

**AMENDMENTS TO THE
CITY OF FLEMINGTON SUBDIVISION REGULATIONS
ARTICLE VI – REQUIRED IMPROVEMENTS
WATER SUPPLY AND SANITARY SEWERAGE**

WITNESSETH:

WHEREAS, the City of Flemington is authorized to adopt subdivision regulations;

WHEREAS, as stated in the Subdivision Regulations, "...a subdivision is not an asset to the community until the necessary improvements have been installed and provide adequate levels of service. In order that...new subdivisions may be an asset rather than a liability to the community, the subdivider shall install and/or pay for the improvements required by these regulations necessary to serve the subdivision prior to the approval of the final plat";

WHEREAS, the Subdivision Regulations require connection to a public water supply and a municipal sewer system;

WHEREAS, the public water and sewer systems that serve the City of Flemington are owned and operated by the City of Hinesville, and

WHEREAS, service from the Hinesville public water and sewer systems is not available throughout the entire City of Flemington,

The City of Flemington hereby amends its Subdivision Regulations, Sec. 6.1 Required Improvements, subsections 2 and 3 to read as follows:

6.1.2. *Water supply:* All lots, tracts or parcels must be served by a water supply in compliance with the rules and regulations of the GA Department of Natural Resources Environmental Protection Division (EPD), the GA Department of Public Health (DPH) and Liberty County Board of Health (BOH) currently in effect and as may be amended in the future, including but not limited to DPH Rule 511-3-1 "On-Site Sewage Management Systems".

- (1) DPH Rule 511-3-1-.14(4) currently requires subdivisions of 5 or more lots, where any one lot is less than 3 acres, to be connected to a public water system if such system is available within 1,000 feet. See other sections of Rule 511-3-1 and other DPH, BOH and EPD rules for water supply requirements for other subdivisions (i.e. fewer than 5 lots or with 5 or more lots, none of which are under 3 acres.)
- (2) The public water system available in the City of Flemington is owned and operated by the City of Hinesville and any connection to it shall comply with the provisions below.
 - (a) Any extension of the water system, new service connections and other aspects of the plans to connect to the Hinesville public water system shall comply with the applicable procedures and standards of the City of Hinesville. Any actions taken regarding the Hinesville public water system shall be by the City of Hinesville as described in its Code of Ordinances.
 - (b) Reserved.

- (c) When the water main is within a street right-of-way and any part of a service connection to an abutting lot will be under the street, the water service connection to such lot shall be stubbed out to the property line prior to surfacing the street. The location of each service line shall be marked clearly on the record drawings and submitted to the City of Flemington and the City of Hinesville.

6.1.3. *Sanitary sewerage:* Sewage disposal shall be in compliance with the rules and regulations of Georgia Department of Natural Resources Environmental Protection Division (EPD), the Georgia Department of Public Health (DPH) and Liberty County Board of Health (BOH) currently in effect and as may be amended in the future, including but not limited to DPH Rule 511-3-1 “On-Site Sewage Management Systems”.

- (1) DPH Rule 511-3-1-.14(5)(a) currently requires subdivisions of 5 or more lots, where any one lot is less than 3 acres, to be connected to a public or community sewer system if such system is available within 500 feet. See other sections of Rule 511-3-1 and other DPH, BOH and EPD rules for sewage disposal requirements for other subdivisions (i.e. fewer than 5 lots or with 5 or more lots, none of which are under 3 acres.)
- (2) The public sewer system available in the City of Flemington is owned and operated by the City of Hinesville and any connection to it shall comply with the provisions below.
 - (a) With the exception of Hinesville Code of Ordinances Sec. 19-66 (e) which requires connection to the public sewer system if available within 200 feet, any extension of the sewer system, new service connections and other aspects of the plans to connect to the public system shall comply with the applicable procedures and standards of the City of Hinesville. Any actions taken regarding the sewer system shall be by the City of Hinesville as described in its Code of Ordinances.
 - (b) Reserved.
 - (c) When the sewer line is within a street right-of-way and any part of a service connection to an abutting lot will be under the street, the sewer connection to such lot shall be stubbed out to the property line prior to surfacing the street. The location of each service line shall be marked clearly on the record drawings and submitted to the City of Flemington and the City of Hinesville.

**** end of amendment ****

These amendments are APPROVED this _____ day of _____ 2021, by the Mayor and Council of the City of Flemington and shall become EFFECTIVE on the ___ day of _____ 2021.

Paul Hawkins, Mayor

ATTEST:

Jenelle Gordon, City Clerk

For informational purposes only, below is an annotated version of the amendments. Red underlined text is new and ~~gray stricken through~~ text is to be deleted.

6.1.2. *Water supply:* All lots, tracts or parcels must be served by a water ~~source~~supply in compliance with the rules and regulations of the GA Department of Natural Resources Environmental Protection Division (EPD), the GA Department of Public Health (DPH) and Liberty County Board of Health (BOH) currently in effect and as may be amended in the future, including but not limited to DPH Rule 511-3-1 “On-Site Sewage Management Systems”.

(3) DPH Rule 511-3-1-.14(4) currently requires subdivisions of 5 or more lots, where any one lot is less than 3 acres, to be connected to a public water system if such system is available within 1,000 feet. See other sections of Rule 511-3-1 and other DPH, BOH and EPD rules for water supply requirements for other subdivisions (i.e. fewer than 5 lots or with 5 or more lots, none of which are under 3 acres.)

(4) ~~The water source shall be the Flemington municipal water system.~~The public water system available in the City of Flemington is owned and operated by the City of Hinesville and any connection to it shall comply with the provisions below.

(a1) ~~Reserved.~~Any extension of the water system, new service connections and other aspects of the plans to connect to the Hinesville public water system shall comply with the applicable procedures and standards of the City of Hinesville. Any actions taken regarding the Hinesville public water system shall be by the City of Hinesville as described in its Code of Ordinances.

(b2) Reserved.

(c3) When the water main is within a street right-of-way and any part of a service connection to an abutting lot will be under the street, the water service connection to such lot shall be stubbed out to the property line prior to surfacing the street. ~~When the water main is located in the street to serve the abutting lots a water service line shall be stubbed out to the property line to serve each lot before the street is surfaced. The location of each service line shall be marked clearly on the record drawings and submitted to the governing authority~~City of Flemington and the City of Hinesville.

6.1.3. *Sanitary sewerage:* ~~Subdivisions located in Flemington shall connect to that municipal system.~~ Sewage disposal shall be in compliance with the rules and regulations of Georgia Department of Natural Resources Environmental Protection Division (EPD), the Georgia Department of Public Health (DPH) and Liberty County Board of Health (BOH) currently in effect and as may be amended in the future, including but not limited to DPH Rule 511-3-1 “On-Site Sewage Management Systems”.

(3) DPH Rule 511-3-1-.14(5)(a) currently requires subdivisions of 5 or more lots, where any one lot is less than 3 acres, to be connected to a public or community sewer system if such system is available within 500 feet. See other sections of Rule 511-3-1 and other DPH, BOH and EPD rules for sewage disposal requirements for other subdivisions (i.e. fewer than 5 lots or with 5 or more lots, none of which are under 3 acres.)

(4) The public sewer system available in the City of Flemington is owned and operated by the City of Hinesville and any connection to it shall comply with the provisions below.

- ~~(1a)~~ Reserved. With the exception of Hinesville Code of Ordinances Sec. 19-66 (e) which requires connection to the public sewer system if available within 200 feet, any extension of the sewer system, new service connections and other aspects of the plans to connect to the public system shall comply with the applicable procedures and standards of the City of Hinesville. Any actions taken regarding the sewer system shall be by the City of Hinesville as described in its Code of Ordinances.
- ~~(2b)~~ Reserved.
- ~~(3c)~~ When the sewer line is within a street right-of-way and any part of a service connection to an abutting lot will be under the street, the sewer connection to such lot shall be stubbed out to the property line prior to surfacing the street.~~When the sewer line is located in a street right of way and it will be necessary to cut into the street surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street.~~ The location of each service line shall be marked clearly on the record drawings and submitted to the governing authority City of Flemington and the City of Hinesville.

**** end of amendment ****