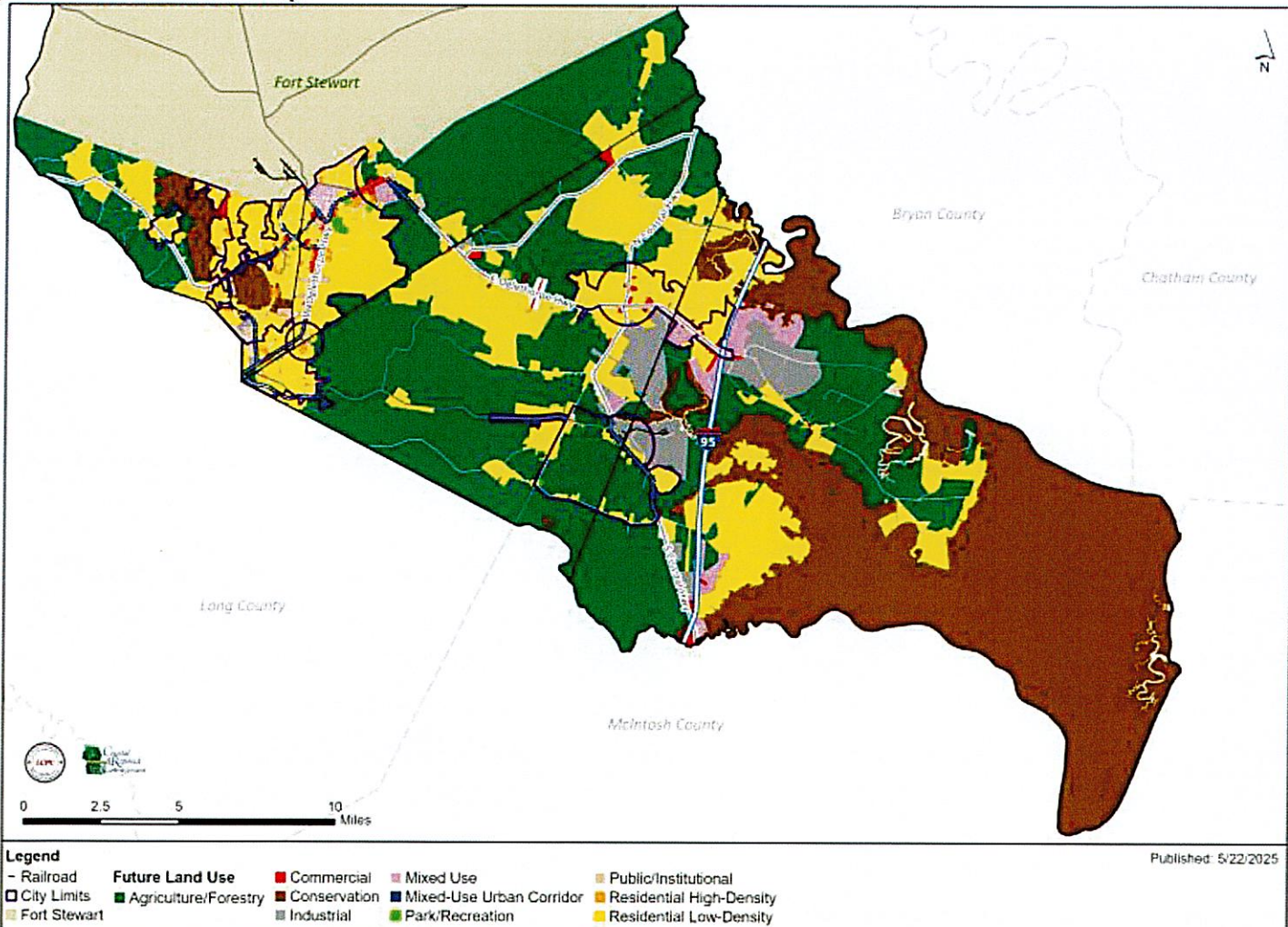
### Compatible Zoning Districts

- |                                       |  |
|---------------------------------------|--|
| • A-1 (Agricultural)                  | • R-20 (Single-family Residential-20)    |
| • AR-1 (Agricultural Residential)     | • ATR (Attached Residential)             |
| • R-8 (Single-family Residential-8)   | • SFMH (Single-family Manufactured Home) |
| • R-12 (Single-family Residential-12) | • PUD (Planned Unit Development)         |





**Figure 16. Future Land Use Map.**

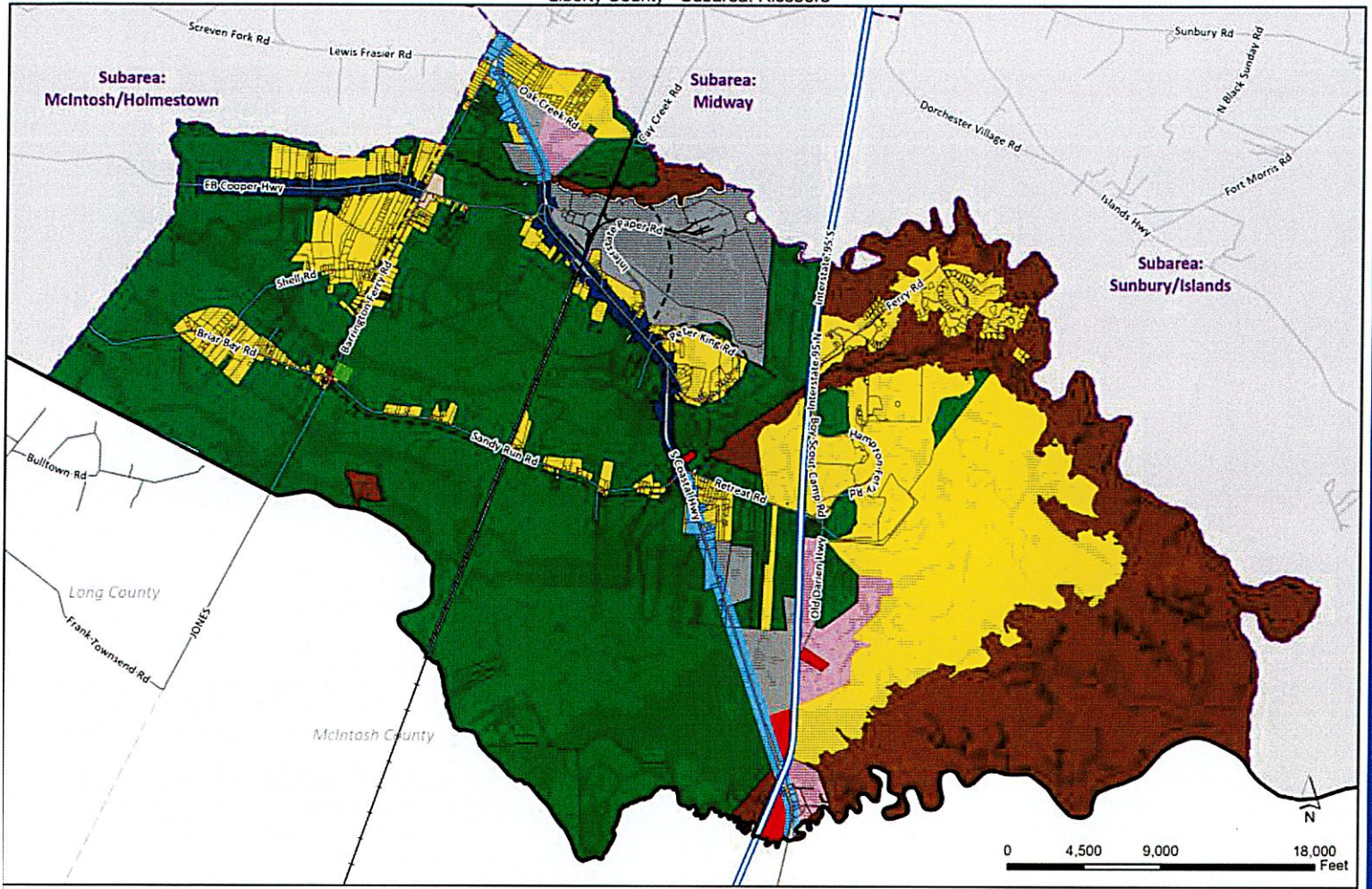


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# Future Land Use

Liberty County - Subarea: Riceboro



**Legend**

- Wetlands
- Subareas
- City Limits

**Future Land Use**

- Agriculture/Forestry
- Commercial
- Conservation
- Industrial
- Mixed Use
- Mixed-Use Rural Corridor
- Mixed-Use Urban Corridor
- Park/Recreation
- Public/Institutional
- Residential High-Density
- Residential Low-Density

Published: 5/19/2025

This map is based on the Georgia Department of Transportation (GDOT) 2020 Future Land Use (FLU) map. It is not intended to be used for any other purpose. The data and content on this map are for informational purposes only. The data and content on this map are not intended to be used for any other purpose. The data and content on this map are not intended to be used for any other purpose.



### 7.3 Character Areas

The Character Areas Map is defined by the Department of Community Affairs (DCA) as a specific geographic area or district within a community that possesses unique or special characteristics that should be preserved or enhanced, such as a downtown, historic district, neighborhood, or transportation corridor. It may also represent an area with the potential to evolve into a distinctive area through intentional guidance of future development, facilitated by adequate planning and implementation, like a strip commercial corridor that could be revitalized into a more attractive village development pattern. Additionally, a character area may require special attention due to unique development issues, including rapid changes in development patterns or economic decline.

The County has identified the following character areas, which are shown on the map in this chapter. Detailed zoomed in maps for each subarea are included in [Appendix A](#).

- |                                  |                           |                              |
|----------------------------------|---------------------------|------------------------------|
| • Traditional Neighborhood       | • Downtown                | • Historic Preservation      |
| • Residential Neighborhood       | • Commercial Center       | • Other/Special              |
| • Transitional Neighborhood      | • Neighborhood Commercial | • Light Industrial Area      |
| • Scattered Residential          | • Marketplace Corridor    | • Regional Employment Center |
| • Rural Residential Preservation | • Gateway Corridor        | • Agriculture/Farmland       |
| • Rural Residential              | • Bypass Corridor         | • Greenspace                 |
| • Town Center                    | • Rural Crossroads        |                              |

#### Traditional Neighborhood

*These are established residential areas characterized by walkable, compact development patterns with a strong traditional southern coastal character and sense of place. These neighborhoods are typically close to community amenities such as schools, parks, services, and shops. These areas often reflect historic or pre-suburban development patterns and are vital to a community's identity, offering a high quality of life, architectural character, and close-knit community dynamics.*

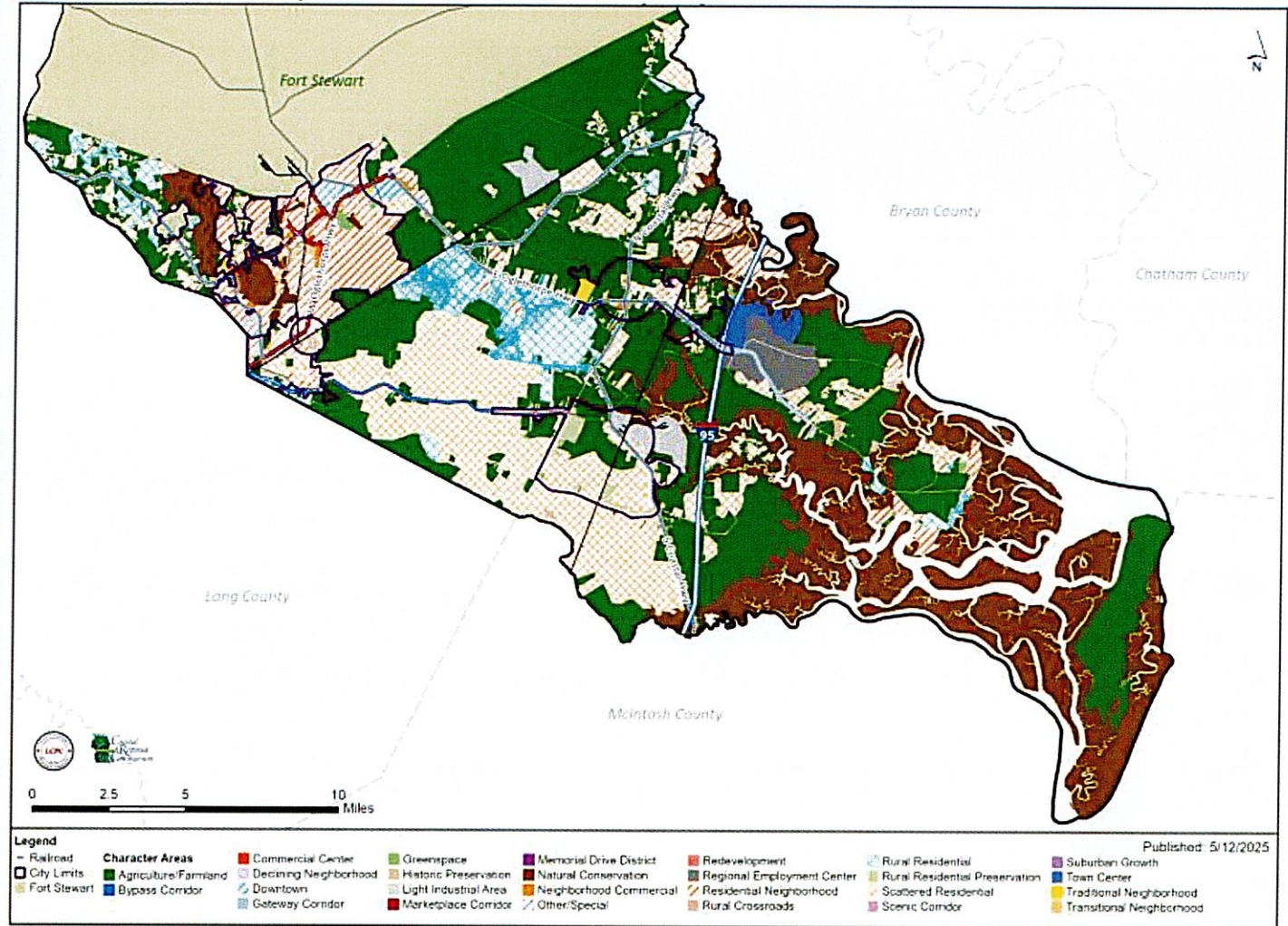
##### Recommended Development Patterns

- Promote infill development.
- Additional pocket and passive parks.
- Encourage the preservation of existing trees.
- Provide affordable housing development incentives.
- Strong bicycle and pedestrian connectivity to encourage residents to walk or bike to work and shopping.
- Incorporate sidewalks for all new developments and retrofit existing sidewalks.
- Service retail should be encouraged, such as dry-cleaning, convenience stores, salons, or similar retail services.
- Higher-density developments should have direct access to arterial streets.
- Incorporate landscape buffers to preserve the traditional coastal southern natural character





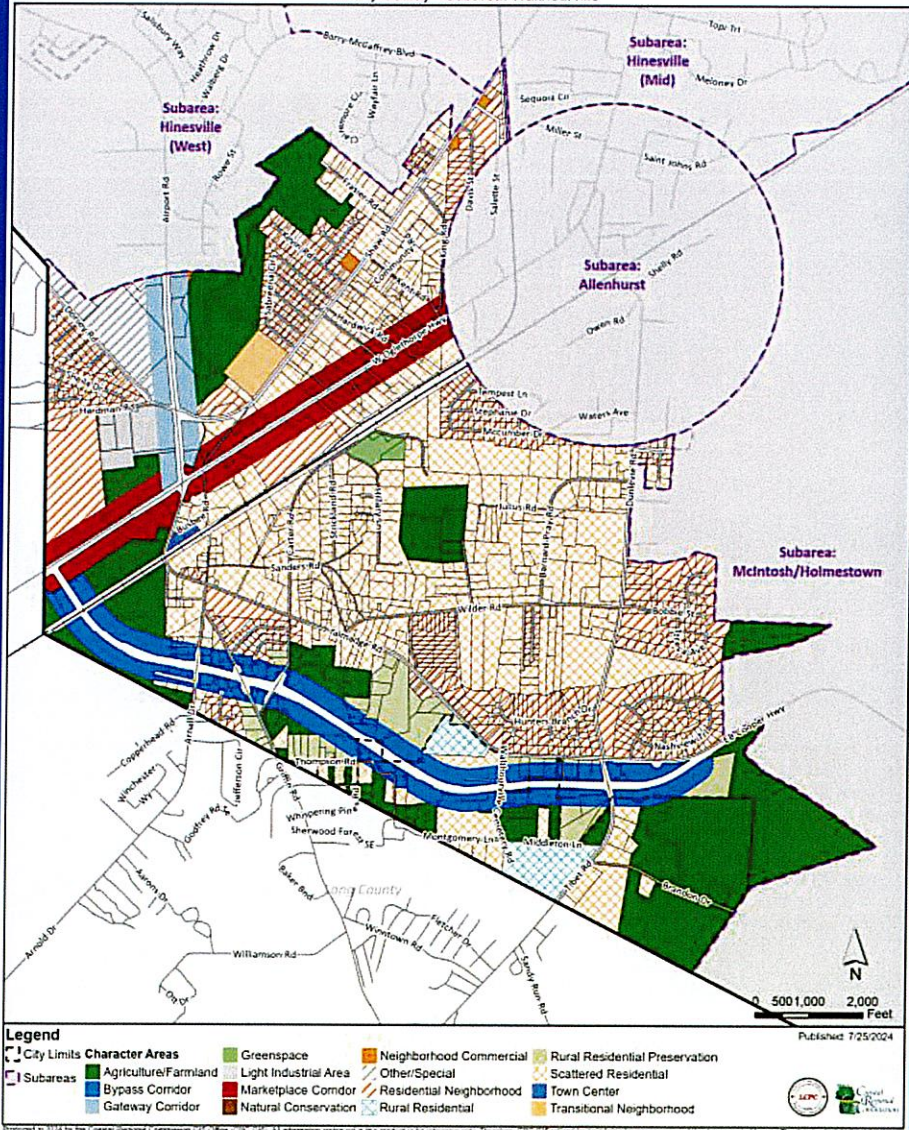
Figure 17. Character Areas Map.





# Character Areas

Liberty County - Subarea: Walthourville





Liberty County Joint Comprehensive Plan 2025 Community Work Program

Table 10. Hinesville Work Program.

Action Item (Hinesville)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Economic Development								
Expand Business Incubator	x	x	x	x	x	City Council	\$3 Million	SPLOST, GF, Grants
Natural & Cultural Resources								
Renovate Hineshaw Building	x	x	x	x	x	City Council, Friends of Hines Shaw Foundation, Historical Society	TBD	SPLOST, GF, Grants
Community Facilities & Services								
Redevelop and redesign the Amphitheater and park entrance at Bryant Commons	x	x				City Council, HDDA	\$1.5 Million	GF, SPLOST
Improvements at Irene B Thomas Park		x	x			City Council	TBD	HUD Entitlement Fund
Expand Public Works facility	x	x	x			City Council	\$2 Million	SPLOST, Grants
Establish an Event Center	x	x	x	x	x	City Council, LCBOC		SPLOST, Hotel/Motel Tax
Establish a Family Entertainment Center	x	x	x	x	x	City Council		Hotel/Motel Tax
Expand fire services to the new developments on the east side of Hinesville					x	City Council	TBD	GF, SPLOST, Impact Fees
Land Use & Development								
Develop a Development Impact Fee Ordinance	x					City Council	\$90,000	GF
Update Code of Ordinances	x	x	x	x	x	City Council	Staff Time	GF
Housing								
Conduct a Housing Study	x					City Council	TBD	GF
Complete Phase 3B of Azalea Street Redevelopment Project	x					City Council	\$2.1 Million	GF, Revolving Loan Fund, CDBG, CHIP, Citizen



# Questions?

[www.thelcpc.org](http://www.thelcpc.org)







# CITY OF WALTHOURVILLE

## MAYOR AND CITY COUNCIL AGENDA ITEM

**SUBJECT: November 2025 Mayor and Council Meeting**

☐ AGREEMENT

☐ POLICY / DISCUSSION

☐ CONTRACT

☐ ORDINANCE

☐ RESOLUTION/PROCLAMATION

☒ OTHER

**SUBMITTED: 07-01-2025**

**Council Meeting: 07-08-2025**

**DEPARTMENT:** Office of the City Clerk

**BUDGET IMPACT:** NA

**PUBLIC HEARING?** ( ) Yes (X) No

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**PURPOSE:** The City of Walthourville only has one regular meeting in November. The regular meeting (November 11, 2025) occurs on the Veterans Day Holiday. The City will be closed for this recognized holiday and the meeting will not be held.

**HISTORY:** Veterans Day is a City recognized Holiday.

**FACTS and ISSUES:** NA.

**RECOMMENDED ACTION:** For the Mayor and Council to determine a different meeting date or cancel the entire meeting.

*Office of the City Clerk*





City of Walthourville

# November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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2	3	4 <b>ELECTION DAY</b>	5	6	7	8
9	10	11 Veteran's Day Holiday <b>CITY CLOSED</b>	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27 Thanksgiving <b>CITY CLOSED</b>	28 Thanksgiving <b>CITY CLOSED</b>	29
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# CITY OF WALTHOURVILLE

## MAYOR AND CITY COUNCIL AGENDA ITEM

**SUBJECT: Impact Fee Discussion**

☐ AGREEMENT  
☐ ORDINANCE

☒ POLICY / **DISCUSSION**  
☐ RESOLUTION/PROCLAMATION

☐ CONTRACT  
☐ OTHER

**SUBMITTED: 07-01-2025**

**Council Meeting: 07-08-2025**

**DEPARTMENT: Mayor and Council**

**BUDGET IMPACT: NA**

**PUBLIC HEARING?** ( ) Yes (X) No

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**PURPOSE:** Impact Development Fees are one-time charges imposed by local governments on new construction to help fund the expansion of public infrastructure needed to serve the new development.

**HISTORY:** The Georgia Development Impact Fee Act (DIFA) was enacted into law in 1990. It sets rules for local governments that wish to charge new development.

**FACTS and ISSUES:** Discussion Only

**RECOMMENDED ACTION:** Informational

*Mayor and Council*



## **Georgia Impact Fees: Purpose, Calculation, and Legal Framework**

Explore the role, calculation, and legal aspects of Georgia's impact fees in urban development and infrastructure funding.

Georgia's impact fees are crucial in managing community growth by ensuring new developments contribute to necessary infrastructure. These fees offset costs associated with increased demand for public services like roads, schools, and parks. Understanding Georgia's impact fees involves examining their purpose, calculation methods, legal framework, and how funds are utilized, which is vital for stakeholders in urban planning, real estate, and local governance.

### **Purpose and Application of Impact Fees**

In Georgia, impact fees ensure that new development costs aren't unfairly placed on existing residents. These fees fund public infrastructure expansion needed for new growth. The Georgia Development Impact Fee Act (DIFA), enacted in 1990, provides the framework for these fees, allowing local governments to impose them for facilities such as transportation, water supply, and public safety.

Impact fees are guided by the principle of proportionality, ensuring fees relate directly to the needs created by development. For example, a new residential subdivision may be assessed fees to contribute to road construction, reflecting increased traffic. Local governments must develop a comprehensive plan outlining anticipated growth and infrastructure needs, updating it regularly. Public participation is crucial, with governments required to hold hearings and solicit community input before adopting fee ordinances.

### **Legal Framework Governing Impact Fees**

The Georgia Development Impact Fee Act (DIFA) grants local governments authority to impose fees on developers to finance public infrastructure for new developments. DIFA mandates that impact fees be used solely for system improvements, not maintenance, ensuring funds accommodate new growth.

Georgia law requires a methodical approach to calculating and assessing impact fees, emphasizing a detailed capital improvements plan. This plan must identify infrastructure improvements and estimated costs. DIFA mandates that the calculation be based on a rational nexus, ensuring a direct connection between fees and development needs. This connection is vital to avoid legal challenges.



DIFA requires local governments to maintain separate accounts for collected fees, preventing commingling with other funds and ensuring fees are spent within six years, barring exceptions. This ensures transparency and accountability, maintaining public trust. Governments must provide annual reports detailing fee use, aiding public oversight and compliance.

### **Calculation and Assessment**

The calculation and assessment of impact fees in Georgia ensure new developments equitably contribute to infrastructure needs. Local governments must develop a detailed methodology reflecting specific demands on public facilities. The Georgia Development Impact Fee Act (DIFA) requires this calculation to be rooted in a comprehensive capital improvements plan, identifying required projects and costs.

A critical aspect is the concept of a rational nexus, requiring a connection between the fee and the development's impact. This was underscored in the Georgia Supreme Court case of *Home Builders Association of Georgia, Inc. v. City of McDonough*, emphasizing careful alignment with infrastructure needs. Local governments must ensure calculations are transparent and justifiable, often using studies and data analysis to project growth and infrastructure demands accurately.

The assessment involves public participation to maintain transparency and fairness. Governments must hold hearings and solicit feedback on proposed fee structures. This participatory approach enhances fee legitimacy and allows adjustments based on public input. Fees are subject to periodic reviews to ensure alignment with growth trends and infrastructure needs.

### **Use of Collected Fees**

In Georgia, the use of collected impact fees is regulated to ensure funds enhance public infrastructure for new developments. Under DIFA, these fees are earmarked for system improvements, not routine maintenance, emphasizing the state's commitment to addressing growth demands. This ensures fees contribute to expanding or upgrading facilities like roads, parks, and public safety buildings, facilitating sustainable development.

Strategic allocation requires careful planning and prioritization. Local governments must align capital improvement projects with needs identified in their comprehensive plans. If a community anticipates significant residential growth, fees might be allocated to expand schools or enhance transportation networks. This targeted approach ensures developments generating fees benefit directly from improvements, maintaining fairness.



## **Legal Challenges and Compliance Issues**

Navigating impact fees in Georgia involves addressing legal challenges and ensuring compliance with regulations. Disputes can arise over the proportionality and legality of fees, with developers challenging whether they are justified based on actual impacts. Such disputes can lead to court cases scrutinizing DIFA's interpretation.

A key contention area is adhering to the rational nexus principle, requiring a clear linkage between fees and infrastructure needs. Failure to establish this connection can lead to claims of unlawful fee imposition. Compliance issues often surface around the proper use of collected funds. Local governments must maintain transparency and accountability, ensuring fees are used for system improvements within stipulated time frames. Addressing these challenges requires diligent planning, regular audits, and open communication with stakeholders to align fee implementation with statutory requirements and community expectations.





# CITY OF WALTHOURVILLE

## MAYOR AND CITY COUNCIL AGENDA ITEM

### SUBJECT: TSPLOST Discussion

☐ AGREEMENT  
☐ ORDINANCE

☒ POLICY / **DISCUSSION**  
☐ RESOLUTION/PROCLAMATION

☐ CONTRACT  
☐ OTHER

**SUBMITTED: 07-01-2025**

**Council Meeting: 07-08-2025**

**DEPARTMENT: Mayor and Council**

**BUDGET IMPACT: NA**

**PUBLIC HEARING?** ( ) Yes (X) No

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**PURPOSE:** TSPLOST stands for Transportation Special Purpose Local Option Sales Tax. It is a 1% sales tax that counties can use to fund transportation projects like roads, bridges, and public transit.

**HISTORY:** TSPLOST funds are dedicated to transportation infrastructure improvements, including roads, bridges, airports, safety enhancements, transit systems, and maintenance.

**FACTS and ISSUES:** Discussion Only

**RECOMMENDED ACTION:** For the Mayor and Council to identify the roads in the City of Walthourville they wish to repair with TSPLOST Funds.

*Mayor and Council*





# CITY OF WALTHOURVILLE

## MAYOR AND CITY COUNCIL AGENDA ITEM

**SUBJECT: SPLOST Allocation for Johnnie Frasier Park**

☐ AGREEMENT                      ☐ POLICY / DISCUSSION                      ☐ CONTRACT  
☐ ORDINANCE                      ☐ RESOLUTION/PROCLAMATION                      ☒ OTHER

**SUBMITTED: 07-02-2025**

**Council Meeting: 07-08-2025**

**DEPARTMENT: Mayor and Council**

**BUDGET IMPACT: NA**

**PUBLIC HEARING? ( ) Yes      (X ) No**

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**PURPOSE:** SPLOST is a Special Purpose Local Option Sales Tax. It is a 1% sales tax that cities can use to fund transportation projects like roads, bridges, and public transit.

**HISTORY:** July 1, 1985, Georgia law enabled local jurisdictions to use SPLOST proceeds for capital improvement projects. SPLOST must be approved by voters in a general referendum in order to be enacted and last for a maximum of 72 months (6 years)

**FACTS and ISSUES:** Discussion Only

**RECOMMENDED ACTION:** For the Mayor and Council to allocate SPLOST dollars to Johnnie Frasier Park.

*Mayor and Council*





# CITY OF WALTHOURVILLE

## MAYOR AND CITY COUNCIL AGENDA ITEM

**SUBJECT: Training**

☐ AGREEMENT

☐ POLICY / DISCUSSION

☐ CONTRACT

☐ ORDINANCE

☐ RESOLUTION/PROCLAMATION

☒ OTHER

**SUBMITTED: 07-02-2025**

**Council Meeting: 07-08-2025**

**DEPARTMENT: Mayor and Council**

**BUDGET IMPACT: NA**

**PUBLIC HEARING?** ( ) Yes (X) No

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***Mayor and Council***