

*"Preserving Our Heritage,
Shaping Our Future"*

Historic Home of Gravel Hill
Est. 1815

Paul Hawkins, Mayor



City Hall
156 Old Sunbury Rd.
Flemington, GA 31313

912.877.3223
cityhall@cityofflemington.org

COUNCIL MEETING AGENDA

FEBRUARY 11TH, 2025 AT 4:30 PM.
FLEMINGTON CITY HALL • 156 OLD SUNBURY RD.
Public Participation in Person or View on Facebook

1. Call the Meeting to Order
2. Welcome/Introductions
3. Invocation by Invitation and Pledge of Allegiance in Unison
4. Meeting Minutes
 - **January 14th, 2025 Regular Meeting Minutes**
 - **February 6th, 2025 Special Called Meeting – Downtown Overlay District**
5. January 2025 Law Enforcement Report – LT Anthony Gallob
6. Financial Report
 - January 2025 Profit and Loss Statement & Fund Balances
 - Medical Expenses Update
 - Right of Way Telecommunications Audit Update
7. **NEW BUSINESS**
 - Great American Clean Up Proclamation – Dr. Karen Bell, Keep Liberty Beautiful (“KLB”)
 - Liberty Consolidated Planning Commission (“LCPC”)
 - i. **Rezoning Petition #2024-070-F to Rezone 19.42 acres from R-20 (Single-family Residential) to C-2 (General Commercial) and (MFR (Multi-family Residential) at 2173 E. Oglethorpe Highway for a Shopping Center and Multi-family Residential Complex**
 - *Public Hearing***
 - ii. **Unified Development Ordinance (“UDO”) Amendments**
 - Add New Use & Provisions for RV’s
 - Revisions to the Site Plan
 - Subdivision Requirements

Public Hearing

- HB581 Discussion – Councilwoman Rene’ Harwell
- Firearm Discharge in the City – Mr. Tommy Carter

8. BUSINESS IN PROGRESS

Status Update(s)

- Engineering Report – Mr. Marcus Sack, M.E. Sack Engineering, City Engineer

No Update(s) Available

- Old Sunbury Rd. to State Rd.
- Law Enforcement Office Expansion (*on hold*)

9. ON THE HORIZON

a. February 2025

- 12th – Downtown Development Committee Executive Session @ 1330
- 17th – City Hall Closed in Observation of President’s Day
- 19th – County-Wide Workshop Mid-Year Review 0830-1200

b. March 2025

- 11th – Council Meeting @ 1630

10. Executive Session – *Personnel*

11. Adjourn



Individuals with disabilities who need specific accommodations to attend or participate in this meeting, or who have inquiries about the meeting’s accessibility or the facilities, should reach out to the ADA Coordinator at 912-877-3223 as soon as possible. This will enable the city to arrange reasonable accommodations for those individuals.

City of Flemington
Profit & Loss
January 2025

	<u>Jan 25</u>
Ordinary Income/Expense	
Income	
REVENUE	
302 · Business License Tax	1,800.00
303 · Hotel/Motel Tax	108,883.24
304 · Franchise Fees	5,941.98
305 · Alcohol Beverage Tax	2,155.47
306 · Insurance Premium Tax	630.00
309 · Other Income (incl. Admin Fee)	250.00
311 · Court Fines & Fees	575.00
312 · SPLOST Revenue	4,444.68
313 · Intangible Tax	7.66
314 · TAVT/RTT	5,267.08
318 · TSPLOST	12,994.55
Total REVENUE	<u>142,949.66</u>
Total Income	<u>142,949.66</u>
Gross Profit	142,949.66
Expense	
EXPENDITURES	
501 · Legal Fees	4,650.00
502 · Subscriptions/Dues/Memberships	997.50
505 · Planning & Zoning/LCPC	1,977.50
507 · Code Enforcement	200.00
509 · Council Fees	3,750.00
511 · Salaries	5,330.63
512 · Payroll Taxes	2,881.68
513 · Conventions, Meetings & Events	868.33
514 · Professional Fees	7,986.71
515 · Office Supplies	12.68
516 · Tourism	55,379.96
518 · Insurance	1,997.00
520 · Streets & Drainage	9,312.41
541 · Occupancy	1,089.61
561 · Law Enforcement Officer Expense	12,663.01
Total EXPENDITURES	<u>109,097.02</u>
Total Expense	<u>109,097.02</u>
Net Ordinary Income	33,852.64
Other Income/Expense	<u>-24,002.23</u>
Net Income	<u><u>9,850.41</u></u>

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City of Flemington Balance Sheet As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
111100 · Operating (GF) - Ameris	467,263.40
111111 · SPLOST Money Market - Ameris	374,992.48
111112 · Certificates of Deposit	113,328.91
111114 · Impact Fee Money Market	510,993.18
111115 · TSPLOST MM	498,233.88
111116 · LMIG MM	1,760,868.72
111118 · GDOT Land Purchase - Ameris	97,300.00
111120 · LRA Account	17,097.65
Total Checking/Savings	3,840,078.22

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GREAT AMERICAN CLEANUP 2025 PROCLAMATION



The Great American Cleanup® is the country's largest community improvement program that includes more than 15,000 events each spring. This national program engages more than 500,000 volunteers and participants who take action in their communities to create positive change and lasting impact.

WHEREAS, Keep America Beautiful® is the nation's leading community improvement nonprofit organization that envisions a country in which every community is a clean, green, and beautiful place to live, and has established the Great American Cleanup as its signature national effort for involving American citizens in improving their community environment;

WHEREAS, the Keep America Beautiful Great American Cleanup is the nation's largest community improvement program, engaging more than 500,000 volunteers and participants every year to create positive change and lasting impact in local communities;

WHEREAS, the **CITY OF FLEMINGTON** seeks to protect its natural resources and bring people together to transform public spaces into beautiful places;

WHEREAS, the **FLEMINGTON CITY COUNCIL** recognizes its commitment to engage citizens, civic and government officials, and business leaders to work together to End Littering, Improve Recycling, and Beautify America's Communities;

WHEREAS, **KEEP LIBERTY BEAUTIFUL** and **CITY OF FLEMINGTON** are committed to elevate the importance of volunteerism and motivate everyone in our community to become stewards of the environment;

NOW, THEREFORE, I, **MAYOR PAUL HAWKINS** do hereby proclaim the month of **MARCH** as the **GREAT AMERICAN CLEANUP MONTH** and call upon our citizens to join in activities that promote responsible environmental stewardship and help us renew our commitment to building a better world today and for future generations. So, declared on this day **11TH** of **FEBRUARY**, 2025.

Mayor Paul Hawkins





Rezoning Petition 2024-070-F

A rezoning petition has been submitted by Yash Desai on behalf of owner, Herbert and Pamela Stacy to rezone 19.42 acres +/- from R-20 (Single-family Residential-20) and A-1 (Agricultural) to C-2 (General Commercial) and MFR (Multi-family Residential) for the development of a retail shopping complex and the development of a multi-family residential complex. The property is located at 2173 E. Oglethorpe Highway in Flemington and is further described as LCTM Parcels 083C004 (16.3 acres) and 083C005 (2.3 acres).

Public Notification

Rezoning Petition 2024-068-H

A rezoning petition has been submitted by Cannon Maki on behalf of owners Susan R. Copner and Pacita V. Brinkerhoff to rezone 0.9 acres +/- from R-12 (Single-family Residential-12) to C-2 (General Commercial) for Murphy Express Gas Station and Convenience Store. Property is located at 405 Timberlane Circle and 413 Timberlane Circle in Hinesville and is further described as LCTM Parcels 057B061 and 057B052. Property is bounded now or formerly as follows: **NORTH** by Timberlane Circle; **EAST** by Pineview Drive; **SOUTH** by lands James E and Holly Thames; **WEST** lands by Highway 84 East, Bernard Mock and Joel Shelby Investment and Darius and Audrey Dela Cruz. This petition was postponed from the December 2024 LCPC Meeting.

Variance Request 2024-069-H

A variance request has been submitted by AIO South, LLC. to reduce the required lot area, front, rear and side yard setback required in MFR (Multi-family Residential): Tract 2, lot area 6,500 square feet to 2,962 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 3 feet on the left side. Tract 3, lot area 6,500 square feet to 4,356; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 5 feet on the left side. Tract 4, lot area 6,500 square feet to 4,312 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 3 feet on the right side and from 10 feet to 5 feet on the left side. Property is located on Wilson Avenue and is further described as LCTM Parcel 055D161. Property is bounded now or formerly as follows: **NORTH** by lands of Hinesville Childcare and Carlos H. Rodriguez; **EAST** by lands of Downtown Group, LLC and Obro Inc.; **SOUTH** by Wilson Avenue; and **WEST** by lands of HHS Leconte LLC.

Rezoning Petition 2024-070-F

A Rezoning Petition has been submitted by Yash Desai on behalf of owners Herbert Stacy and Pamela Stacy to rezone 19.42 acres +/- from R-20 (Single-family Residential-20) and A-1 (Agricultural) to C-2 (General Commercial) and MFR (Multi-Family Residential) for the development of a multi-family residential complex and a shopping complex. Property is located at 2173 E. Oglethorpe Hwy in Flemington and is further described as LCTM Parcels 083C004 and 083C005. Property is bounded now or formerly as follows: **NORTH** by Greybeard Lane and by lands of Alicia Floyd; **EAST** by E. Oglethorpe Hwy; **SOUTH** by lands of Gail

Evans; **WEST** lands by Fraser Martin.

Rezoning Petition 2024-071-H

A rezoning petition has been submitted by Smiley Investments to rezone 2 acres +/- from R-8 (Single-Family Residential-8) and R-12 (Single-Family-12) to MFR (Multi-Family Residential) for an Apartment Complex. Property is located at 829 Olmstead Drive and 825 Overton Street in Hinesville and is further described as LCTM Parcels 055B001 and 055B002. Property is bounded now or formerly as follows: **NORTH** by lands of Woodwind North Homeowners Association; **EAST** by Olmstead Drive; **SOUTH** by Overton Street and lands of Anthony Klosek; and **WEST** by lands of Sekoyia Fife, Alexander and Candice Dean, and John Hampton.

Rezoning Petition 2024-072-R

A rezoning petition has been submitted by Leslie Heath on behalf of owner Pamela Whitman to rezone 10.76 acres +/- from AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for a warehouse, equipment yard, and office. Property is located at 5918 S Coastal Hwy in Riceboro and is further described as LCTM Parcel 220B011. Property is bounded now or formerly as follows: **NORTH** by lands of Interstate Paper Corp; **EAST** by lands of Kato Way, True Vine COG, Inc., and Sadie Mae and Willie Roberts; **SOUTH** by S Coastal Hwy; and **WEST** by lands of St. George Timberland Holdings, inc, Matthew White, and Delilah Way.

Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting on January 21, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority:

Thursday, February 6, 2025, 3:00 p.m. - The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M. L. King Jr. Drive, Hinesville.

Tuesday, February 4, 2025, 6:00 p.m. - The City of Riceboro Mayor and Council will meet at Riceboro City Hall, 4614 South Coastal Highway, Riceboro.

Tuesday, February 11, 2025, 4:30 p.m. - The City of Flemington Mayor and Council will meet at Flemington City Hall, 156 Old Sunbury Road, Flemington.



Vicinity Map



Zoning Map



Zoning_County	O1
Zoning	PU D
	R12
	R20
	R8

Wetlands



Existing Zoning



Narrative

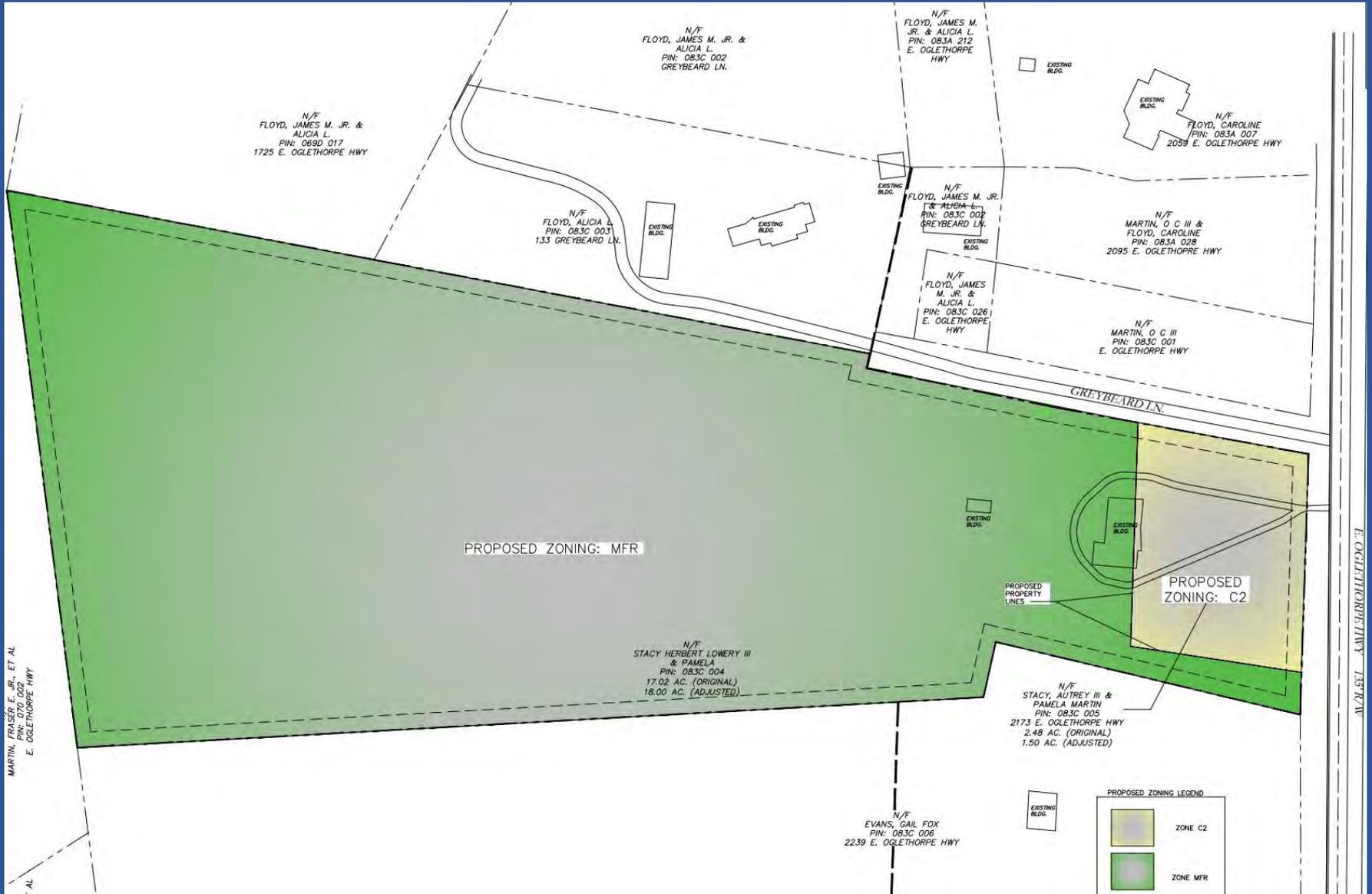
DESCRIPTIVE NARRATIVE FOR REZONING:

(1) Proposed use for Parcel 083C-005 will be 10,000 s/f of retail space, including 57 parking spaces.

(2) Proposed use for Parcel 083C-004 will be multi-family residential; 7 buildings, 3-story structures totaling 294 dwellings, with 588 total parking spaces. Allows for 2 parking spots per unit. The proposed multi family complex will have top of the line amenities including a clubhouse, pool, pickleball/tennis court and basketball court. Pool/clubhouse area will include a gym, lounge, communal kitchen, meeting room and leasing offices. Pet walking areas throughout complex. 3 dumpster areas with maintenance and landscape buildings on-site.

STATEMENT OF PROPOSED NUMBER OF DWELLING UNITS AND ACREAGE AVAILABLE FOR BUILDINGS : 18 AC. MULTIFAMILY @ 294 UNTIS = 16.33 UNITS PER ACRE
COMMERCIAL RETAIL 1 SPACE PER 150 S.F. 10,000 S.F. * 1 SP./175 = 57 SPACES
REQUIRED
7 BUILDINGS @ 42 UNTIS PER BUILDING (3-STORY) = 294 UNITS 294 UNITS * 2 PARKING SPACES PER UNIT = 588 SPACES REQUIRED GARAGE SPACES = 42 (6 SPACES PER GARAGE) PARKING SPACES = 546 SPACES TOTAL PROVIDED PARKING SPACES = 588 SPACES

Proposed Zoning







Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
 - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
 - *Yes.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
 - *The Comprehensive Plan designates this property as both Mixed-Use Urban Corridor and Agricultural/Forestry. The proposed 2026 Comprehensive Plan designates this site as Mixed-Use.*

Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
 - *No.*
5. Is the proposed use suitable in view of nearby uses?
 - *Yes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
 - *Possibly. This project shall require a traffic study per the UDO.*

Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
 - *No.*
8. Would this change cause a “domino effect”?
 - *Yes.*
9. Are there unique historical sites which may be adversely impacted?
 - *None noted on the subject parcels. This site is located next to the parcel that has the Peter Fleming Martin House built in the 1880s.*

Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

11. Is it spot zoning and unrelated to the existing pattern of development?

- *No.*

12. Are there unique conditions which support approval or denial?

- *Yes. This site is located in an area identified by the City of Flemington as a new downtown.*

LCPC Recommendation

Approval

Rezoning Petition 2024-070-F

Conditions

Standard and Special

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

Special Conditions

1. The project must incorporate the recommendations of the traffic impact study.
2. The project is subject to the Flemington Downtown Development Guidelines currently being drafted.

LCPC Recommendation

Approval

Rezoning Petition 2024-070-F

Conditions

Standard and Special



Proposed UDO Amendments for **Residential/Commercial Mixed Use and Parking of RVs**

A new use is proposed (residential/commercial mixed use) and restrictions on the parking of RVs is proposed to be added as well.

1. [Residential/Commercial Mixed Use](#)

- Defines the new use.
- Indicates which zoning districts it is allowed.
- Describes additional provisions/limitations for the use.

2. [Parking of RVs outside of RV parks](#)

- Indicates where RVs can be parking on private property.
- Prohibits the RV from being used for living purposes.

Proposed UDO Amendments for **Site Plan and Subdivision Requirements**

There are several amendments proposed in response to a) concerns from developers, design engineers and municipal engineers, b) request by Hinesville Dept. of Inspection, and c) changes to provisions LCPC thinks are needed now that the UDO has been in effect for almost a year.

3. [Amend Section 402-2 \[General Parking Lot Requirements\]](#)

- Increases the threshold for requiring a photometric lighting plan.
- Defines maintenance responsibilities.

4. [Amend Section 503-4 \[Final Plat Requirements\]](#)

Adds in a certification block for the Planning Commission on final plats.

5. [Amend Section 503-8 \[Outstanding Improvements and Performance Sureties\]](#)

- Removes the requirement that the maintenance bond only cover completed improvements.
- Requires an extension of the maintenence bond for items not completed 6 monhts after the original bond was issued in order to cover a full 2 years of maintenance for those items.

6. [Amend Section 504-5 \[Water\]](#)

Per GA Dept. of Health rules, change distance from a municipal system requiring connection from 500 to 1,000 feet.

7. [Amend Section 504-6 \[Sewer\]](#)

- Fix typos by replacing “water” with “sewer”.
- Adds “conveyance” to what a private sewer system must be able to provide.

- Instead of requiring a variance from the requirement for a community sewer system, the governing authority may waive this requirement.
- Changing the min. lot size for subdivisions with septic systems.
- Move the pump station requirements from Section 504-12 to this section.

8. Amend Section 504-7 [Streets]

- Revise and update paving requirements.
- Add pavement and curb markings around hydrants.
- Remove requirement for inlet spacing.
- Require developers to purchase and install all traffic control signs.
- Revise Hinesville gutter spread requirement.

9. Amend Section 504-12 [Other Design Requirements]

- Amend the width of required easements for underground piping to be dependent on depth and/or size of pipe.
- Amend the width of aboveground easements to be smaller for ponds and to provide different widths for swales, etc., depending on whether they are natural or armored.

AN ORDINANCE TO AMEND THE LIBERTY COUNTY UNIFIED DEVELOPMENT ORDINANCE TO INCLUDE REQUESTED PROVISIONS AND REVISIONS TO THE SITE PLAN AND SUBDIVISION REQUIREMENTS; SAID AMENDMENTS TO BE APPLICABLE TO THE CITY OF MIDWAY; 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, revisions were requested to clarify existing provisions, include a new use (residential/commercial mixed use) and to amend some site plan and subdivision requirements;

NOW AND THEREFORE, the City of Flemington hereby adopts the amendments below which shall become effective on April 1, 2025.

Amendments to Division II – Zoning Districts

Amend Table 204.1 [Schedule of Uses – Commercial Districts] to add the following new use:

USE	C-1	C-2	C-3	OI	IC	DD	Notes
Residential/Commercial Mixed Use	C	C		C		P	See Sec. 302-12 for limitations.

Amendments to Division III – Development Provisions

Repeal Section 302-12 [Living Units in Zones other than Residential (Not applicable in Hinesville)] and replace with a new Section 302-12 [Residential/Commercial Mixed Use (R/C Mixed Use)] as shown below and amend the Article 302 Table of Contents accordingly.

Section 302-12 (Residential/Commercial Mixed Use (R/C Mixed Use))

- A. The commercial uses allowed as part of a R/C mixed use development are limited to the following:
 1. Medical, dental and related offices
 2. Offices
 3. Personal service shops
 4. Photographic, music or art studios
 5. Schools of art, music and similar activities
 6. Service shops and financial institutions
 7. Indoor retail
 8. Restaurants ≤ 1,200 SF and cafes

- B. A minimum of 50% of the parcel’s gross floor area shall be dedicated to residential uses and a minimum of 30% shall be dedicated to commercial uses.
- C. Only commercial uses are permitted on the ground floor of a building on an arterial street.
- D. Standalone/detached single-family dwellings with no commercial space are not allowed.

Sec. 302-18 (Parking of trucks, trailers and RVs (Not applicable in Hinesville)) is amended to read as follows and amend the Article 302 Table of Contents accordingly:

- 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 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.
- C. RVs may be parked or stored on private property in any district provided they are either within a building or, if outside, they are parked or stored in the side or rear yard, if possible. Any RV outside of an RV park shall not be used for living, sleeping or housekeeping purposes.

Amendment to Division VIII – Definitions and Abbreviations

Article 803 Definitions is amended to include the following new definition:

Residential/commercial mixed use – Residential and commercial uses within one building and/or in separate buildings on one parcel.

Amendments to Division IV – Site Plan Review

Amend Section 402-2 [General Parking Lot Requirements] subsection G [Lighting] subparagraph 5 to read as follows:

- 5. A photometric lighting plan shall be required if the proposed use will be open during hours of darkness and the parking lot contains more than 20 parking spaces. If a photometric lighting plan is required, nationally recognized lighting recommendations for illuminance levels and uniformity ratios shall be followed, such as contained in the most current Illuminating Engineering Society of North America (IESNA) Lighting Handbook.

Amend Section 402-2 [General Parking Lot Requirements] to add a new **subsection K [Maintenance]** to read as follows:

- K. Maintenance
All parking and loading areas shall be maintained free of trash and debris. Surface, striping, curbing, lighting and signage shall be maintained in good condition. Additionally, landscaped and grassed areas around and within parking and loading areas shall be free of weeds, high grass and unpruned shrubbery and any dead plantings are to be removed and replaced.

Amendments to Division V – Subdivisions

Amend Section 503-4(C) [Final Plat Requirements] as to read as follows, add **Figure 503.5 [Certification Block for Planning Commission]** and amend the Article 503 Table of Contents accordingly for this new figure:

- C. Certification blocks as shown in Figure 503.3 and Figure 503.5, and the applicable certification blocks shown in Figures 503.1 and 503.2 at the end of this Article.

Figure 503.5

Certification Block for Planning Commission

<u>Certificate of Approval</u>	
This subdivision plat has been found to comply with the Liberty County Unified Development Ordinance.	
Signature of Planning Commission Officer	Date
Printed Name	
Title	

Amend Section 503-7 [Outstanding Improvements and Performance Sureties] subsections (A) and (E) subparagraph 2 [Terms of surety] to read as follows:

- A. **Timeframe to complete improvements** – Remaining improvements shall be completed within 6 months from the date of the final plat approval by the governing authority or an extended maintenance guarantee shall be provided pursuant to Sec. 503-8 [Maintenance of Required Improvements]
- E. 2. The surety will not be released until the improvements have been satisfactorily completed and, as applicable and pursuant to Sec. 503-8 [Maintenance of Required Improvements], the additional maintenance guarantee has been received.

Amend Section 503-8 [Maintenance of Required Improvements] subsections A and C to read as follows:

- A. **General** - A surety from the developer is required prior to acceptance of the improvements whereby the developer shall guarantee maintenance of the primary and secondary improvements.
- C. **Duration of the surety** - The time of guarantee shall be 2 years from the date of acceptance of the improvements by the governing authority (see Sec. 503-9 [Dedication and Acceptance of Improvements]). If the maintenance guarantee included coverage of outstanding improvements that were not completed in a timely manner as specified in Sec. 503-7(A) [Outstanding Improvements and Performance Sureties; timeframe to complete improvements], prior to releasing the performance surety for such improvements, an

extension of the maintenance guarantee for the improvements shall be provided to cover a full 2 years after installation.

Amend Section 504-5 [Water] subsection B subparagraph 1 to read as follows:

B. Connection to municipal supply

1. Subdivisions located in or adjacent to any municipality or located within 1,000 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.

Amend Section 504-6 [Sewer] subsections B, C, D, E, and G to read as follows:

B. Connection to municipal system

1. Subdivisions located in or adjacent to any municipality or located within 500 feet to an existing municipal sewer system, shall connect to that municipal sewer system unless the municipality certifies that it will not provide sewer service for the proposed development.
2. Construction of the sewer 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 conveying, treating and disposing of the wastewater.

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. Waiver

A waiver from the requirement for a community sewer system may be granted by the governing authority if all the requirements below are met. Such request for a waiver shall be in writing and submitted to the plan reviewer for processing.

- a. For subdivisions with 50 – 100 lots or potential for that many lots, all the usable lot areas meet the minimum standard required by the Dept. of Health On-site Sewage Management System regulations or are a minimum of ½ acre, whichever is larger.
- b. For subdivisions with over 100 lots or potential for that many lots, all the usable lot areas meet the minimum standard required by the Dept. of Health On-site Sewage Management System regulations or are a minimum of 1 acre, whichever is larger.
- c. The soil conditions are able to support the required number of on-site sewage disposal systems as determined by the Dept. of Health

E. Individual septic systems - Individual septic systems are allowed if connection to a municipal system is not required, connection to an existing private system is not an option

or a waiver has been granted such that a community sewer system is not required. Individual on-site sewage disposal systems shall comply with Department of Health On-site Sewage Management System regulations.

- G. **Pump stations** – In Hinesville and Flemington, pump stations shall comply with the City of Hinesville’s Sewage Pumping Station Design Guide and Specifications. In all other jurisdictions, pump stations shall comply with the requirements herein or as otherwise required by the appropriate city or county engineer.
1. All pump stations to be dedicated to a public system shall be on a tract deeded to the municipality or have a utility easement on common land owned by the HOA. Such tract or easement shall be a minimum of 4,000 SF and have a minimum width of 50 feet. To the extent feasible, all components of the pump station shall be at least 20 feet from the tract or easement boundaries.
 2. Fencing shall be required along all boundaries of the tract or easement, exclusive of any access driveway. Such fencing shall be a minimum of 6 feet high and, where the tract or easement abuts a residential lot, it shall be privacy fencing so it is screened from the residence. A double gate a minimum of 12 feet wide shall be provided at an appropriate location.
 3. Accesses to the pump station tract or easement shall be improved with a minimum 11-foot wide driveway that is asphalt, concrete or, at a minimum, consists of a graded aggregate base course screened 1½ inches or smaller with a thickness of 6 inches after being thoroughly compacted and constructed. The driveway shall be graded such that stormwater does not pond on it.
 4. Controls for pump stations shall not be mounted on wood but on stainless steel or other such durable material.

Amend Section 504-7 [Streets] subsections D subparagraph 5, E, F subparagraph 1 and G subparagraph 3 to read as follows:

D. **Alignment**

5. Grades - All streets should have a minimum grade of not less than 0.30% and shall have a crown of not less than 3 inches. 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.

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 course and wearing surface

- a. The base shall consist of a graded aggregate base course (GAB) screened 1½ inches or smaller with a thickness as indicated below after being thoroughly compacted and constructed. All materials shall be secured from an approved source and shall conform to GDOT’s minimum acceptable standards for this area. The wearing surface shall consist of 9.5 mm superpave with a thickness as indicated below and shall be placed in accordance with the latest edition of the GDOT Standard Specifications for Roads and Bridges.
 - i. Local street – 6” GAB and 1½” superpave.
 - ii. Collector street – 8” GAB and 2” superpave.
 - iii. Arterial street – to be determined by geotechnical and equivalent single-axel loading analysis for roadway type.
 - iv. GDOT road – as determined by GDOT.
- 3. 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. Additionally, a hydrant zone shall be marked as follows: the curb along where the street widens to 26 feet and the curb directly across from this area shall be painted red, and red striping shall be marked within the widened part of the street. Stop bars, crosswalks and hydrant zones shall be shown on the construction plans.

F. Drainage

1. Gutter Spread

- a. 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.
- b. 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 halfway into the travel lane. Such streets shall have a 3-inch crown as required by the City’s standard detail.

G. Street names and signage

- 1. 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 and install all necessary traffic control signs in accordance with MUTCD including but not limited to stop, speed limit, do not enter, pedestrian crossing, etc., and shall show all proposed signage on the plans. For public safety reasons, all street name signs shall be installed as soon as possible after final plat approval.

Amend Section 504-12 [Other Design Requirements] subsections A subparagraph 1 and B to read as follows and delete E (it was moved to Sec. 504-6 [Sewers]):

A. Lots

1. Lot dimensions - All lots shall meet the minimum lot width, depth, and area requirements of the applicable zoning district or general development plan (for PUDs). With respect to the area, the minimum lot area is usable area.

B. Easements – All easements shall be shown on the preliminary and final plats and shall conform to the requirements below.

1. Access – All easements for vehicular access to a facility, infrastructure or structure shall be a minimum of 20 feet wide unless otherwise indicated herein. Additional width or areas for turning movements may be required to accommodate the vehicles that will be utilizing the access.
2. Utility – All easements for utilities such as power and cable shall be a maximum of 5 feet wide when adjacent and parallel to a street right-of-way and a maximum of 10 feet wide in other locations.
3. Water (potable and non-potable) piping – All easements for underground water piping and appurtenances shall be centered on the pipe and the width of the easement is based on the depth of the pipe below finished grade as indicated below.
 - a. Depth \leq 8 ft. – 20 ft. easement
 - b. Depth over 8 ft. – 20 ft. plus an additional 2 ft. for every foot deeper than 8 ft. up to a maximum easement of 30 ft.
4. Sewer piping – All easements for underground sewer piping and appurtenances shall be centered on the pipe and the width of the easement is based on the depth of the pipe invert below finished grade as indicated below.
 - a. Depth $<$ 8 ft. – 20 ft. easement
 - b. Depth between 8 ft. and \leq 12 ft. – 25 ft. easement
 - c. Depth greater than 12 feet – 50 ft. easement
5. Stormwater piping – All easements for underground stormwater piping and appurtenances shall be centered on the pipe and the width of the easement is based on the size of the pipe and/or the depth of the pipe invert below finished grade as indicated below.
 - a. Pipe with a diameter \leq 24” and at a depth \leq 8 ft. – 20 ft. easement
 - b. Pipe with a diameter $>$ 24” or any sized pipe with a depth $>$ 8 ft. – 25 ft. easement
6. Aboveground infrastructure - The minimum easement for aboveground or at-grade infrastructure shall be as required below. If an easement is needed for something that is not listed, it shall be a minimum of 20 feet around the infrastructure unless it can be demonstrated that a smaller easement would still meet the purpose of the easement (i.e. repair, maintenance, access, etc.)
 - a. Flumes and stone- or concrete-lined swales, ditches, etc. – Easement shall extend a min. 5 feet on either side of the outer edge of the flume or from the top of slope

of the swale, ditch, etc. If the easement doubles as an access easement (i.e., for a pond), an additional 10 feet of width on one side of the flume, swale, etc., shall be added to the easement.

- b. Vegetated swales, ditches, bioswales, etc. – Easement shall extend a min. 2 feet on either side of the top of the slopes. If the slope of the swale, etc., is steeper than 4:1, an additional 10 feet of width on one side of the swale, etc., shall be added to the easement.
 - c. Drainage ponds – Min. 10 feet all around the pond as measured from top of slope. Fencing is not allowed within an easement if it impedes general or functional maintenance of the pond.
7. Street trees - Street trees shall be planted within a 10-foot wide easement along the front property line.

*** end of amendments ***

APPROVED this _____ day of _____ 2025, by the Mayor and Council of the City of Flemington.

Paul Hawkins, Mayor

David Edwards, Mayor Pro Tem

Gail Evans, Councilmember

Rene Harwell, Councilmember

Larry Logan, Councilmember

Hasit Patel, Councilmember

Leigh Smiley, Councilmember

ATTEST:

Signature

Printed Name

Title

House Bill 581

Property Tax Relief and Reform for Georgians

HB 581 (Rep. Snaw Blackmon, 146th) was passed by the Georgia General Assembly on March 28, 2024 and signed by Governor Brian Kemp on April 18, 2024. The bill provides relief and clarity to taxpayers by offering the following: a statewide floating homestead exemption, an optional sales tax to further offset property taxes, and property tax process reforms.

THE ENTIRE BILL REQUIRES THE RATIFICATION OF A CONSTITUTIONAL AMENDMENT TO BE VOTED ON DURING THE GENERAL ELECTION ON NOVEMBER 5, 2024 (HR 1022)

MARCH 1, 2025

DATE BY WHICH LOCAL GOVERNMENTS MAY OPT OUT OF PARTICIPATING IN THE FLOATING HOMESTEAD EXEMPTION. TO OPT OUT, A LOCAL GOVERNMENT MUST PASS A RESOLUTION AND HOLD THREE PUBLIC HEARINGS.

STATEWIDE FLOATING HOMESTEAD EXEMPTION

HB 581 provides a **statewide** "floating" homestead exemption that will limit annual assessment increases on a **homesteaded property** to the **rate of inflation**.

This statewide exemption can be used in addition to other homestead exemptions that are not base year value exemptions. If another base year exemption exists locally, the exemption of greater benefit to the homeowner shall be provided.

The **base year assessed value** for a home will be initially set at the 2024 value of a home and resets whenever a home is sold or receives a **substantial property change**.

A **rate of inflation** based on the consumer price index shall be set annually by the **Georgia Department of Revenue**. Home assessment increases will be limited to this rate of inflation, with any excess being offset by the homestead exemption.

OPTIONAL SALES TAX FOR PROPERTY TAX RELIEF

- ✱ An **optional 1 percent sales and use tax** is available to eligible **counties and municipalities**. Proceeds may only be used for **property tax relief**.
- ✱ The measure must be **approved by voters** via referendum.
- ✱ Counties and cities may qualify by **implementing an ad valorem property tax exemption** (such as the floating homestead exemption above) and entering into an **intergovernmental agreement** that determines the distribution of proceeds.
- ✱ The tax may be levied for **up to five years** with the option for **renewal**. Any renewal will require a **local act of the Georgia General Assembly** in addition to the intergovernmental agreement and approval via referendum.

PROPERTY AND SALES AND USE TAX REFORMS

- ✱ Regarding property tax assessment notices: the current requirement to include an estimate of the current year's tax based on the previous year's millage rate is replaced with the current year's estimated roll-back rate. A disclaimer related to the roll-back rate is only required if the roll-back rate is not met.
- ✱ Parcels are required to be appraised at least once every three years.
- ✱ Property values may only receive a three-year lock if the value is reduced upon appeal; currently, property values can be frozen for three years if the value is reduced or remains the same when appealed.
- ✱ Local option sales and use taxes are restructured as follows:
 - ✱ The local sales tax limit remains at 2 percent.
 - ✱ An additional 1 percent may be levied from each of the following categories:
 - 1) ESPLOS I
 - 2) Transportation-related sales tax
 - 3) One of OLOST, CSPLOST, MOST, or the optional sales tax for property tax relief above.