

**YOU WILL NEED TO OBTAIN A PERMIT FOR THE FOLLOWING:**

- \*  Fencing
- \*  Accessory buildings (even if they are pre-fabricated)
- \*  Permanent above ground pools
- \*  In ground pools
- \*  Deep wells.

**TO OBTAIN A PERMIT:**

1. You must present 2 or more copies of specifications and of drawings (drawn to scale).
2. You will need drawings of a site plan, a floor plan and a wall section.
3. Check with an Inspector to see if additional information is required.

If you have questions or comments regarding this information, please call:

**City of Hinesville**  
**Department of Inspections**

876-4147



*City of Hinesville*  
DEPARTMENT OF INSPECTIONS  
115 East Martin Luther King, Jr. Drive  
Hinesville, Georgia 31313

**BUYER**  
**BEWARE!!!**

**HELPFUL INFORMATION FOR  
FIRST TIME HOME OR  
PROPERTY BUYERS WITHIN  
THE HINESVILLE CITY LIMITS**





## Consider the area:

Check to see what the property is zoned and what the designated uses are. You may want to rezone the property at a later date, but now is the time to ask questions.



Verify school districts and voting districts.

Check the plat for gross area and net area to see if you have room to expand driveways, room additions, accessory structures, in ground or above ground swimming pools, etc. You cannot exceed the maximum lot coverage for your zoning district.



Ask realtor if the area has a restrictive covenant or bi-laws. Be sure to get a copy of each.

If you have a home-based business, check with the Zoning Office (912) 408-2030, regarding the regulations. Also check your covenant. A business may not be allowed in this area.

Hire a Home Inspector check the house for problems.

Ask for disclosures-termites damage, flooding, etc.



Freight truck drivers need to be familiar with the parking ordinance. There are restrictions for RVs and **you cannot park on your front lawn.**



Fire hydrants located on property lower insurance premiums; however, they cannot be obstructed.

## READING THE PLAT:

Check for Easements-Drainage, utilities, Right-of-way. (Keep in mind that nothing should obstruct an easement).

The plat indicates flood information only if property is in a hazardous flood zone.

Wetlands are protected and include but are not limited to swamps, marshes, and bogs.



Fencing cannot be erected in easements, wetlands, or the Right-of-way and **you must get a permit** before erecting a fence.



## AT THE CLOSING

Ask for a copy of the property plat, any restrictive covenants or bi-laws.

Ask for a copy of the termite letter

Ask for subdivision regulations

If the property you are purchasing is in a hazardous flood zone (A or B), get a copy of the elevation certificate.

### ***DID YOU KNOW?***

All of Liberty County is in flood zone C, which is a non-hazardous flood zone. Flood insurance is not required for this zone. Check your elevation certificate to determine what flood zone your property is in. If it is in zone A or B, additional insurance may be required.



## BECOME FAMILIAR WITH LOCAL ORDINANCES

Designated nuisances: dead animals, stagnant water, decayed vegetables/fruits, offensive odors, junk, trash/weeds, overgrowth, vacant or dilapidated buildings, abandoned iceboxes, rodents, junked/abandoned or inoperable vehicles.



The City of Hinesville has a curfew that is strictly enforced.