CITY OF WALTHOURVILLE

The Honorable Mayor Sarah B. Hayes, Presiding

November 10, 2026 @ 6:00 PM

Walthourville Police Department

The Honorable Mitchell Boston, Mayor Pro Tem — **The Honorable Patrick Underwood**

The Honorable Bridgette Kelly — **The Honorable Luciria Luckey Lovette**

The Honorable Robert (Bob) Dodd

Mr. Luke R. Moses — **City Attorney**

AGENDA

I. Call to Order — **Mayor Sarah B. Hayes**

II. Roll Call — **City of Walthourville**

III. Invocation — **Appointee**

IV. Pledge of Allegiance — **In Unison**

V. Approval of Agenda — **Councilmembers**

VI. Approval of Minutes — **Councilmembers**

- **October 27, 2026-Regular Meeting Minutes**
- **October 27, 2026-Executive Session Minutes**

VII. Presentation(s)

VIII. Agenda Items:

1. Liberty County — **Mr. Joseph Mosley**
SPLOST VIII Intergovernmental Agreement (IGA) for consideration and approval.

2. LCPC UDO — **Mr. Jeff Ricketson**
UDO Request to hold a Public Hearing. This will be an action item for the December 10, 2026.

3. LCPC — **Mr. Jeff Ricketson**
Data Center Moratorium Resolution.

4. LCPC — **Mr. Jeff Ricketson**
Conditional Use for Type B Home Occupation 2026-40-W for a hair braiding business that was submitted by Ms. Simone Walker for a hair braiding business.

5. City of Walthourville — **Mayor and Council**
Employee Benefits and Job Descriptions.

6. City of Walthourville — **Mayor and Council**
Police and Fire Department Contracting of Services Updates.

7. **City of Walthourville** — **Mayor, Council & CKH**
   Audit Updates.

8. **City of Walthourville** — **Mayor and Council**
   City Millage.

IX. Citizens Comments — **Walthourville Citizens**

Each citizen is allocated three (3) minutes.

X. Department Head Update

Mr. Dave Martin — Public Works

Mr. Patrick Golphin — Water Department

Chief Nicolas Maxwell — Fire Department

Chief Christopher Reed — Police Department

XI. Elected Officials Comments

Mayor Pro Tem Mitchell Boston

Councilmember Patrick Underwood

Councilmember Bridgette Kelly

Councilmember Luciria Luckey Lovette

Councilmember Robert Dodd

XII. Mayor's Updates — **Mayor Sarah B. Hayes**

XIII. Executive Session (Amended Item) — **Personnel**

XIV. Adjournment — **Mayor and Council**

When an Executive Session is warranted, it is called for the following:
Litigation, Personnel and Real Estate. OCGA (§ 50-14-1 — 50-14-6)

City of Waltourville
Mayor and Council Meeting Minutes
October 27, 2026 @ 6:00 PM
Walthourville Police Department

I. Call to Order: The meeting was called to order at 6:00 PM by Mayor Sarah B. Hayes at the Walthourville Police Department.

II. Roll Call: The roll call by the City Clerk. In addition to Mayor Hayes, the following members were present:

Mayor Pro Tem Mitchell Boston
Councilmember Patrick Underwood
Councilmember Robert Dodd
Councilmember Bridgette Kelly.

Member Absent: Councilmember Luciria Luckey Lovette.

The attendance of the Council constituted a quorum.

Attorney Luke R. Moses provided legal advice during the meeting via telephone.

III. Invocation was given by Mayor Pro Tem Boston.

IV. Pledge of Allegiance was recited in unison.

V. Approval of Agenda: The motion to approve was made by Councilmember Dodd nd the second was added by Mayor Pro Tem Boston. Vote: 4-0: Motion Passed.

VI. Approval of Minutes:

- October 13, 2026, Regular Meeting Minutes: The motion to approve was made by Councilmember Dodd and the second was added by Mayor Pro Tem Boston. Vote: 4-0: Motion Passed.

VII. Presentations:

Atlantic Waste — Mr. Sam Sullivan

Mr. Sullivan presented a 4.8% sanitation rate adjustment for January 2027 for the City's Trash Collection, based on the consumer price index provision. The January service adjustment would first appear on Atlantic Waste's February bill to the City. He described the increase as approximately $1.05 per month and stated that the rate would apply throughout 2027, with the next annual adjustment governed by the contract. Although fuel and disposal costs had increased, Atlantic Waste was not requesting separate fuel relief.

Mr. Sullivan confirmed that replacement carts were included in the agreement at no additional charge. He requested notice when the City's supply reached eight to ten carts, allowing three to four days for delivery. Council discussed residents' concerns about bulk pickup charges. Conflicting information was provided regarding residents' eligibility to use Liberty County disposal facilities, and confirmation from the County was requested.

City staff confirmed that residents could pay their annual sanitation charges in advance, while Atlantic Waste would continue billing the City monthly. Staff also explained that updating the billing code would apply the revised rate through the billing system. No motion was taken.

VIII. Agenda Items:

1. LCPC — Mr. Lori Parks

Business License Request for Bliss and Gloss Nail Spas, LLC. The agenda identified Ms. Martesa Moss as the owner and 4981 West Oglethorpe Highway, Suite 8, as the proposed location. The motion to approve was made by Councilmember Kelly and the second was added by Councilmember Dodd.

Vote: 4-0: Motion

2. City of Walthourville — Mayor Sarah B. Hayes

Council reviewed priorities for the City's $2,200,000 draft project allocation, with collections discussed as beginning in 2029. Attorney Luke R. Moses recommended keeping project descriptions sufficiently broad to accommodate eligible needs and possible additional distributions.

Water and wastewater infrastructure was discussed as the first priority, with $1,000,000 included in the draft allocations. Mr. Patrick Golphin identified the need for an additional pump at the Carter Road station, which had only one pump, and another pump at Kevin Road. Pump costs were discussed at approximately $50,000 to $70,000 each. He explained that pump failures could cause sewage backups and that work need to be done at the main well on Hardman Road.

Council also discussed replacement of faulty water meters, eventual systemwide replacement, and digital upgrades. Full replacement had previously been estimated at nearly $1,000,000. Approximately 200 to 225 meters, or about 10% of the system, required manual rereads each month. Mr. Golphin reported that problems will continue to occur because of the defective meters. .

Council discussed $350,000 for public buildings and infrastructure, including the Public Works building. Mr. Dave Martin estimated that repairing one room would cost approximately $30,000 to $35,000. Discussion addressed mold, deteriorated wood, flooding, and the need to raise the floor or foundation. Members considered replacing the building with a metal structure rather than making limited repairs. Attorney Moses recommended wording covering expenses related to public buildings and infrastructure, including construction or repair.

The remaining draft allocations discussed were $229,000 for a final fire truck payment, $250,000 for parks and recreation, and $100,000 for equipment and technology. The fire truck payoff was reported as July 2029. The park discussion included a prior $135,000 estimate, two benches, resurfacing needs, and allowances for future costs. Technology needs included City Hall and Police Department servers. Public safety vehicles were also identified as a category to retain in the project language if additional funds became available.

Council expressed agreement that the remaining $271,000 should be designated for roads and drainage. Discussion addressed drainage deficiencies in older neighborhoods and the limitations of available T-SPLOST funding. A copy of the existing T-SPLOST referendum was requested, and Mayor Hayes stated she would send it to everyone.

DRAFT

The project allocations were to be sent to Attorney Moses for preparation of the City's project language. He agreed to coordinate with the County so that a revised SPLOST agreement could be provided for Council review before the vote scheduled for November 10. No formal motion on the SPLOST agreement was recorded.

3. City of Walthourville — Mayor Sarah B. Hayes

Town of Allenhurst Fire Service Agreement. Attorney Luke R. Moses explained that the amendment provided for the annual $84,300 obligation to be paid in twelve equal monthly installments of $7,025, due on or before the 15th day of each month, rather than through fire-fee collections. The first payment was reported as received October 16. The agreement would expire December 31, 2027.

Council questioned the calculation of the annual amount and the effect of any future change in the City's fire service arrangements. Attorney Moses stated that the amount came from the previous agreement, that the City's obligation to provide service continued, and that the agreement could be renegotiated in the future. He recommended approval of the amendment as presented. This agreement will be effective through 2027. The motion to approve the amendment to the intergovernmental agreement between the Town of Allenhurst and the City of Walthourville as written was made by Councilmember Dodd and the second was added by Councilmember Underwood. Vote: 4-0: Motion Passed.

4. City of Walthourville — Mayor Sarah B. Hayes

Road Name Change for the construction of the Walthourville Bypass, for the division of Griffin Road and a portion of Carter Road. Council discussed Blue Devils Court as the name for the affected portion of Griffin Road near Arnall. The name would recognize a local baseball team with players from Walthourville and Allenhurst. Discussion included the team's history, possible photographs and other historical documentation, countywide restrictions on duplicate road names, and the planned dead-end configuration affecting approximately ten to fifteen homes. The motion to rename that portion of Griffin Road to Blue Devils Court was made by Councilmember Dodd and the second was added by Councilmember Kelly.

Vote: 4-0: Motion Passed.

The City Clerk stated that the County paperwork would be initiated the following day and that affected residents would need to be notified and that would be done by the County. A separate question was raised about the process for renaming another road by Councilmember Kelly ; additional information on that process was to be obtained from Attorney Moses.

5. City of Walthourville — Mayor Pro Tem Mitchell Boston

Alternative Employee Benefits. Mayor Pro Tem Boston reviewed implementation of the previously approved employee benefits. He clarified that employees could obtain their own insurance, while PeopleKeep would administer the $400 reimbursement benefit. He reported that implementation materials, an employee upload form, a checklist, and contact information from Yves (Peoplekeep Representative) had been emailed to City Hall, but the administrator had not received a response. Staff explained that they had understood PeopleKeep to be an insurance-selection service and had been awaiting further Council discussion.

Discussion addressed the need for a City Hall contact, submission of employee information, reimbursement documentation, and protection of employees' medical information. Staff indicated that questions regarding information security would be directed to the administrator. Attorney Luke R. Moses confirmed that Council had already approved the benefit and that implementation, rather than another approval, was needed.

Council also discussed the previously approved direct primary care subscription through Coastal Drug with Dr. Harness. The cost discussed was $59 per employee per month for 17 employees, totaling $1,003 monthly. Members clarified that the subscription would make services available without requiring employees to use them. Implementation for January required an employee roster, with subsequent updates for staffing changes. The follow-up identified was to provide Coastal Drug with the employee list and contact Yves at PeopleKeep to complete the reimbursement setup. Estimated health insurance savings of approximately $200,000 were also discussed. No new motion was recorded.

6. City of Walthourville — Councilmember Bridgette Kelly

Audit Update. Councilmember Kelly reported that James Moore had revised the anticipated completion date for the 2021 audit from October to November 30. The 2022 through 2026 audits remained projected for completion by June 30, 2027. Information had been requested from City Hall and CKH, and another progress update was expected Friday.

IX. Citizens Comments — Walthourville Citizens

No citizen comments were offered when the section was called.

X. Department Head Update

Public Works — Mr. Dave Martin

Mr. Martin reported repairs to the Fletcher Road drain and continued grass cutting and litter removal. He explained that tree roots limited leveling at Fletcher and that a substantial rain would be needed to evaluate the drainage work. Council discussed clearing an overgrown drainage area behind a resident's property, a contractor quote of approximately $2,000, and whether T-SPLOST funds could be used. Mr. Martin recommended using a contractor for the work. A separate damaged concrete manhole structure was also discussed as requiring contractor replacement. No expenditure was approved.

Water Department — Mr. Patrick Golphim

Mr. Golphin referred to his earlier report during the SPLOST discussion and provided no additional update.

Fire Department — Chief Nicolas Maxwell

Chief Maxwell reported 54 calls through 911 since the last meeting: 42 medical calls, six motor vehicle accidents, two fires, and four miscellaneous calls, including mutual aid. An additional 16 good-intent or citizen-assistance calls brought the total to 70. He explained that these additional calls generated departmental reports but did not necessarily generate 911 computer-aided dispatch records, and that future monthly reports would include them.

Police Department — Chief Christopher Reed

Chief Reed reported 321 calls or activities for the month to date, including traffic stops, with 50 reports, nine vehicle crashes, 13 arrests, two domestic violence incidents, 71 citations, and 21 warnings. The October 22 Neighborhood Watch meeting addressed scams. Training for the Taser upgrade associated with the body-camera update was scheduled for October 29 at 8:00 AM, following certification of the Chief, Assistant Chief, and another instructor. The Mayor commented on training provided that day and interest from other municipalities in similar training. Discussion also addressed property cleanup and code-enforcement notices

near Frasier Road, Lambert Plantation and in Hunter's Branch. Chief Reed reported changes following a notice that allowed 30 days for compliance.

XI. Elected Officials' Comments

Mayor Pro Tem Mitchell Boston reported favorable citizen feedback regarding the ability to hear meetings. He asked about an American Tank payment inquiry and communication with the vendor. This led to discussion of unpaid invoices, payroll taxes, insurance proceeds, and the pumper-tanker loan.

Staff reported that CKH had advised holding payments pending a substantial payment toward payroll taxes. Council discussed whether approximately $400,000 in insurance proceeds should be paid to the IRS or whether a smaller payment and an installment arrangement could preserve funds for other obligations. Staff stated that nearly $200,000 had been paid in September but clarified that this was not a payment on the back taxes. Staff also reported that using all the insurance proceeds would affect the City's ability to meet general fund obligations, including an approximately $212,000 pumper-tanker loan payment that had already been extended to October 20.

Attorney Luke R. Moses stated that CKH had been engaged to negotiate with the IRS and that his understanding of the prior agreement was that the insurance proceeds would be applied toward payroll taxes. He advised against separate negotiations that could conflict with that engagement, agreed to review the agreement, and recommended further discussion with CKH and an explanation to Council. Members requested that CKH seek information from the IRS regarding payment options. Follow-up with CKH and another request to extend the pumper-tanker loan payment were identified. Communication with American Tank was also to be addressed. No new payment allocation or tax arrangement was approved. The motion. to withhold the entire insurance premium amounts to CKH and to pay the Pumper Tanker from the insurance premiums and have CKH negotiate was made by Councilmember Kelly and the second was added by Councilmember Underwood. Vote: 4-0: Motion Passed.

Councilmember Bridgette Kelly read the following statement during her comments: "I would like to extend my apologies to the citizens of the way last night's meeting concluded. It was never my intention, nor did I anticipate that my departure would result in a meeting coming to an end. I understand the importance of conducting the city's business, and I also recognize that citizens deserve a governing body that can communicate effectively and carry out its responsibilities. However, I also believe it is important to provide some clarity regarding circumstances that led to my departure. "My decision to leave was the result of ongoing frustrations surrounding the lack of communication and the inability to receive direct answers to questions being asked. During the meeting, I raised several questions seeking clarification on matters being discussed. Unfortunately, those questions went unanswered. At one point, my questioning was indicated as being combative. I disagree with that indication. The word combative is defined as being ready, eager, and inclined to fight, argue, or engage in conflict. Let it be clear, asking questions, seeking understanding, and expecting direct answers should not be confused with being combative. While I did not argue or gain conflict or become disrespectful, my intention was simply to obtain the information necessary to make informed decisions. "Unfortunately, that is not an isolated occurrence. On several occasions during previous discussions and meetings, I have asked questions that either received no response or were not met with answers that did not directly address what was being asked. In most instances, I intentionally asked closed-end questions that can be answered with a simple yes or no to eliminate confusion and encourage clear communication, yet even those questions often remain unanswered. "Leadership comes with responsibility, accountability, and the expectation of being prepared to answer questions, especially when those questions pertain to matters that have been discussed repeatedly. When an issue has been brought

before the governing body on multiple occasions, there should be a reasonable expectation that those leadership positions are familiar with the matter and prepared to provide clear, accurate, and relevant information in a timely manner. "Leadership is not always about making easy or popular decisions. In fact, some of the most important responsibilities of leadership involve making difficult decisions that may not please everyone. Hard decisions come with the position, but regardless of how difficult those decisions may be, they still have to be made. I have never had an issue with making difficult decisions, and I do not shy away from the responsibilities that come with the position. However, I cannot be expected to make informed, reasonable decisions without receiving answers to legitimate questions. "Asking questions is not an attempt to delay progress or challenge authority. It is part of the process of ensuring that decisions we make are based on facts, proper understanding, and what is in the best interests. There is a difference between confrontational and holding individuals accountable through questions. There is also a difference between disagreement and disrespect. As an elected official, I have both a responsibility and an obligation to ask questions, seek transparency, and ensure that decisions are made with accurate and complete information. I do not believe that asking questions should be viewed as a challenge to anyone's authority or an attempt to create division. Rather, questions should be welcome as a part of the governing process. "Effective government requires open dialogue, mutual respect, accountability, and willingness to provide answers even when the conversations may be uncomfortable. I also believe that leadership requires the ability to have difficult conversations without allowing the conversations to become personal. Not every question is an attack. Not every disagreement is an argument. Not every request for clarification should be interpreted as disrespect. "We cannot expect accountability from others if we are unwilling to demonstrate it ourselves. We cannot demand transparency while failing to provide answers. Most importantly, we cannot expect elected officials to vote on matters affecting the citizens without giving them the information necessary to make sound decisions. "While I acknowledge that my departure was not the ideal way to handle the frustration, I also believe that the underlying communication concerns must be recognized and addressed. I will never apologize for asking questions on behalf of the citizens. However, I do apologize in the manner of last night's meeting. My responsibility is not simply to occupy a seat or cast a vote. My responsibility is to understand the issue, ask necessary questions, and make informed decisions. The citizens deserve answers, accountability, and leadership that places their interests above personal differences. They deserve more than decisions. They deserve decisions that make sense." She also raised the lack of a response to an email concerning Executive Session and requested a timeframe for answering questions.

Councilmember Patrick Underwood reminded citizens and staff of Trunk or Treat on Thursday from 6:00 PM to 8:00 PM at the City Hall parking lot and the collection of hams and turkeys through November 10th. He asked about a computer for City use. The Mayor stated that she had personally purchased a computer that day and that it would be used only for City business. Councilmember Underwood read the following statement during his comments: "Walthourville has experienced at least the last 15 years of challenges, and unfortunately, our citizens are paying the price. Let's just be real. As I enter my third of four-year City Council term, I'm doing everything I can to move the city forward. We inherited a mess, and we are working day to day to address the problems and build a better future for our citizens. Sometimes I feel like our own Mayor is working against us instead of working with us. That is my personal opinion based on experience. We should be working together, putting politics and personal differences aside, and focus on what matters to the people we represent. Progress requires teamwork, transparency, accountability, and leaders willing to work together to solve problems. Our citizens deserve a government that puts their needs first. Despite the challenges, I will continue to ask questions, pushing for solutions and advocating for improvements our city needs. I did not run for the City Council to sit back and watch our city remain the same. I ran because I believe Walthourville can do better. We cannot change the past, but we can change the direction of our future. I will continue to do my part day by day to help move Walthourville forward. Our citizens deserve better, our city deserves better, and our future deserves our best efforts."

Councilmember Underwood stated that the employee benefit changes were expected to save more than $222,000 annually. He discussed the City's financial challenges and called for teamwork, transparency, accountability, and continued efforts to improve City services.

Councilmember Underwood read an October 26 email from American Tank Maintenance reporting an unpaid April invoice, an August payment not received, and a September invoice approaching its due date. He stated that he had replied that he would bring the matter to Mayor and Council. Finance Manager, Mrs. Ivy Norris explained that the April invoice had not been received until September, that communication with the vendor and a payment on the account had occurred, and that subsequent payments had been held following CKH's advice.

Councilmember Luciria Luckey Lovette was not present.

Councilmember Robert Dodd had no comments.

XII. Mayor's Update — Mayor Sarah B. Hayes

Mayor Hayes stated that she reviewed the statements read by officials as personal attacks that criticized her without acknowledging their own conduct. She said that she had worked on behalf of the City and had kept silent for three years about matters she believed would embarrass the City or other officials. She stated that her foremost concern was the City and its citizens and that, although the City faced financial difficulties, residents also faced financial difficulties and needed assistance.

The Mayor stated that food had not been distributed locally for two years before the recent efforts and cited food drives held August 28 and October 16. She described her work to obtain food and other efforts that she did not always publicize. She objected to criticism from officials who, she said, did not speak with her directly and instead sent emails she considered disrespectful. She reported that volunteers had told her Councilmember Underwood had upset people at a food drive and walked from car to car telling people, "Vote for me. Vote for the guy with the pretty eyes." Councilmember Underwood repeatedly denied making those statements and called the allegation a lie. The Mayor stated that multiple volunteers had reported the concerns to her the following day at the resource fair.

Mayor Hayes also reported that Councilmember Underwood had suggested more volunteers could have participated if she had publicized the food drive. She disputed that suggestion and stated that notices and information about the food drives had been posted. She said that some, but not all, councilmembers had long declined to speak with her or sit at the same table with her at events for the city and when the city is involved. She described airing these disputes publicly as embarrassing and expressed concern that people were speaking negatively about Walthourville. She criticized officials for discussing the City negatively online and on shows rather than working to bring it together.

The Mayor stated that she had asked to meet with officials and that Councilmember Underwood had said he would not come to speak with her. She questioned how communication could improve under those circumstances and said she had sought a mediator. She stated that GMA had visited after watching the meetings and observing the difficulties. Councilmember Underwood asserted that she had brought GMA in to tell Council what to do. The Mayor denied that assertion, stating that she had not invited the representative and had not known beforehand what the representative would discuss. She said the representative had come to help resolve the situation and urged officials to examine their own role in the communication breakdown.

Mayor Hayes remarked that anyone could use ChatGPT to prepare a letter or comments to read. Councilmember Kelly stated that her remarks were not prepared with ChatGPT and that she could think for herself. The Mayor

responded that the remark need not apply to anyone it did not fit, reiterated her point, and stated that it was past time to end the disputes and come together. She said that she had tried to share information with Council but that some officials contacted other people or departments separately, undermining matters she was pursuing for the City. The Mayor stated that she also received calls and emails about concerns, just as other officials heard reports in the community. She urged officials to put the disputes to rest and work for citizens, and added her comments were not from ChatGPT. She then called for a motion to enter into Executive Session.

XIII. Executive Session: At 7:54 PM the motion to enter Executive Session for personnel matters was made by Councilmember Kelly and the second was added by Mayor Pro Tem Boston. Vote: 4-0: Motion Passed.

XIV. Adjournment: At 8:28 PM the motion to adjourn was made by Councilmember Kelly and the second was added by Councilmember Dodd. Vote: 4-0: Motion Passed.

DRAFT

Proposed UDO amendments

Amendments to the Liberty County Unified Development Ordinance (UDO) for:

- conditional uses in commercial districts
- wall signs
- usable area
- accessory structures
- temporary uses
- well lots

Conditional Uses

CONDITIONAL USES IN COMMERCIAL DISTRICTS

- **Amendment to Article 803 – Definitions** - Add the following new definition:

  Retail, big box – A retail store having a total gross floor area exceeding 50,000 square feet.

- **Amendment to Table 204.1 – Schedule of Uses – Commercial Districts** - In the C-2 and C-3 districts where the uses below are permitted (P), they shall be changed to conditional uses (C).
  - Retail, Big-Box Store
  - Retail, Convenience Store/Gas Station
  - Theater, Assembly Hall, Concert Hall
  - Self-Storage Facility
  - Warehouse, Wholesale Distributor
  - Wrecker Service Operation

Wall Signs

LIMITATIONS ON WALL SIGNS

Amendment to Table 303.9 – Commercial/Industrial Zoning District Signs - Amend the table as follows (new text is underlined red and deleted text is ~~stricken through and gray~~):

Table 303.9 Commercial/Industrial Zoning District Signs	
Wall Signs *(also see Sec. 303-6.H)*	
Zoning Districts: **C-1** **OI** **DD**	Two wall, projecting, mansard or awning signs, of which the total area of signage cannot exceed ten percent of the building front of the business~~.~~ or 100 sq. ft., whichever is less.
Zoning Districts: **C-2** **C-3** **LI** **I-1**	Four wall, projecting, mansard or awning signs, of which the total area of signage cannot exceed fifteen percent of the building front~~.~~ or 150 sq. ft., whichever is less.

Usable Area

USABLE AREA OF NEW LOTS

Amendment to Article 803 – Definitions - Amend the definition of "Usable area" as follows (new text is underlined red):

Area, usable (net) – The total surface area associated with a feature, minus any portions of the feature which do not represent usable space. For a building, unusable space consists of utility areas, common hallways and related areas. For a lot, the unusable space consists of wetlands, surface waters and easements for drainage and utilities that are not along the front of a lot and are within the front yard. This term is synonymous with "net area."

Accessory Structures

ACCESSORY STRUCTURE SETBACKS

Amendment to Sec. 302-1 Accessory Uses and Structures - Amend paragraph B as follows (new text is underlined red and deleted text is ~~stricken through and gray~~):

B. **Accessory structures ~~building~~ setbacks.** ~~Accessory structures shall only be located in a side or rear yard and, for corner lots, the accessory structure shall not be allowed within the side street setback set forth in Article II. Setbacks for the side and rear yards shall be no less than 5 ft. in all districts except A-1 and AR-1, in which setbacks for the side and rear yards shall be no less than 10 ft. An accessory building may be erected in the front yard of waterfront properties contingent upon administrative approval.~~

1. Front and side street setbacks – Same as for principal building.
2. Rear and side setbacks (all districts except A-1 and AR-1) – 5 ft.
3. Rear and side setbacks (A-1 and AR-1) – 10 ft.

Temporary Uses

TEMPORARY USES

Amendment to Sec. 302-18 Temporary Use Permits - Amend paragraph B as follows (new text is underlined red and deleted text is ~~stricken through and gray~~):

B. **Allowable temporary uses** – All Jurisdictions

1. Religious meeting in a tent or other temporary structure, in an approved open area for a period not to exceed 40 days.

2. Open lot sale of pumpkins, Christmas trees, or other seasonal items/produce in an approved open area and on a parcel of land zoned agricultural or commercial.

~~2.~~3. Carnivals or charitable events in an approved open area and on a parcel of land zoned agricultural.

~~3.~~4. Contractor's office and equipment sheds, and temporary real estate sales office for a period of 12 months; provided, that such office is placed on the property to which it is appurtenant when construction, development, or sale is underway.

~~4.~~5. Food trucks meeting the business license requirements of the applicable jurisdiction.

Well Lots

WELL LOTS IN MINOR SUBDIVISIONS

Amendment to Sec. 504-12 - Other Design Requirements - Add the following new subparagraph to subsection A [Lots].

4. Lots for shared wells – In minor subdivisions which include a separate well lot, such lot shall not be required to meet the minimum lot area for the zoning district and shall not count as a lot should there be a maximum number of lots allowed in the subdivision (i.e., 15 lots in a family conveyance subdivision or 10 lots in a minor rural land conveyance subdivision.) The well lot shall meet all the requirements of the Liberty County Dept. of Environmental Health or EPD, as applicable.

LCPC Recommendation

Approval of ordinance to amend the UDO for conditional uses in commercial districts, wall signs, usable area, accessory structures, temporary uses and well lots.

Recommended Action by City Council

Vote to hold a public hearing on December 8, 2026 for these amendments to the UDO and instruct LCPC to provide the requisite public notification.


Liberty Consolidated
LCPC
Est. 2005
Planning Commission

Resolution No. 2026-____

A RESOLUTION OF THE CITY OF WALTHOURVILLE ENACTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS THAT PROPOSE DEVELOPMENT OF DATA CENTERS

W I T N E S S E T H:

WHEREAS, the Walthourville City Council (the **"Council"**) is the governing body of the City of Walthourville, Georgia (the **"City"**), and therefore is charged with regulating development and providing appropriate public infrastructure and services to best serve the public interest, including, but not limited to, such infrastructure and services associated with current and future developments within the City; and

WHEREAS, the Council exercises the power of zoning and land use regulation within the City pursuant to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia and the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., and exercises general police powers for the protection of the public health, safety, and welfare pursuant to Article IX, Section II, Paragraphs I and III of the Constitution of the State of Georgia and O.C.G.A. § 36-1-20; and

WHEREAS, Georgia law recognizes the authority of a local government, as a reasonable exercise of its police power, to adopt a temporary moratorium of limited duration and scope in order to preserve the status quo while it studies and adopts regulations addressing a particular type of development (see City of Roswell v. Outdoor Systems, Inc., 274 Ga. 130 (2001); DeKalb County v. Townsend Associates, Inc., 243 Ga. 80 (1979)); and

WHEREAS, the Council has recently observed increased interest in the siting and development of Data Centers within the City and throughout the coastal Georgia region, where multiple Data Center projects have been announced and several neighboring local governments have adopted temporary moratoria on Data Center development pending the adoption of regulations; and

WHEREAS, the Council has determined that Data Centers typically present characteristics and impacts that differ substantially from other commercial and industrial uses, including exceptionally large and continuous demands for electrical power; substantial water consumption for cooling; continuous operation of mechanical cooling equipment and periodic operation of backup generators, with associated noise and emissions; large building footprints and areas of impervious surface; on-site fuel and battery storage; and specialized fire protection and emergency response needs, and that the potential development of Data Centers in the City, absent appropriate regulation, threatens the City's ability to provide adequate infrastructure, water, and other public services to its residents and businesses; and

WHEREAS, the Council has determined that the City's existing ordinances and development regulations do not adequately address or anticipate the unique characteristics and potential impacts of Data Center developments, and do not contain standards specifically

governing the siting, design, buffering, noise, water and energy use, fire protection, and decommissioning of such facilities; and

WHEREAS, the Council has determined that it is appropriate to undertake a comprehensive study of its zoning classifications, site development standards, infrastructure capacity, comprehensive plan, and other portions of its existing ordinances and development regulations to address such unique characteristics and potential impacts and ensure that any future Data Center development is accomplished in a manner consistent with the public health, safety, and welfare; and

WHEREAS, the Council will require time to carefully review, develop, and consider such matters and has determined that a temporary, reasonable, and limited moratorium applicable only to Data Center development within the City as set forth below is reasonably necessary to preserve the status quo during such period of review, development, and consideration; and

WHEREAS, the Council further finds that the imposition of such moratorium will not constitute a direct appropriation or regulatory taking of private property or otherwise deny property owners and business owners economically viable use of their property and businesses (see Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency, 535 U.S. 302 (2002); and

WHEREAS, this Resolution is intended as a temporary interim measure and does not establish a permanent zoning standard or authorize discretionary, project-specific waivers; and

WHEREAS, the Council otherwise finds that the adoption of this Resolution is in the best interest of the health, safety, and welfare of the citizens of the City; and

WHEREAS, this Resolution is presented and otherwise considered at a meeting of the Board pursuant to lawful and duly given notice as required by O.C.G.A. § 50-14-1 et seq.

NOW, THEREFORE, BE IT RESOLVED, and it is hereby resolved, that the findings and determinations set forth in the foregoing recitals are incorporated in the body of this Resolution in their entirety by this reference.

BE IT FURTHER RESOLVED, and it is hereby resolved, as follows:

1. Temporary Moratorium Imposed. The Council hereby enacts a temporary moratorium (the **"Moratorium"**) barring from the Effective Date until the Expiration Date (each as defined herein), the acceptance of any Application that proposes, in whole or in part, the development, construction, establishment, expansion, or conversion of any building, structure, or land for use as a Data Center within the City.

2. Duration of Moratorium. The Moratorium imposed by this Resolution shall remain in effect for one hundred twenty (120) days from the Effective Date, expiring at 11:59 p.m. on March 10, 2027, or upon the earliest of: (1) the effective date of an ordinance adopted by the City establishing regulations governing Data Center development in the City; or (2) formal action of the Council terminating the Moratorium (the **"Expiration Date"**). The Moratorium may be

extended beyond the Expiration Date only by further action of the Council, after published notice and a public hearing, upon a finding by the City that additional time is reasonably necessary to complete the study and adoption of an ordinance governing Data Center development.

3. Definitions. For purposes of this Resolution, the following terms shall have the meanings set forth below: **"Application"** means any application, request, petition, or other submission for a rezoning, zoning map or text amendment, special use permit, conditional use permit, variance, development permit, site plan or plat approval, land disturbance or clearing and grubbing permit, building permit, certificate of occupancy, or any other City land use, development, or construction approval, and whether submitted to the Council, the Liberty Consolidated Planning Commission, or any other department, agency, or office of the City. **"Data Center"** means a building, structure, or portion thereof, or a group of buildings or structures on one or more parcels, whose principal use is the housing and operation of computer servers, data storage equipment, networking equipment, and associated electrical, mechanical, and cooling infrastructure for the processing, storage, transmission, or management of electronic data, including, without limitation, facilities commonly described as enterprise, colocation, hyperscale, edge, modular, or artificial intelligence data centers and facilities used for digital asset or cryptocurrency mining. The term "Data Center" does not include: (i) computer, server, or data storage equipment or rooms that are accessory and incidental to a lawful principal use conducted on the same property (such as an office, financial institution, school, hospital, governmental facility, or industrial facility) and that serve only such principal use; (ii) telecommunications switching, broadband, cable, or wireless communications facilities regulated under applicable state and federal law; or (iii) electric generation, transmission, or distribution facilities, including substations, of an electric utility or electric membership corporation regulated under state law.

4. Formal Recommendation Authorized. The purpose of this Moratorium is to allow the City adequate time to study, develop, and consider the adoption of an ordinance to address Data Center development in a manner consistent with the public interest and the unique characteristics and potential impacts associated with the development of Data Centers. During the Moratorium, the City Clerk, in consultation with the City Attorney and the Liberty Consolidated Planning Commission, is directed to study the impacts of Data Center development and to prepare and present to the Council, for its consideration after such notice and public hearing as may be required by law, a proposed ordinance establishing standards for the siting, design, and operation of Data Centers in the City.

5. Effective Date of Resolution. This Resolution and the Moratorium imposed pursuant hereto have been adopted by the Council as an emergency measure and shall take effect immediately upon its adoption as set forth herein (the **"Effective Date"**) and the City Clerk or such other appropriate official shall place of public record this Resolution in the minutes of the Council.

DULY ADOPTED this _____ day of _____, 2026.

THE CITY COUNCIL OF WALTHOURVILLE, GEORGIA

(OFFICIAL SEAL)

By: _____
Mayor Sarah B. Hayes

Attest: _____
Shana T. Moss, City Clerk

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Conditional Use for Type B Home Occupation 2026-40-W

A conditional use request was submitted by Simone Walker for a Type B Home Occupation to have a hair braiding business.

Property is located at 192 Bass Road, in Walthourville and is further described as LCTM Parcel 051D039.

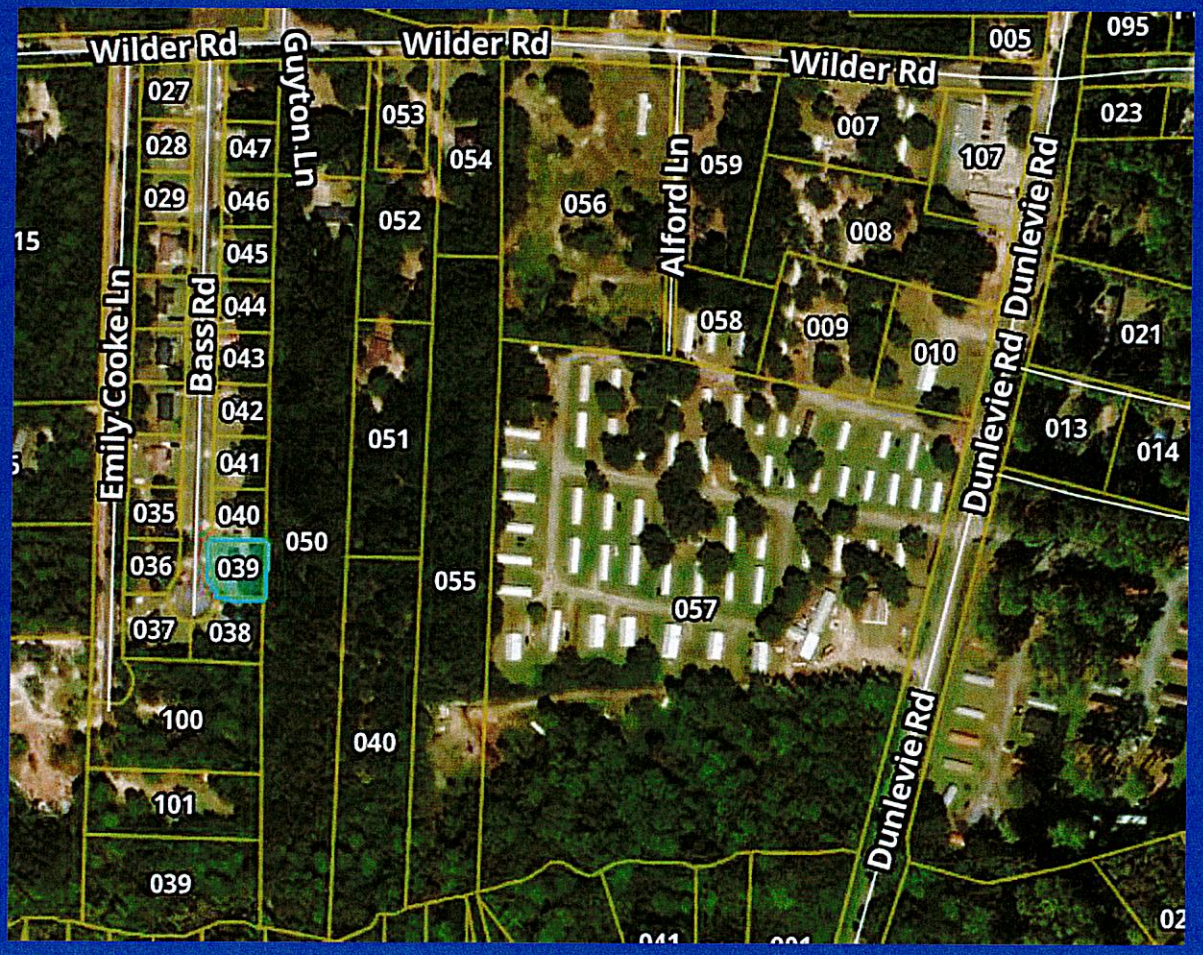
Public Notification

Rezoning Petition 2026-35-R
A rezoning petition has been submitted by Dorchester Holdings, LLC, on behalf of owner Van Jones Martin, to rezone 200.37 ± acres from A-1 (Agricultural) and AR-1 (Agricultural Residential) to PUD (Planned Unit Development) for residential development. The property is located at Barrington Ferry Road in Riceboro, LCTM Parcel 167001, and is bounded now or formerly as follows: NORTH by lands of Kate Jones Martin Trust and E B Cooper Highway; SOUTH by lands of Kate Jones Martin Trust, M F Martin III, Assertive Acquisitions Inc., Ernestine Fleming Pace and Harold Lexley; EAST by lands of Levan L Hargrove, William and Warren Austin, Antoine P. Scott, Charley and Ernestine Anderson, Samuel D. Mobley, Jr.; and WEST by the lands of Henry James, William James, Katie James, Viola Roberts & ETA, Leroy Brown and Barrington Ferry Road.
Variance 2026-38-LC
A variance request has been submitted by Stephen and Suzanne Scherz, to place an accessory building in the front yard. The property is located at 269 Carlyene Drive in unincorporated Liberty County, LCTM Parcel 280C122, and is bounded now or formerly as follows: NORTH by lands of Teresa Lee Harden Cribbs and Shawn A. White; SOUTH by lands of AIO South LLC and Carlyene Drive; EAST by lands of Melinda C. Waters; and WEST by the lands of Angela and Kevin Butler.
Variance 2026-39-F
A request has been submitted by Jody Smiley for a variance from the streetlighting requirements for the Flemington Townhomes subdivision. The property is located on East Oglethorpe Highway in Flemington, LCTM Parcel 083D002, and is bounded now or formerly as follows: NORTH by lands of RTS Homes, LLC; SOUTH by lands of Martin Timberlands, LLC & et al and City of Flemington; EAST by lands of Fell Family Trust, Elvis Mack, Sr., Preston Albea, Joslyn Edwards, Jr., Jeffrey and Ann Parker, Patricia Cooper and Ebony McGirt, William and Bernadine Browning, Gumie Bacon, Jr., Diamond and Evelice Hughey and Jimmie and April Causer; WEST by East Oglethorpe Highway and the lands of 2636 E. Oglethorpe Hwy, LLC, Kelly and Steve Wiggins Living Trust, Charles White and Fraser Martin Jr. & et al.

Conditional Use 2026-40-W
A conditional use request for a Type B Home Occupation has been submitted by Simone Walker for a hair braiding business. The property is located at 192 Bass Road in Walthourville, LCTM Parcel 051D039, and is bounded now or formerly as follows: NORTH by lands of Mark and Carolyn in care of Justice Walthour; SOUTH by lands of Paul D. and Sara M. Quiram; EAST by lands of Helen Woods; WEST by lands of Fred Nelson.
Conditional Use 2026-41-F
A conditional use request for a Type B Home Occupation has been submitted by Janet Brown for a base of operations/commissary for a food truck. The property is located at 108 Joseph Martin Road in Flemington, LCTM Parcel 068041, and is bounded now or formerly as follows: NORTH by Joseph Martin Road and the lands of David and Lillie Childers and Brittany and Robert McGuire; and SOUTH, EAST and WEST by lands of the Estate of W.F. Martin.
Public Hearing to be Held by the LCPC
The Liberty Consolidated Planning Commission will hold a public hearing on October 20, 2026, 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:
The City of Riceboro will hold a public hearing on November 3, 2026, at 6:00 p.m., at the Riceboro City Hall, 4614 South Coastal Highway, in Riceboro.
The Liberty County Board of Commissioners will hold a public hearing on November 3, 2026, at 6:00 p.m., at the Liberty County Courthouse Annex, 112 N. Main Street, in Hinesville.
The City of Walthourville will hold a public hearing on November 10, 2026, at 6:00 p.m., at the Walthourville police Department, 1928 Talmadge Road, Walthourville.
The City of Flemington will hold a public hearing on November 10, 2026, at 4:30 p.m., at the Flemington City Hall, 156 Old Sunbury Road, Flemington.
54678 10.1.26 RL



Vicinity Map



Close-up


051D034
051D041
051D035
051D040
051D036
051D039
051D037
051D038

Future Land Use



Narrative

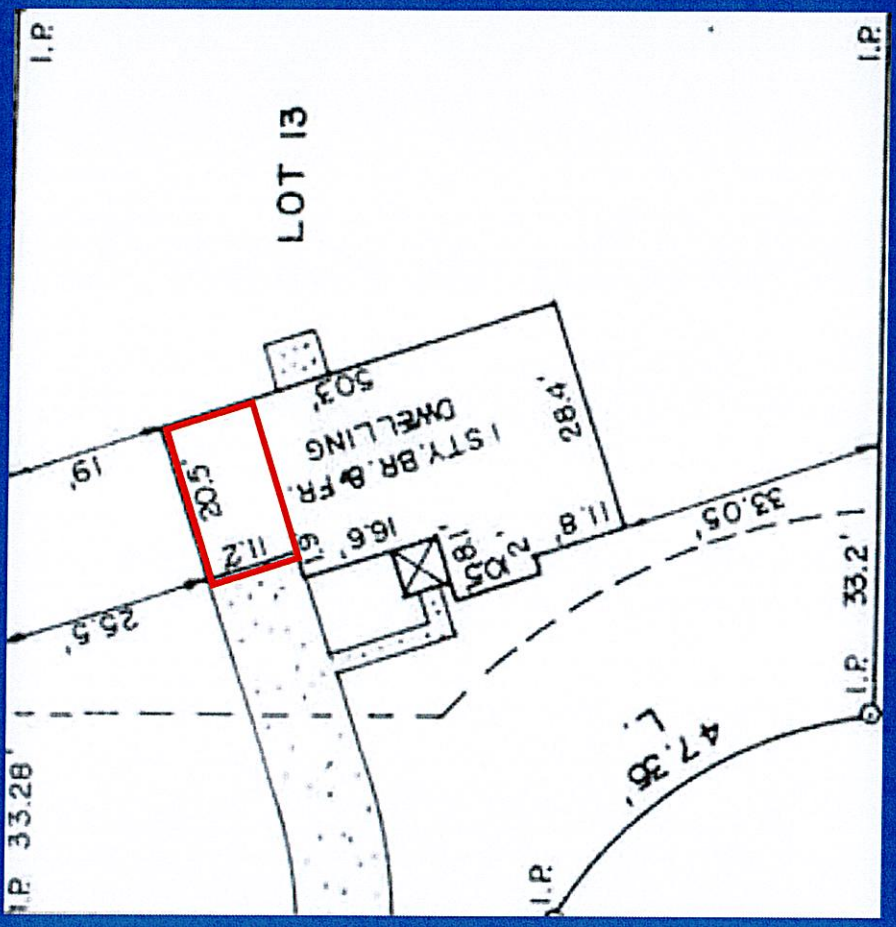
What type of business are you opening?

A small, appointment-only home-based hair braiding business specializing in children's hair braiding services.

What hours/days will you be open?
Monday–Sunday, 8:00 AM–7:00 PM, by appointment only. No walk-ins. Appointment availability varies based on the children's school-year calendar. During the regular school year, most appointments are scheduled on Friday evenings, Saturdays, and Sundays. During school holidays and breaks, including spring break and summer break, appointments may be scheduled Monday through Sunday within the hours of 8:00 AM–7:00 PM.

Describe how your company's day-to-day operations work: The business will operate by appointment only from a designated bonus room inside the residence. Only one scheduled client (child) will be served at a time. Clients (child and parent) will arrive for their scheduled appointment, receive their braiding service, and leave after the appointment is completed. Appointment availability will vary throughout the year based on the children's school calendar, with most school-year appointments occurring on weekends and expanded weekday availability during school holidays and breaks. Scheduling, payments, client communication, and record-keeping will be handled electronically. There will be no walk-in customers, no exterior business activity, and no outdoor customer waiting area.

Concept Plan




192




ZONING ACTION PENDING
2026-40-W
051D039
Conditional Use for a Type B Home
Occupation has been submitted for a
Hair Braiding Business
October 20, 2026 at 4:30 pm
113 N Main St. 2nd Floor
November 9, 2026 at 6:00 pm at
Statham, 1928 Talmadge Rd.

Conditional Use Review Criteria

1. The use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question.
   - *No, it will not.*
2. The use shall be consistent with the comprehensive plan, and with the purpose and intent of the land use district.
   - *Yes, the Plan designates the future land use as Residential in which Type B Home Occupation is allowed.*
3. The establishment, maintenance, or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare.
   - *No, it will not be detrimental.*

Conditional Use Review Criteria

4. The use will not create an undue burden on transportation, including streets and transit, schools, utilities, or the provisions of public safety.
   - *No, it will not create a burden.*
5. The design shall minimize adverse physical and environmental effects on adjacent properties, including adverse visual impacts. Buffer zones, where necessary to shield any adverse factors, shall be considered.
   - *Yes, as the business will operate inside the residence.*
6. Additional space for parking, landscaping, and adequate measures for ingress and egress shall be considered if necessary to protect adjacent structures or lots from any adverse impact.
   - *None needed.*

Type B Home Occupation Requirements

A. No more than 1 (one) nonresident employee.

B. Customers may come to the residence on an infrequent basis during daytime hours; not more than one (1) or two (2) at a time.

C. Retail sales of goods may only be incidental to the home occupation.

LCPC Recommendation

Approval

Type B Home Occupation
Petition 2026-40-W

Conditions

Standard

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.

LCPC Recommendation

Approval

Conditional Use 2026-40-W

Conditions

Standard


Liberty Consolidated
LCPC
Est. 2005
Planning Commission

Mayor and Council Items

Agenda Item 5
Employee Benefits and Job Description

Agenda Item 6
Police & Fire Department Contracting of Services

Agenda Item 7
Audit Updates

Agenda Item 8
City Millage