

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

The following are the proposed amended sections of the Liberty County Unified Development Ordinance (**red text** is new and ~~gray text~~ is to be deleted) that relate to residential/commercial mixed use.

1. Amend Section 803 to include a new definition.

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

2. Amendment Table 204.1

Table 204.1 - Schedule of Uses - Commercial Districts							
USE	C-1	C-2	C-3	OI	IC	DD	Notes
Recreation							
Fitness, Indoor Recreation Center	P	P	P		C	P	e.g., bowling alley, pool hall, arcade
Park, Amphitheater	C	C	C	C	C	P	
RV Park, Campground			P				
Outdoor Recreation			C		C		e.g., stadium, racetrack, zoo, golf course
Conventional Residential							
Single- and two-family dwelling						P	
Multi-family dwelling						P	
Town House						P	
Condominium						P	
Commercial Residential							
Accessory Dwelling Unit	C			C		P	
Bed & Breakfast				C		P	
Boarding/ Rooming House					C		
<u>Residential/Commercial Mixed Use</u>	<u>C</u>	<u>C</u>		<u>C</u>		<u>P</u>	<u>See Sec. 302-12 for limitations.</u>
Personal Care Home				C	C		
Family Day Care Home						P	1-6 children

3. 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)] and amend the Article 302 Table of Contents accordingly.

Sec. 302-12 Residential/Commercial Mixed Use (R/C Mixed Use)~~Living Units in Zones Other than Residential (Not applicable in Hinesville)~~

~~Dwellings shall not be permitted in any business or industrial zone as a principal use. However, living units may be established within the principal commercial building in a C-2, C-3, LI and I-1 district. Living units may be permitted as a separate accessory use on existing lots of record within the same districts so long as they have direct access to an abutting street.~~

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.

4. Amend Section 302-18 to read as follows and amend the Article 302 Table of Contents accordingly:

Sec. 302-18 Parking of trucks and trailers and RVs ~~(Not applicable in Hinesville)~~

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

B. Trailers of less than 10,000 lbs. gross vehicle weight, including pleasure boat trailers, collapsible camping trailers and cargo trailers, may be parked on private property in any district provided that such trailers are parked only within areas in which the principal building, accessory building or the parking of vehicles is permitted.

B-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.

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. Attached are the annotated sections and below is an summary of the proposed changes.

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

- Allows the governing authority to waive the requirement to pave parking spaces.
- Changes the max. height of pole lighting.
- Increases the threshold for requiring a photometric lighting plan.

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

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

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

- Removes the requirement that the maintenance bond only cover completed improvements.
- Allows the governing authority to require an extension of the maintenance bond for items completed after the original bond was issued in order to cover a full 2 years of maintenance for those items.

4. [Amend Section 504-4 \[Other Required Improvements\]](#)

Instead of requiring a variance to not have to install utilities underground, the governing authority may waive this requirement.

5. [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.

6. [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.
- Require septic systems to comply with the Dept. of Health rules.
- Move the pump station requirements from Section 504-12 to this section.

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

- Remove the requirement for wider travel lanes, etc., if front setback is less than 20 feet.

- Revise Hinesville min. grade requirement.
- Revise and update paving requirements.
- Remove requirement for inlet spacing.
- Revise Hinesville gutter spread requirement.

8. 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.
- In Hinesville only, add a new pad elevation requirement to ensure the finished elevation complies with the International Building Code.

The following are the proposed amended sections of the Liberty County Unified Development Ordinance (**red text** is new and ~~gray text~~ is to be deleted) that relate to requirements for site plans and subdivisions.

1. Amend Section 402-2 [General Parking Lot Requirements] subsections C [Surfaces and pavement markings] and G [Lighting] as follows:

C. Surfaces and pavement markings

1. Unless otherwise allowed or required herein, all parking lots shall be asphalt, concrete, permeable pavers or some other durable hard, all-weather material. This notwithstanding, the governing authority may waive this requirement for all areas of a parking lot except the accessible parking spaces and their associated aisles and accessible routes to the building upon finding there are sufficient reasons – other than minimizing construction and/or maintenance costs - for requesting the waiver. Such waiver requests shall be in writing and shall include the basis for requesting the waiver.
3. Pole-mounted lights shall not exceed ~~20-30~~ feet in height unless it is demonstrated that a taller pole is needed for reasons such as safety ~~or vehicle clearance~~. This notwithstanding, pole-mounted lights shall not exceed 20 feet in height if adjacent to single- or two-family residential areas and, for multi-family residential areas, the pole-mounted lights shall not exceed the height of the multi-family structure or 30', whichever is less.
5. ~~A~~ photometric lighting plan shall be required if the proposed use will be open on a regular basis after 9 PM or if the parking lot contains more than ~~42-20~~ 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.

2. Amend Section 503-4(C) [Final Plat Requirements] as follows, add Figure 503.5 and amend the Article 503 table of contents accordingly for this new figure:

- C. Certification blocks ~~s~~ 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 503.4

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	

3. Amend Section 503-8 [Outstanding Improvements and Performance Sureties] subsections A and C as follows:

- A. **General** - A surety from the developer is required prior to acceptance of ~~such~~the improvements whereby the developer shall guarantee maintenance of the ~~completed~~ primary and secondary improvements. ~~For the remaining improvements described above, the maintenance surety shall be provided after such work is complete and the performance surety will not be released until the maintenance surety has been submitted.~~
- 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, the governing authority may require an extension of the maintenance guarantee for the improvements to cover up to a full 2 years after installation.

4. Amend Section 504-4(A) [Other Required Improvements] as follows:

- A. **Utilities** – All utilities and systems (electric, telephone, cable, etc.) shall be installed underground. A ~~variance~~waiver from this requirement may be granted by the governing authority if unique conditions exist that are not a result of the design of the project and if such ~~variance~~waiver will not be to the detriment to the welfare of the general public.

5. Amend Section 504-5 [Water] subsection B as follows:

- B. **Connection to municipal supply**
 - 1. Subdivisions located in or adjacent to any municipality or located within ~~500~~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.

6. Amend Section 504-6 [Sewer] subsections B, C, D, E, and G 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 ~~water~~-sewer system, shall connect to that municipal ~~water~~-sewer system unless the municipality certifies that it will not ~~supply water to~~ provide sewer service for the proposed development.
2. Construction of the ~~water~~-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.~~providing adequate treatment and disposal.~~

D. **Community system**

1. In areas not served by municipal sewer systems or other public systems, a community sewer system shall be installed in a subdivision with 50 or more lots or with potential for 50 or more lots.
2. ~~Variances~~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. ~~A variance from this requirement for subdivisions with 50-100 lots or the potential for that many lots may be granted by the governing authority if all the lots~~ 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. ~~are 1 acre or larger~~
- b. ~~For subdivisions with over 100 lots or with potential for more than 100 lots, a variance from the requirement for a community sewer system may be granted only if all the lots are 5 acres or larger~~ 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.
- ~~b.c. and the~~ The soil conditions are able to support the required number of on-site sewage disposal systems as determined by the Dept. of Health. ~~At a minimum, the variance request must be accompanied by a detailed soils report by a qualified professional attesting to the conditions of the site and any other information necessary to ascertain compliance with applicable standards for the on-site systems. The plan reviewer shall provide a recommendation to the governing authority, which shall act on the request.~~
- c. ~~, the soil conditions are able to support the required number of on-site sewage disposal systems and if the conditions for granting the variance as outlined above exist. The variance request must be accompanied by a detailed report by a qualified soil professional and a qualified engineer attesting to the conditions of the site. The plan reviewer shall provide a recommendation to the governing authority, which shall act on the request.~~

- E. **Individual septic 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 and or a variance 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** – 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.

7. Amend Section 504-7 [Streets] subsections B, D and F as follows:

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

1. The minimum width of the travel lanes indicated in Table 504.1 above shall not include the gutters. A wider road width of 26' inclusive of the gutters shall be required around fire hydrants as required by aforementioned Chapter 120-3.
2. In order to minimize residents' cars from parking on-street or ~~otherwise~~ impeding sidewalks within a residential subdivision, ~~if the front setback requirement is less than 20 feet, at least one of the~~ following accommodations ~~shall be provided~~ are encouraged:
 - a. travel lanes at least 13 feet wide,
 - b. parking spaces along the street (outside of the travel lanes), and/or
 - c. off-street pocket parking lots conveniently located for residents.

D. **Alignment**

5. Grades - All streets should have a minimum grade of not less than 0.50% ~~in Hinesville and 0.30% in all other jurisdictions~~ but shall not be less than 0.30%. In Hinesville only, if the grade is less than 0.50%, the crown in the road shall be 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 of 6 inches 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 ≤3,000 trips per day – 6" GAB and 2" superpave.
 - iii. Collector street > 3,000 trips per day – 8" GAB and 2" superpave.
 - iv. Arterial street – to be determined by geotechnical and equivalent single-axel loading analysis for roadway type.
 - v. GDOT road – as determined by GDOT.
 - ~~3. Wearing surface – The wearing surface shall consist of 1½ inches thick bituminous aggregate plant mix Type "E" or "F" or approved equivalent and shall be placed in accordance with the latest edition of the GDOT Standard Specifications for Roads and Bridges.~~
 - ~~4.~~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. Stop bars and crosswalks shall be shown on the construction plans.

F. **Drainage**

1. **Gutter Spread**

- a. ~~Inlet spacing shall be limited to a maximum distance of 500 feet for Hinesville only and 600 feet for all other jurisdictions unless it can be demonstrated that farther spacing is required for reasons other than minimizing construction costs and that it will not create an undue burden on the municipality nor have a detrimental effect on the residents in the subdivision or the travelling public.~~
- b. 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.
- e. 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 ~~the gutter spread does not extend more than 2 feet into the paved portion of the street.~~

8. Amend Section 504-12 [Other Design Requirements] subsections B, delete E (it was moved to section on sewers) and add a new subsection E as follows:

- 3. ~~Underground infrastructure—All easements for underground facilities for water, sewer, NPRL and drainage shall be a minimum 30 feet wide centered on the pipe or a minimum 15 feet on all sides of other non-linear structures (i.e. manholes, etc.).~~ 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 ≤ 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 ≤ 14 ft. – 25 ft. easement
 - c. Depth greater than 14 feet – 30 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 ≤ 24" and at a depth ≤ 8 ft. – 20 ft. easement
 - b. Pipe with a diameter > 24" or any sized pipe with a depth > 8 ft. – 25 ft. easement

4.6. 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.

~~a. Flumes, stone or concrete lined swales, ditches, bioswales, etc.—Min. 10 feet on either side of the outer edge of the flume or from the top of slope of the swale, ditch, etc.~~

~~b. Drainage ponds—Min. 20 feet all around the pond as measured from top of slope. If there is a fence within this easement, it shall be located no closer than 15 feet to the top of slope around the pond.~~

~~c. Drainage pond outlet structures—Min. 15 feet around the structure.~~

E. Pump stations

~~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.~~

~~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.~~

E. House pad elevations - In Hinesville only, the pad elevations shall be included on the construction plans and shall be at an elevation above the road centerline a min. of 1 ft. + 2% of the distance between the gutter and the front setback line. For a road with a standard 60-ft. wide right-of-way, this equates to 1.67 ft. for a 15-ft. front setback and 1.76 ft. for a 20-ft. front setback.

****end of amendments****