

MAYOR
Allen Brown

CITY MANAGER
Kenneth Howard

CITY CLERK
Lia Jones

CITY ATTORNEY
Linnie Darden III



**MAYOR AND COUNCIL
REGULAR MEETING**

AGENDA

3:00 PM

**September 1, 2022
Council Chamber**

MAYOR PRO TEM
Keith Jenkins

COUNCIL MEMBERS
Diana Reid
Vicky Nelson
Jason R. Floyd
Karl A. Riles

1. INVOCATION

Pastor Hayes of New Day Community Church.

2. MINUTES

Approve the Minutes of the August 18, 2022 Council Meeting.

3. UNFINISHED BUSINESS

4. PRESENTATIONS

4.1. HPD OFFICER TIMOTHY CONLEY RECOGNITION

To Present for Mayor and Council Consideration, U.S. Army Criminal Investigation Division (CID) Special Agent-in-Charge Israel Cadieux and Asst. Special Agent-in-Charge Billy Higgason to Recognize the Professionalism of HPD Officer Timothy Conley.

Informational Item

4.2. MONTHLY CITY CONSTRUCTION PROJECTS UPDATE

To Present for Mayor and Council Consideration, Update of City Construction Projects.

Informational Item

4.3. OWNER-OCCUPIED REHABILITATION PROGRAM ANNOUNCEMENT

To Present for Mayor and Council Consideration, Owner-Occupied Rehabilitation Program Announcement.

Informational Item

5. PUBLIC HEARING

5.1. LOT COVERAGE VARIANCE #2022-053-H

To Present for Mayor and Council Consideration, Lot Coverage Variance to be Allowed to Exceed the Maximum Allowable 25% Lot Coverage that is Required per Ordinance by 2%, Resulting in a Lot Coverage of 27% for an Accessory Structure. Property is Further Described as LCTM-Parcel 038C-141. (District #4)

Action Item

"Home for a Day or a Lifetime"

5.2. LANDSCAPE / TREE BUFFER VARIANCE #2022-054-H

To Present for Mayor and Council Consideration, Request to be Allowed to Reduce the Required 20 ft. Wide Vegetative Buffer with 6 Ft. High Opaque Fence Between Residential and Convenience / Retail Commercial Activity to 9 ft. Wide Vegetative Buffer in Conjunction with a 6 ft. Wooden Privacy Fence. The Property is Further Described as LCTM-Parcels 046C-083 and 046C-082. (District #3)

Action Item

5.3. SETBACK VARIANCE #2022-055-H

To Present for Mayor and Council Consideration, Variance to be Allowed to Encroach into the 25 ft. Required Side Yard Building Setbacks for the Two Corner Lots. Properties Are Further Described as LCTM-Parcels 046A-011 and 45C-129. (District #3)

Action Item

6. NEW BUSINESS

6.1. FY 2022 CONTINUUM OF CARE GRANT RESOLUTION #2022-16

To Present for Mayor and Council Consideration, FY 2022 Continuum of Care Grant Resolution #2022-16.

Action Item

7. BUSINESS LICENSE

7.1. YEAR 2022 NEW ALCOHOL BEVERAGE LICENSE

To Present for Mayor and Council Consideration, Downside Investment Group LLC Alcohol Beverage License.

Action Item

8. PUBLIC COMMENT

8.1. PUBLIC COMMENT

9. MAYOR ALLEN BROWN

9.1. MAYOR BROWN'S REPORT

10. COUNCILMEMBER RILES - DISTRICT 5

10.1. COUNCILMEMBER RILES REPORT

11. MAYOR PRO TEM JENKINS - DISTRICT 4

11.1. MAYOR PRO TEM JENKINS REPORT

12. COUNCILMEMBER NELSON - DISTRICT 3

12.1. COUNCILMEMBER NELSON'S REPORT

13. COUNCILMEMBER FLOYD - DISTRICT 2

13.1. COUNCILMEMBER FLOYD'S REPORT

"Home for a Day or a Lifetime"

14. COUNCILMEMBER REID - DISTRICT 1

14.1. COUNCILMEMBER REID'S REPORT

15. CITY MANAGER KENNETH HOWARD

15.1. CITY MANAGER'S REPORT

15.2. FY2023 PROPOSED BUDGET WORKSHOP DATES

To Present for Mayor and Council Consideration, Proposed Workshop Dates for the Fiscal Year 2023 Budget.

Informational Item

16. ADJOURN

"Home for a Day or a Lifetime"



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022

Agenda Item: HPD Officer Timothy Conley
Recognition

Prepared by: Jean Marie Reynolds

Presented by: Lloyd Slater

PURPOSE: To Present for Mayor and Council Consideration, U.S. Army Criminal Investigation Division (CID), Special Agent-in-Charge Israel Cadieux and Asst. Special Agent-in-Charge Billy Higgason to recognize the professionalism of HPD Officer Timothy Conley.

BACKGROUND: The Army CID recognizes Officer Conley for his consummate professionalism and exceptional restraint during his arrest of an Army National Guard soldier on February 2, 2022. Throughout the interaction, Officer Conley adeptly controlled the situation despite the guardsman being extremely belligerent, profane, and aggressively escalating the encounter while portraying himself as a Military Police Officer and then falsely claiming to be a CID agent.

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION:



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Monthly City Construction Projects Update
Prepared by: Christy Deloach
Presented by: Ryan Arnold

PURPOSE: To Present for Mayor and Council Consideration, Update of City Construction Projects.

BACKGROUND: None

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

1. Construction Updates 09.01.22

PREVIOUS COUNCIL DISCUSSION:

A construction site in the background with a white hard hat and blueprints in the foreground.

Construction Project Updates

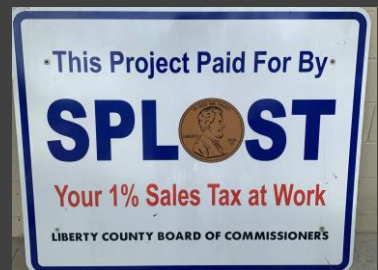
Kenneth Howard, City Manager

09.01.22

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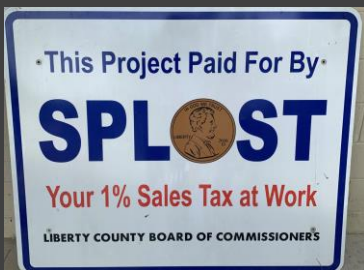
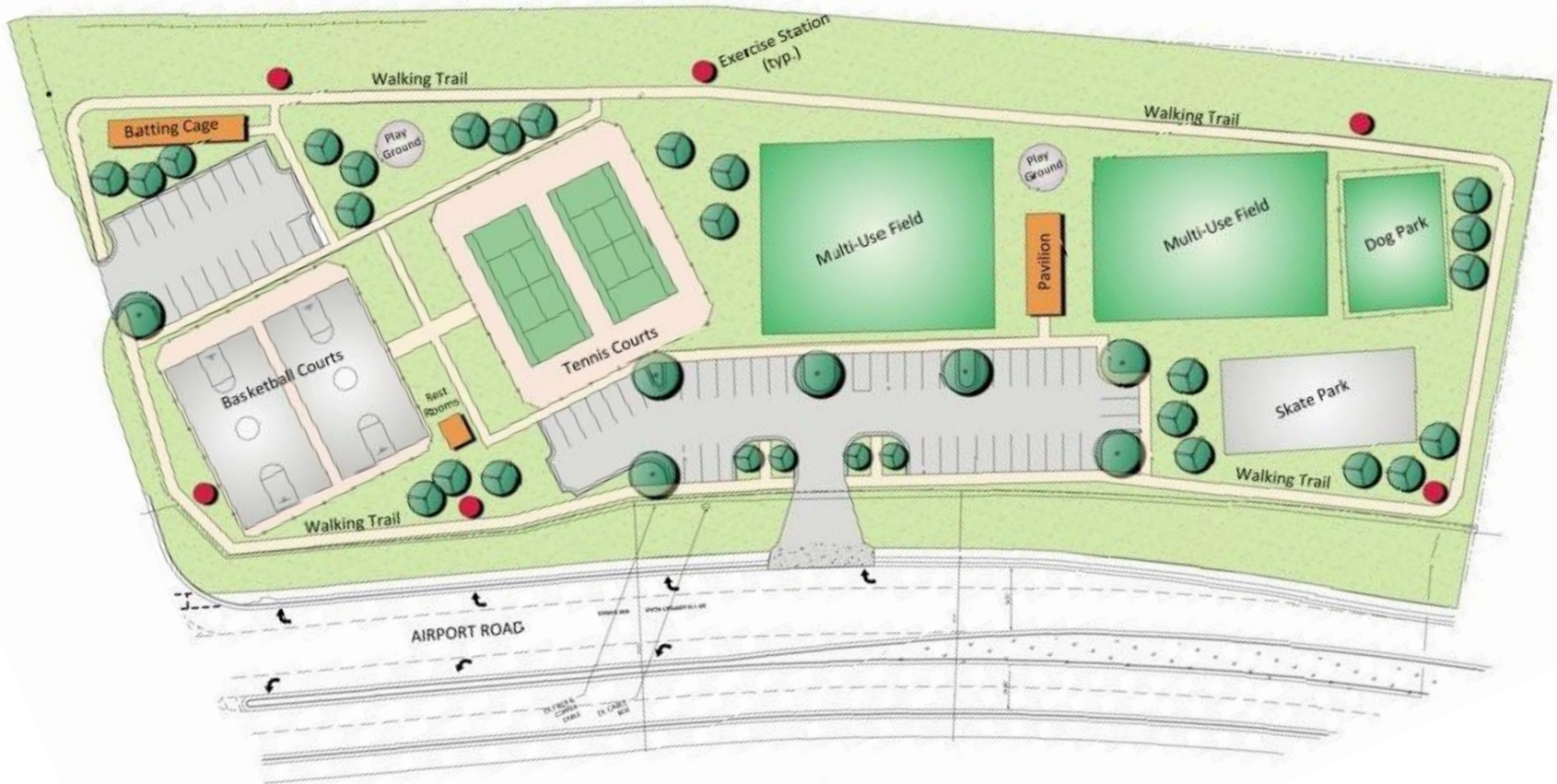
HFD Fire Station 1







Proposed Completion Date
July 2023



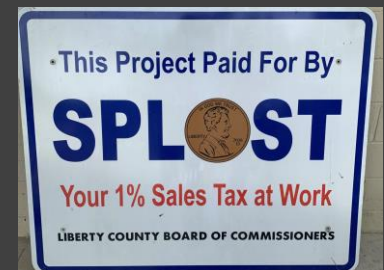
Krebs Park



Proposed Completion Date
October 2022



Small Business Incubator







Proposed Completion Date
December 2022



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022

Agenda Item: Owner-Occupied Rehabilitation Program Announcement

Prepared by: Chanelle Gates

Presented by: Kiara Williams

PURPOSE: Owner-Occupied Rehabilitation Program Announcement

BACKGROUND: The Community Development Department will begin to accept Owner-Occupied Rehabilitation applications from September 1, 2022 through September 30, 2022. Applications may be submitted in-person from 8 a.m.- 5 p.m. Monday through Friday, except holidays, by mail, or online.

The Owner-Occupied Rehabilitation program is funded by the HUD Community Development Block Grant and DCA HOME Investment Partnership Program. Assistance is available to low-to-moderate income households located within the Hinesville city limits. Eligible applicants receive assistance in making necessary repairs to ensure the home meets minimum property standards.

FUNDING:

\$144,000 2021 HUD Entitlement Grant

\$151,432 2022 HUD Entitlement Grant

RECOMMENDATION: N/A

ATTACHMENTS:

1. Marketing Plan

PREVIOUS COUNCIL DISCUSSION: N/A

Owner Occupied Rehabilitation Program

Typical repairs include HVAC, plumbing, roofing, doors, windows, and electrical systems. Loan conditions include a 5-year affordability period in which the homeowner will be required to continue residing in the home. At the conclusion of the affordability period, the loan will be forgiven.

Eligible applicants should meet the following requirements:

- Legal Owner Must Apply
- Low to Moderate Income Household
- Property within Hinesville City Limits
- Mortgage Payment Current
- Property Taxes Current
- Home Insurance Current

Projects are selected based on completed application date, financial need, severity of current living conditions, and funding availability.

Radio:

WGML-AM 990 gospel radio station.

WHNL-FM 94.9

“The City of Hinesville is accepting applications for its Owner-Occupied Rehabilitation Program from September 1st through September 30th. Applicant’s home must be located within Hinesville city limits and have low-to-moderate income. Applications may be accessed online at cityofhinesville.org or in person at the City Hall in the Community Department from 8 a.m. – 4:30 p.m. except holidays.”

Facebook Advertisement:

**The City of Hinesville
Community Development Department
Owner-Occupied Rehabilitation Program**



The City of Hinesville will begin accepting applications on September 1 – September 30, for the Owner-Occupied Rehabilitation program. This program is utilized to make necessary repairs to the applicant's home to ensure it meets Minimum Property Standards. Typical repairs include installation of energy efficient windows, HVAC upgrades, ADA upgrades, roof repairs, etc.

Assistance is made available to low-to-moderate income households located within the Hinesville city limits. Projects are selected based on application date, financial need, and severity of current living conditions.

Applications are available Monday-Friday, except holidays, from 8:30 am – 4:30 pm in the Community Development Department of City Hall located at 115 East MLK Jr. Drive or online at the City of Hinesville, Community Development Department website.

Billboard Advertisement

OWNER-OCCUPIED HOME REHAB GRANTS



More info at 912-876-6573 or
www.cityofhinesville.org/254



NOTICE

The City of Hinesville Community Development Department Owner-Occupied Rehabilitation Program

The City of Hinesville will began accepting applications on September 1 – September 30, for the Owner-Occupied Rehabilitation program. This program is utilized to make necessary repairs to the applicant's home to ensure it meets Minimum Property Standards. Typical repairs include installation of energy efficient windows, HVAC upgrades, ADA upgrades, roof repairs, etc. Assistance is made available to low-to-moderate income households located within the Hinesville city limits. Projects are selected based on application date, financial need, and severity of current living conditions.

Applications are available Monday-Friday, except holidays, from 8:30 am – 4:30 pm in the Community Development Department of City Hall located at 115 East MLK Jr. Drive or online at the City of Hinesville, Community Development Department website.



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Lot Coverage Variance #2022-053-H
Prepared by: Lori Parks
Presented by: Jeff Ricketson

PURPOSE: Request by Robert and Marilyn Bellamy, owners of 101 Westchester Lane to place an additional 12 ft. x 12 ft. accessory structure in the rear yard.

BACKGROUND: N/A

FUNDING: N/A

RECOMMENDATION: August 16, 2022, LCPC Commissioners recommended APPROVAL with standard conditions.

ATTACHMENTS:

1. Lot Coverage Variance 2022-053-H

PREVIOUS COUNCIL DISCUSSION:

Variance 2022-053-H

A petition was submitted by Robert and Marilyn Bellamy, owners, for a lot coverage variance for an additional shed at 101 Westchester Lane, further described as LCTM-Parcel 038C-141. The existing shed is 120 sq. ft.

Property is zoned R-4 (Single-Family Dwelling District) which allows a lot coverage up to 25%. Residence alone takes up 25 % of lot coverage. Lot area is 10,845 sq. ft.

With the installation of a proposed 12 ft. x 12 ft. shed, lot coverage would increase to 27%; thus, exceeding lot coverage by 2 %.

Public Notification

gpn 14

LOT COVERAGE VARIANCE 2022-053-H

A REQUEST WAS SUBMITTED BY ROBERT AND MARILYN BELLAMY, OWNERS OF 101 WESTCHESTER LANE, TO BE ALLOWED TO EXCEED THE MAXIMUM ALLOWABLE 25% LOT COVERAGE THAT IS REQUIRED PER ORDINANCE BY 2% RESULTING IN A LOT COVERAGE OF 27%. PROPERTY IS FURTHER DESCRIBED AS LCTM-PARCEL 038C-141. PROPERTY OWNERS WOULD LIKE TO PLACE AN ADDITIONAL 12 FT. X 12 FT. ACCESSORY STRUCTURE IN THE REAR YARD. PROPERTY IS ZONED R-4 (SINGLE FAMILY DWELLING DISTRICT). PROPERTY IS BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH** BY LANDS OF DEVIN AND ADRIANNA WILLIAMS; **EAST** BY LANDS OF ALBERT ELLIOTT AND LASHELLE D. WILLIAMS ELLIOTT AND WESTCHESTER LANE; **SOUTH** BY LANDS OF CMJ INVESTMENTS, LLC; AND **WEST** BY LANDS OF CORY E. COOKINGHAM AND CANDACE A. LAWRENZ COOKINGHAM.

LANDSCAPE/TREE BUFFER VARIANCE 2022-054-H

A REQUEST WAS SUBMITTED BY ARVINDKUMAR R. PATEL AND SUSHILABEN K. PATEL, OWNERS, TO BE ALLOWED TO REDUCE THE REQUIRED 20 FT. WIDE VEGETATIVE BUFFER WITH 6 FT. HIGH OPAQUE FENCE BETWEEN RESIDENTIAL AND CONVENIENCE/RETAIL COMMERCIAL ACTIVITY TO A 9 FT. WIDE VEGETATIVE BUFFER IN CONJUNCTION WITH A 6 FT. WOODEN PRIVACY FENCE; THESE BUFFER REQUIREMENTS CAN BE FOUND IN HINESVILLE'S CODE OF ORDINANCES, SECTION 17-32. BOTH PROPERTIES ARE ZONED C-2 (GENERAL COMMERCIAL DISTRICT) AND ARE PROPOSED TO BE DEVELOPED AS A LIQUOR STORE. PROPERTIES ARE FURTHER DESCRIBED AS LCTM-PARCELS 046C-083 AND 046C-082. PROPERTIES ARE BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH** BY ELMA G. MILES PARKWAY; **EAST** BY LIVE OAK DRIVE; **SOUTH** BY LANDS OF GERARDO AND SUN. AGUILERA AND BRIAN B. BARNES; AND **WEST** BY JOYNER ROAD.

SETBACK VARIANCE 2022-055-H

A REQUEST WAS SUBMITTED BY BRENNAN CAPITAL INVESTMENTS, LLC, (J. READ BRANNEN), OWNER OF LOTS 22 AND 28 IN MILL CREEK SUBDIVISION, TO BE ALLOWED TO ENCROACH INTO THE 25 FT. REQUIRED SIDE YARD BUILDING SETBACKS FOR CORNER LOTS. PROPERTIES ARE FURTHER DESCRIBED AS LCTM-PARCELS 046A-011 AND 045C-129 RESPECTIVELY. PROPOSED RESIDENCE OF LOT 22 ENCROACHES BY ABOUT 3 FT. INTO THE 25 FT. SIDE YARD BUILDING SETBACK AND PROPOSED RESIDENCE OF LOT 28 ENCROACHES BY ABOUT 4 FT. INTO THE REQUIRED 25 FT. SIDE YARD BUILDING SETBACK. **LOT 22** IS BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH** AND **WEST** BY OTHER LANDS OF BRENNAN CAPITAL INVESTMENTS, LLC; **EAST** BY MILL CREEK CIRCLE; **SOUTH** BY PIPKIN ROAD. **LOT 28** IS BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH** AND **WEST** BY MILL CREEK CIRCLE; **EAST** AND **SOUTH** BY OTHER LANDS OF BRENNAN CAPITAL INVESTMENTS, LLC;

Conditional Use 2022-056-FL

A REQUEST BY JOSHUA AND GLENZEL THOMPSON, OWNERS, TO BE ALLOWED TO OPERATE A FAMILY DAYCARE AT 154 TURPENTINE TRAIL IN FLEMINGTON AND FURTHER DESCRIBED AS LCTM-PARCEL 083B-030. PROPERTY IS BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH**, **SOUTH**, AND **EAST** BY LANDS OF RTS HOMES, LLC; AND **WEST** BY TURPENTINE TRAIL.

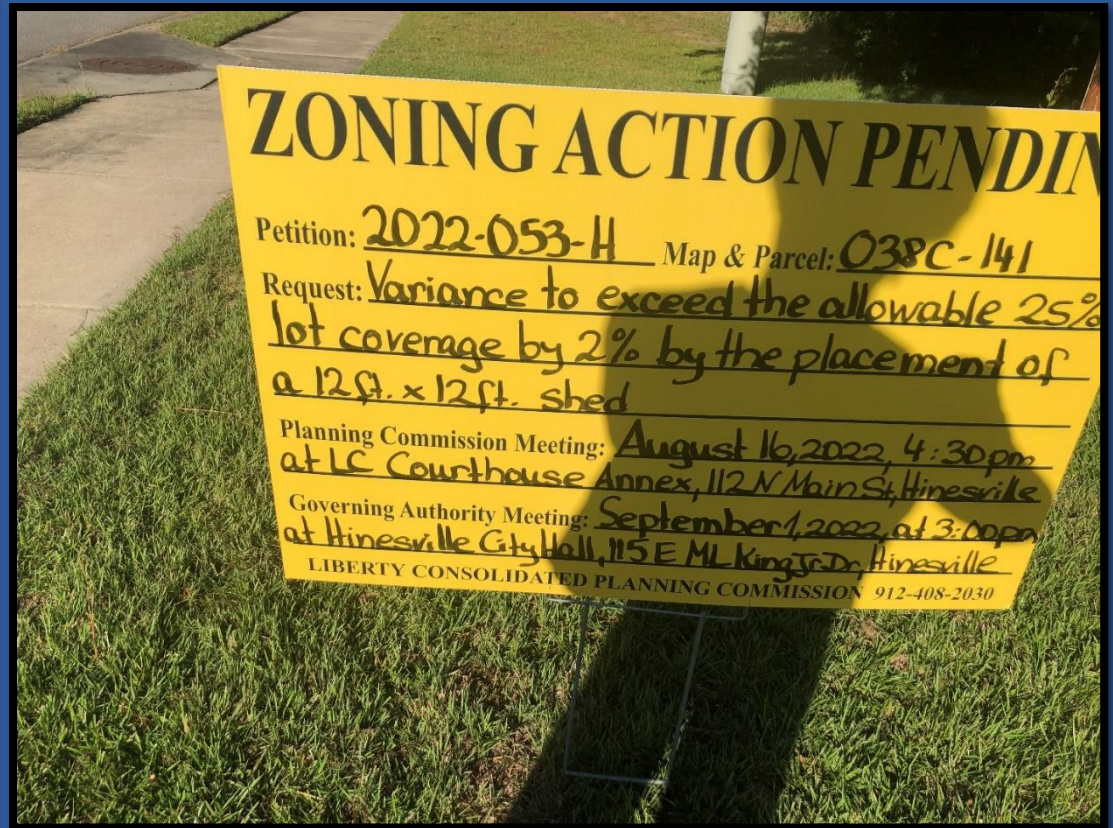
PUBLIC HEARINGS

The Liberty Consolidated Planning Commission will hold a public meeting **August 16, 2022, at 4:30 pm**, 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, September 1, 2022, 3:00 PM – Hinesville Mayor and Council will meet at Hinesville City Hall, 115 E ML King, Jr Drive, Hinesville.

Tuesday, September 13, 2022, 4:30 PM – Flemington Mayor and Council will meet at Flemington City Hall, 156 Old Sunbury Road, Flemington.



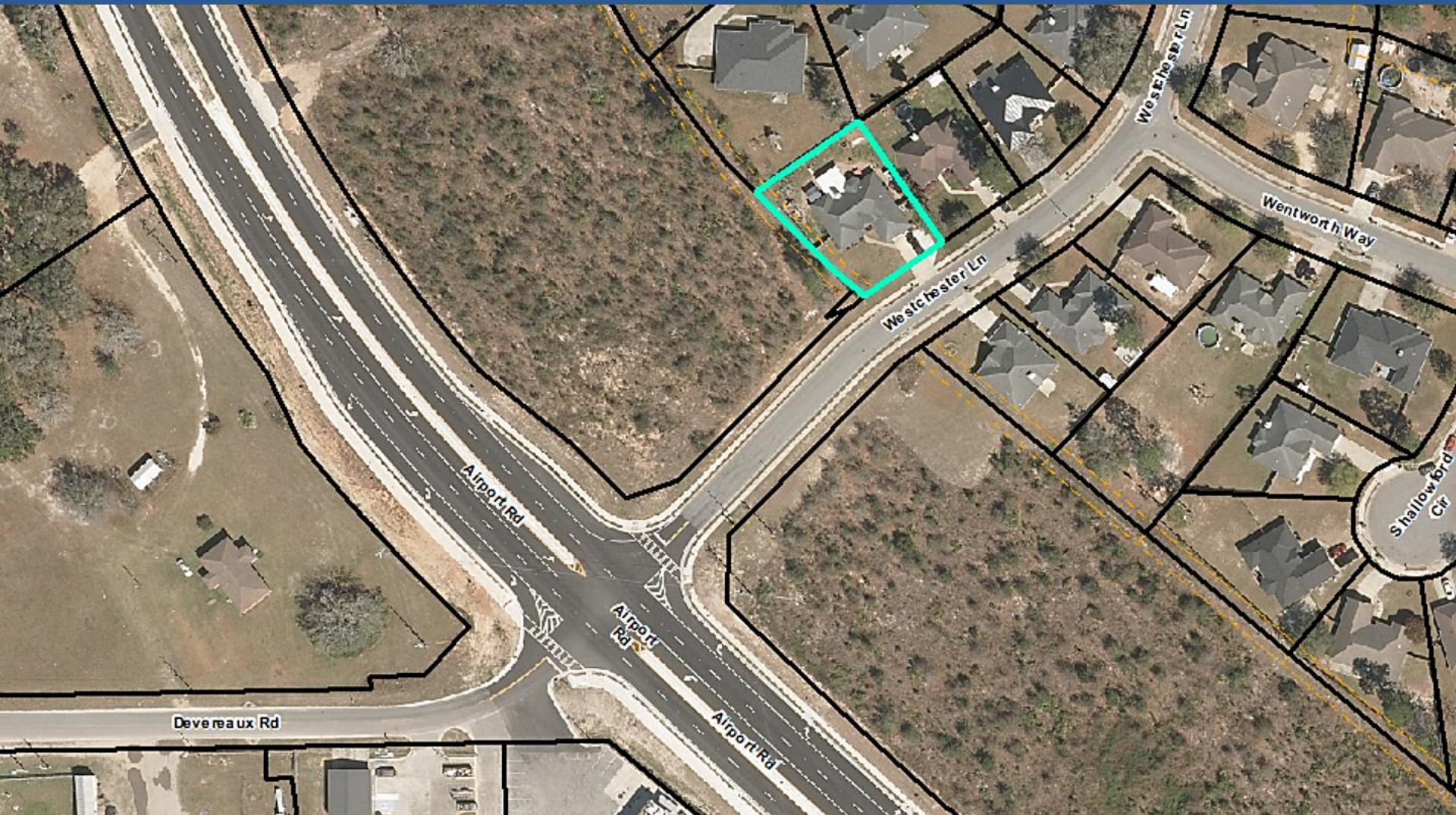
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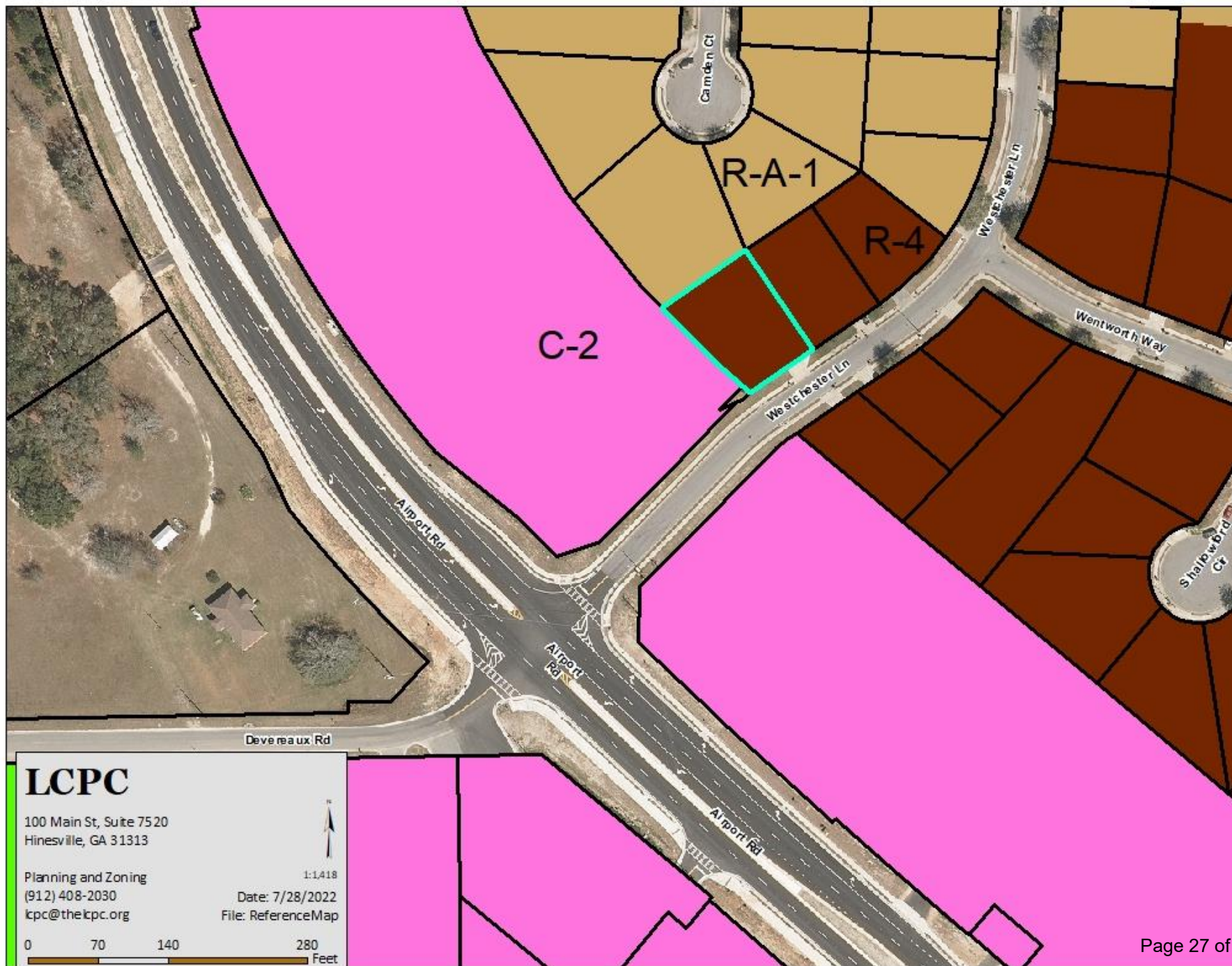
September 1, 2022

Airport Road is visible in the background









LCPC

100 Main St, Suite 7520
Hinesville, GA 31313

Planning and Zoning
(912) 408-2030
lpc@thelcpc.org



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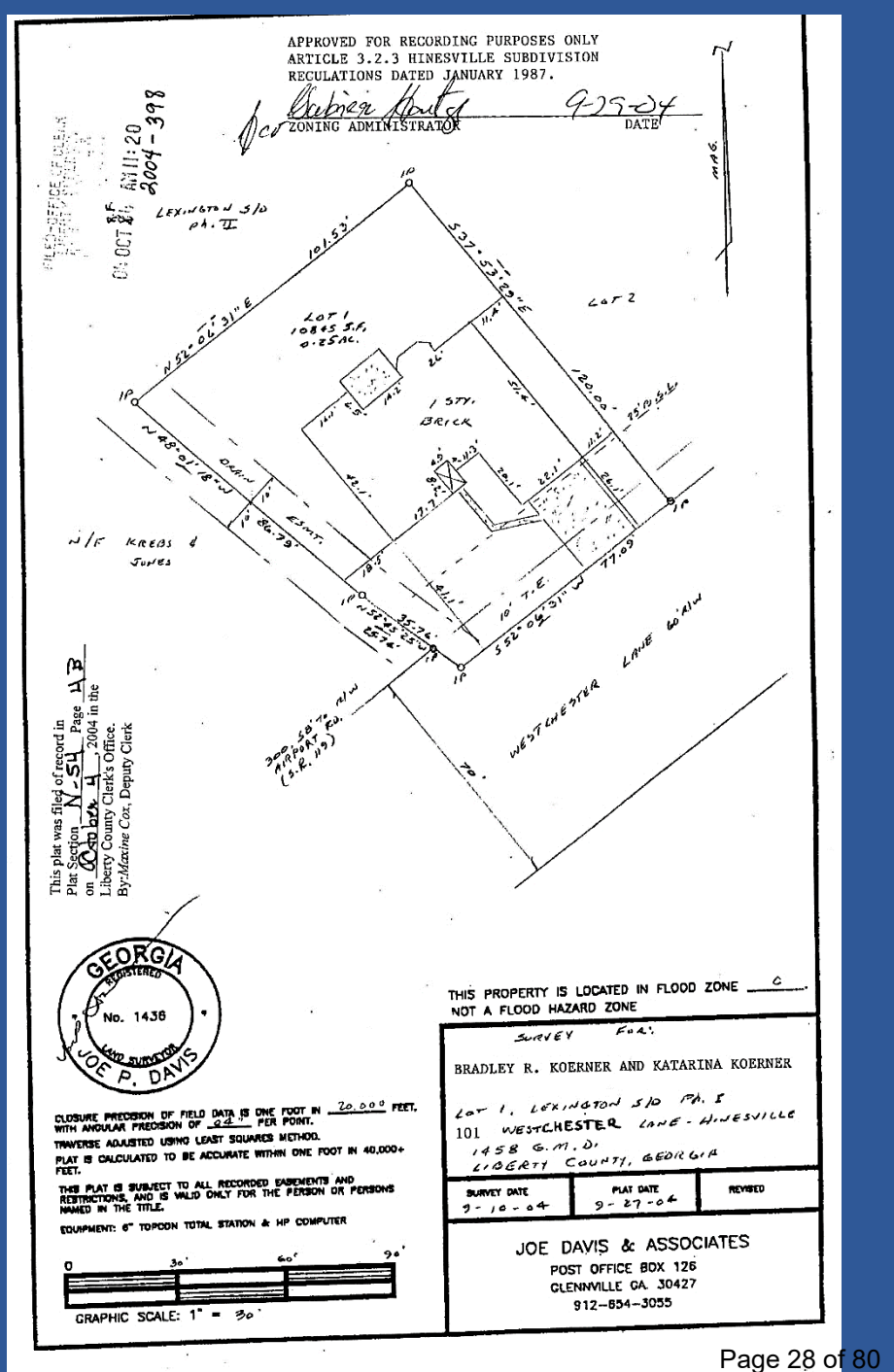
Date: 7/28/2022
File: ReferenceMap

0 70 140 280
Feet

Lexington, Ph 1 Lot 1

Lot	10,845 SF
Residence	2,732 SF
Exist. Shed	120 SF
Prop. Shed	144 SF

Liberty Consolidated Planning Commission



The conditions for granting the variance are as follows:

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; and

No.

The application of the appendix to this particular piece of property would create an unnecessary hardship; and

Yes as the residence by itself is taking up the maximum lot coverage of 25%.

Such conditions are peculiar to the particular piece of property involved;

No.

And Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by the appendix.

No.

LCPC Recommendation

Approval

Variance 2022-053-H

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 to be 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.





City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022

Agenda Item: Landscape / Tree Buffer Variance #2022-054-H

Prepared by: Lori Parks

Presented by: Jeff Ricketson

PURPOSE: A request was submitted by Avindkumar R. Patel and Sushilaben K. Patel, owners, to be allowed to reduce the required 20 ft. wide vegetative buffer with 6 ft. high opaque fence between residential and convenience/retail commercial activity to a 9 ft. wide vegetative buffer in conjunction with a 6 ft. wooden privacy fence.

BACKGROUND: Both properties are zoned C-2 (General Commercial District) and are proposed to be developed as a liquor store.

FUNDING: N/A

RECOMMENDATION: August 16, 2022, LCPC Commissioners recommended APPROVAL with standard and special conditions. Special condition being the buffer shall include an 8 ft. solid wall in conjunction with a fast-growing dense evergreen hedge.

ATTACHMENTS:

1. LandscapeTree Buffer Variance 2022-054-H

PREVIOUS COUNCIL DISCUSSION:

Variance 2022-054-H

A petition was submitted by TR Long Engineering, on behalf of Arvindkumar R. and Sushilaben K. Patel, owners, for a variance on the width of a 20 ft. required vegetative buffer between commercial and residential property. These requirements are part of Chapter 17, Trees and Vegetation, Section 17-32, Visual Buffers, Screening and Fences. Properties are located at the intersection of Elma G. Miles Pkwy. and Live Oak Drive and further described as LCTM-Parcels 046C-082 and 046C-083. The proposed development for this site is a liquor store. Both parcels combined are about 33,500 sq. ft. (0.77 ac).

The applicants are requesting to reduce the vegetative buffer to a 9 ft. vegetative buffer on the South end of the property; however, a 6 ft. high fence that is also required would be installed.

Effected residential properties to the South are located in unincorporated Liberty County and are zoned R-2 (Two-Family Residential District) and R-3 (Multi-Family Residential District). (No similar buffer requirements are in Liberty County's Ordinance.)

Public Notification

gpn 14

LOT COVERAGE VARIANCE 2022-053-H

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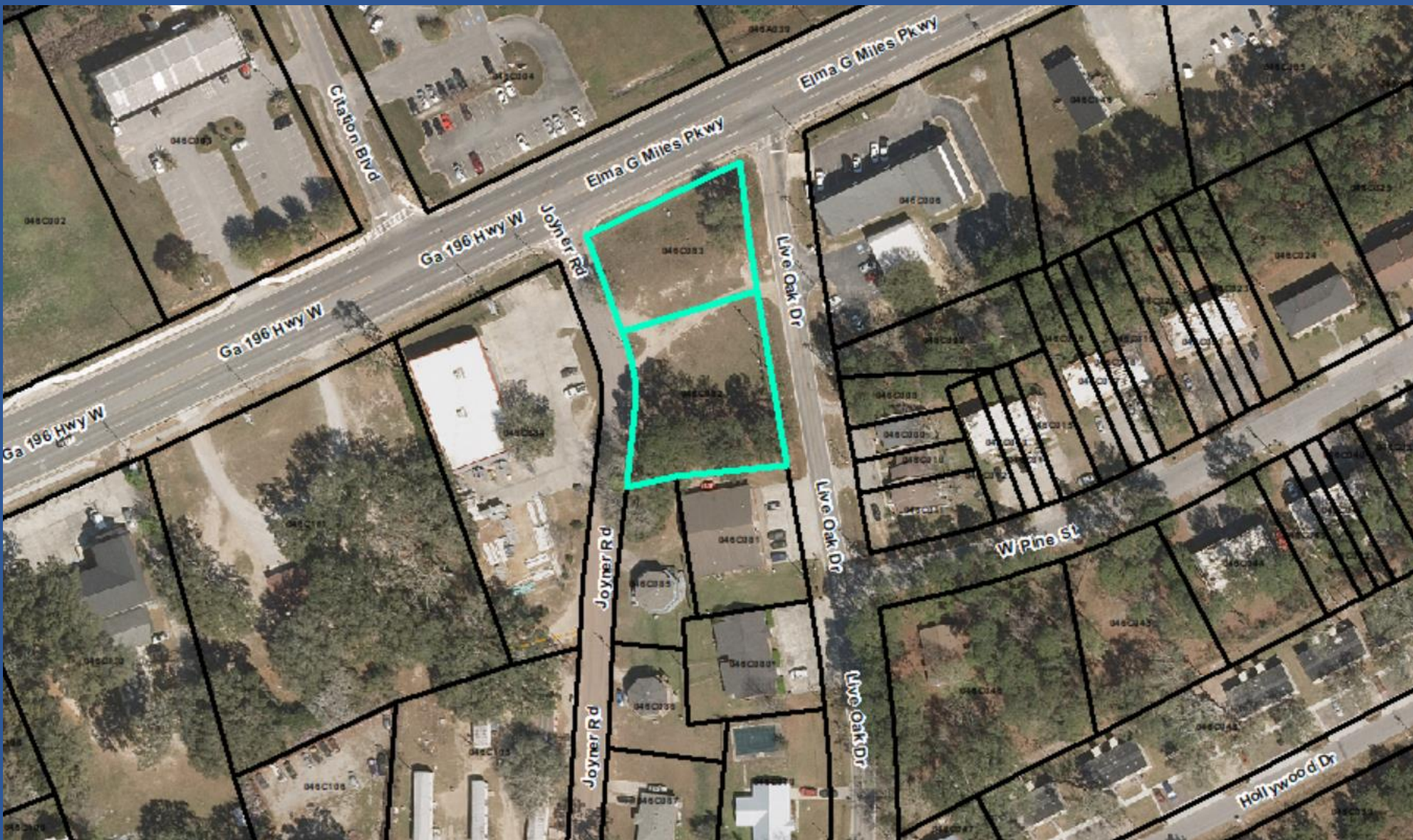
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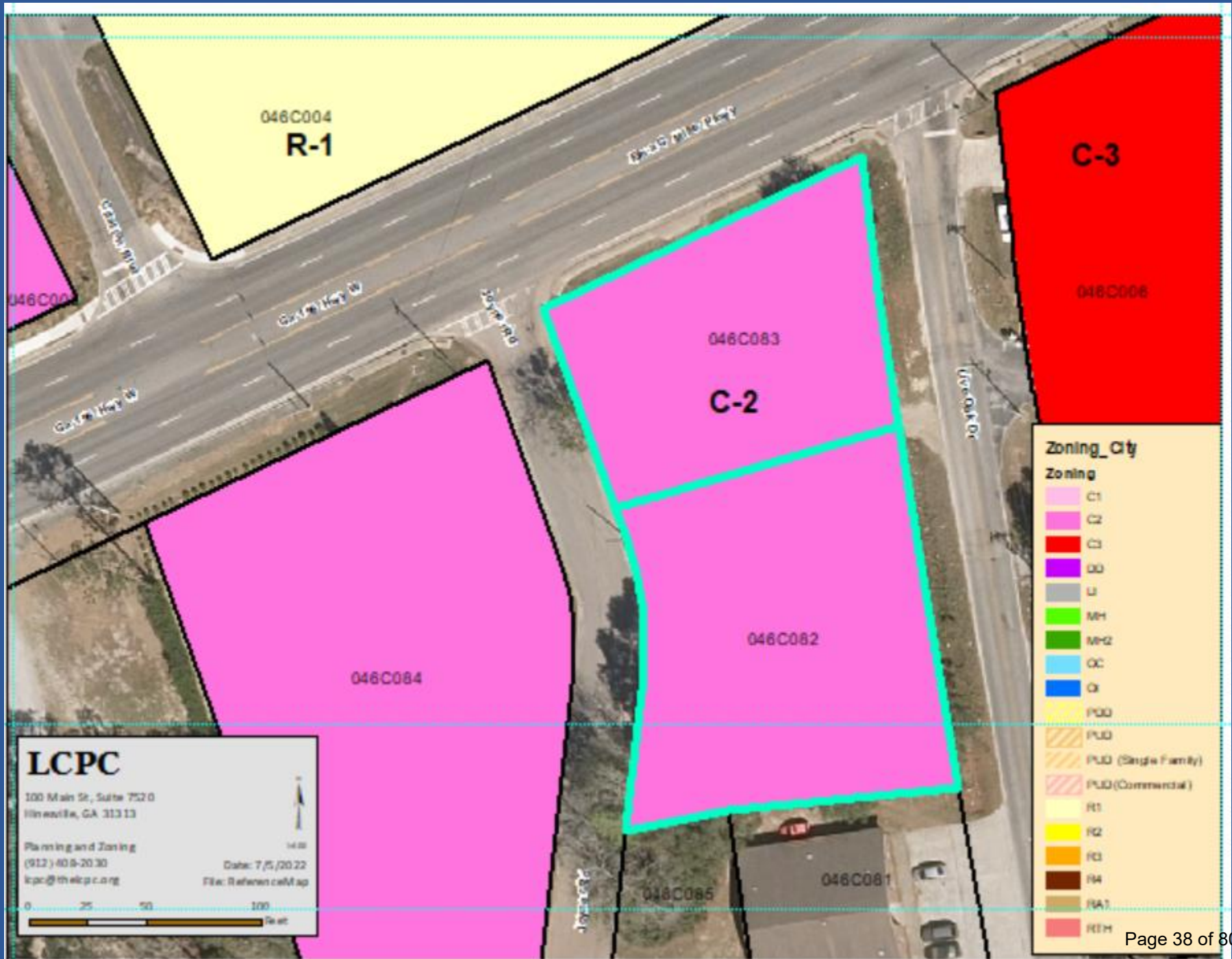
September 1, 2022

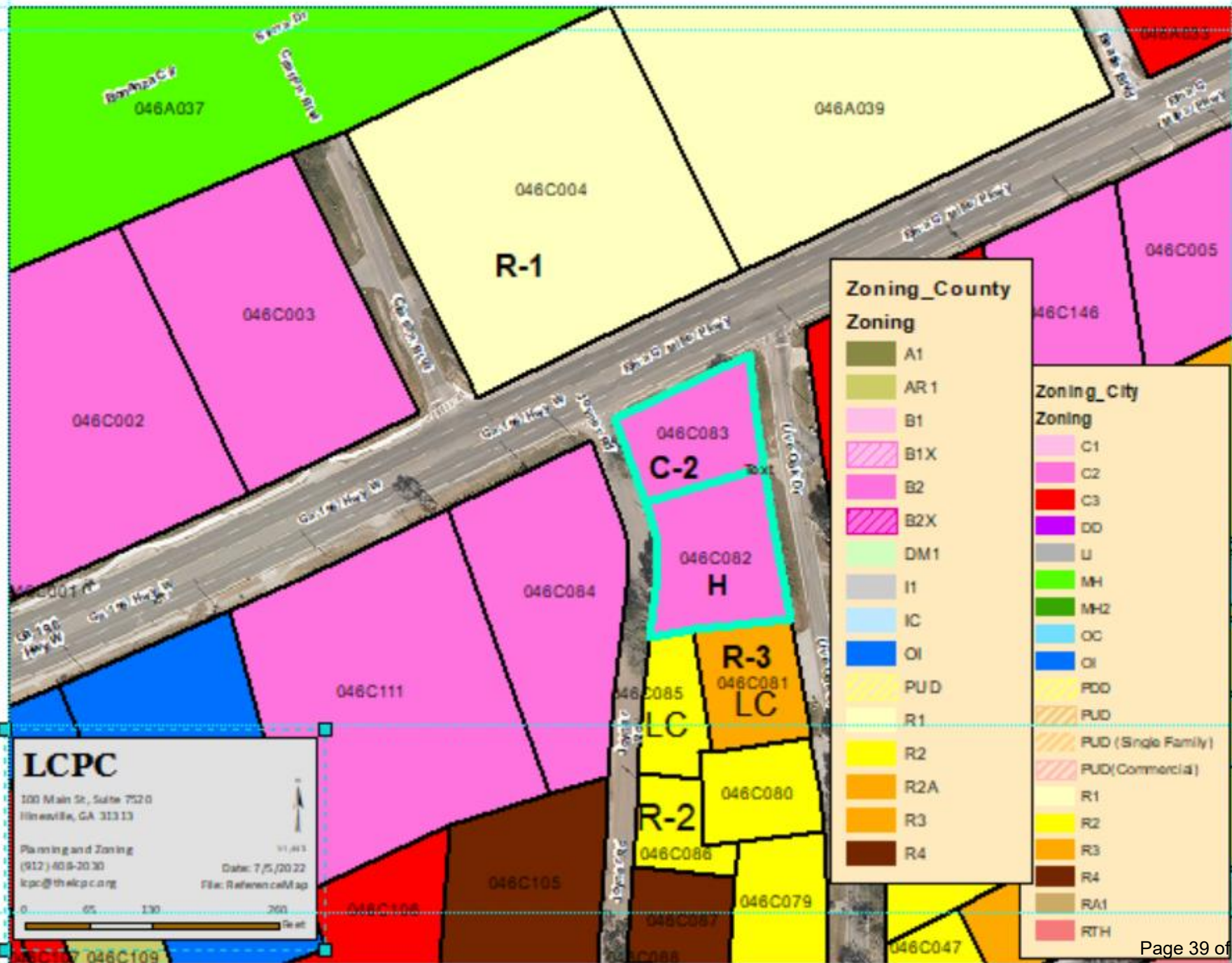
Aerial





September 1, 2022





114 North Commerce Street
Hinesville, Georgia 31313
(912) 368-5664 Office
(912) 368-7206 Fax

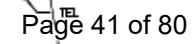


1000 Towne Center Blvd.
Suite 304
Pooler, Georgia 31322
(912) 355-1046

Variance Application
Tax Parcel: 046C083 AND 046C082
CURRENT ZONING C2

Property Address:
950 ELMA G MILES PKWY
HINESVILLE, GEORGIA 31313

This variance is requested on behalf of ARVINDKUMAR R. PATEL & SUSHILABEN K PATEL. The site is zoned C-2 COMMERCIAL. The property to the rear is zoned R-2 (Residential District) and R-3 (Residential District). These adjacent parcels require a Type C buffer along the rear property line. A type C buffer requires a 6' fence and a 20' vegetative area. A variance is being requested from the current requirement to a 6 foot wood screening fence and minimum vegetative area of 9 feet.



[illegible]

Proposed Vegetative Buffer



Rhododendron and Dwarf Yaupon Holly and preservation of two existing oaks

Sec. 17-34. Variance and appeal procedure.

- (a) Appeals from decisions of the Administrator or requests for variances from the provisions of this chapter shall be made to the LCPC Board of Commissioners. They shall formulate a recommendation to the governing authority.
 - (b) A variance shall only be granted:
 - (1) Upon a determination that the request is the minimum necessary to afford relief and that the overall intent and purpose of this chapter will not be adversely impacted, and
 - (2) Upon showing of good and sufficient cause.
- (Ord. No. 2010-05, 6-17-2010)

LCPC Recommendation

Approval

Variance 2022-054-H

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 to be 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 Condition

The buffer shall include an 8 ft. solid wall in conjunction with a fast-growing dense evergreen hedge.





City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Setback Variance #2022-055-H
Prepared by: Lori Parks
Presented by: Jeff Ricketson

PURPOSE: A request was submitted by Brennan Capital Investments, LLC, (J. Read Brennan), owner of lots 22 and 28 in Mill Creek Subdivision, to be allowed to encroach into the 25 ft. required side yard building setbacks for corner lots. Proposed residence of lot 22 encroaches by about 3 ft. into the 25 ft. side yard building setback and proposed residence of lot 28 encroaches by about 4 ft. into the required 25 ft side yard building setback.

BACKGROUND: N/A

FUNDING: N/A

RECOMMENDATION: August 16, 2022, LCPC Commissioners recommended APPROVAL with standard conditions.

ATTACHMENTS:

1. Setback Variance 2022-055-H

PREVIOUS COUNCIL DISCUSSION:

Variance Requests 2022-055-H

Two building setback variance requests were submitted by Brennan Capital Investments, LLC (J. Read Brennan), owner of Mill Creek Subdivision. Two corner lots within this subdivision, specifically lot 22 and lot 28 require a 3 ft. and 4 ft. encroachment, respectively, into the required 25 ft. side yard building setback in R-4 (Single-Family Dwelling District).

Both lots are non-conforming R-4 lots. R-4 lots are required to have 8,000 sq. ft. per Ordinance.

Lot 22 consists of 6,080 sq. ft and has a building footprint of 1,149 sq. ft;

And lot 28 consists of 7,239 sq. ft. and has a building footprint of 1,304 sq. ft.

Both residences are proposed to be 2-story.

gpn 14

LOT COVERAGE VARIANCE 2022-053-H

A REQUEST WAS SUBMITTED BY ROBERT AND MARILYN BELLAMY, OWNERS OF 101 WESTCHESTER LANE, TO BE ALLOWED TO EXCEED THE MAXIMUM ALLOWABLE 25% LOT COVERAGE THAT IS REQUIRED PER ORDINANCE BY 2% RESULTING IN A LOT COVERAGE OF 27%. PROPERTY IS FURTHER DESCRIBED AS LCTM-PARCEL 038C-141. PROPERTY OWNERS WOULD LIKE TO PLACE AN ADDITIONAL 12 FT. X 12 FT. ACCESSORY STRUCTURE IN THE REAR YARD. PROPERTY IS ZONED R-4 (SINGLE FAMILY DWELLING DISTRICT). PROPERTY IS BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH** BY LANDS OF DEVIN AND ADRIANNA WILLIAMS; **EAST** BY LANDS OF ALBERT ELLIOTT AND LASHELLE D. WILLIAMS ELLIOTT AND WESTCHESTER LANE; **SOUTH** BY LANDS OF CMJ INVESTMENTS, LLC; AND **WEST** BY LANDS OF CORY E. COOKINGHAM AND CANDACE A. LAWRENZ COOKINGHAM.

LANDSCAPE/TREE BUFFER VARIANCE 2022-054-H

A REQUEST WAS SUBMITTED BY ARVINDKUMAR R. PATEL AND SUSHILABEN K. PATEL, OWNERS, TO BE ALLOWED TO REDUCE THE REQUIRED 20 FT. WIDE VEGETATIVE BUFFER WITH 6 FT. HIGH OPAQUE FENCE BETWEEN RESIDENTIAL AND CONVENIENCE/RETAIL COMMERCIAL ACTIVITY TO A 9 FT. WIDE VEGETATIVE BUFFER IN CONJUNCTION WITH A 6 FT. WOODEN PRIVACY FENCE; THESE BUFFER REQUIREMENTS CAN BE FOUND IN HINESVILLE'S CODE OF ORDINANCES, SECTION 17-32. BOTH PROPERTIES ARE ZONED C-2 (GENERAL COMMERCIAL DISTRICT) AND ARE PROPOSED TO BE DEVELOPED AS A LIQUOR STORE. PROPERTIES ARE FURTHER DESCRIBED AS LCTM-PARCELS 046C-083 AND 046C-082. PROPERTIES ARE BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH** BY ELMA G. MILES PARKWAY; **EAST** BY LIVE OAK DRIVE; **SOUTH** BY LANDS OF GERARDO AND SUN AGUILERA AND BRIAN B. BARNES; AND **WEST** BY JOYNER ROAD.

SETBACK VARIANCE 2022-055-H

A REQUEST WAS SUBMITTED BY BRENNAN CAPITAL INVESTMENTS, LLC, (J. READ BRANNEN), OWNER OF LOTS 22 AND 28 IN MILL CREEK SUBDIVISION, TO BE ALLOWED TO ENCROACH INTO THE 25 FT. REQUIRED SIDE YARD BUILDING SETBACKS FOR CORNER LOTS. PROPERTIES ARE FURTHER DESCRIBED AS LCTM-PARCELS 046A-011 AND 045C-129 RESPECTIVELY. PROPOSED RESIDENCE OF LOT 22 ENCROACHES BY ABOUT 3 FT. INTO THE 25 FT. SIDE YARD BUILDING SETBACK AND PROPOSED RESIDENCE OF LOT 28 ENCROACHES BY ABOUT 4 FT. INTO THE REQUIRED 25 FT. SIDE YARD BUILDING SETBACK. **LOT 22** IS BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH AND WEST** BY OTHER LANDS OF BRENNAN CAPITAL INVESTMENTS, LLC; **EAST** BY MILL CREEK CIRCLE; **SOUTH** BY PIPKIN ROAD. **LOT 28** IS BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH AND WEST** BY MILL CREEK CIRCLE; **EAST AND SOUTH** BY OTHER LANDS OF BRENNAN CAPITAL INVESTMENTS, LLC;

Conditional Use 2022-056-FL

A REQUEST BY JOSHUA AND GLENZEL THOMPSON, OWNERS, TO BE ALLOWED TO OPERATE A FAMILY DAYCARE AT 154 TURPENTINE TRAIL IN FLEMINGTON AND FURTHER DESCRIBED AS LCTM-PARCEL 083B-030. PROPERTY IS BOUNDED NOW OR FORMERLY AS FOLLOWS: **NORTH, SOUTH, AND EAST** BY LANDS OF RTS HOMES, LLC; AND **WEST** BY TURPENTINE TRAIL.

PUBLIC HEARINGS

The Liberty Consolidated Planning Commission will hold a public meeting **August 16, 2022, at 4:30 pm**, 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, September 1, 2022, 3:00 PM – Hinesville Mayor and Council will meet at Hinesville City Hall, 115 E ML King, Jr. Drive, Hinesville.

Tuesday, September 13, 2022, 4:30 PM – Flemington Mayor and Council will meet at Flemington City Hall, 156 Old Sunbury Road, Flemington.

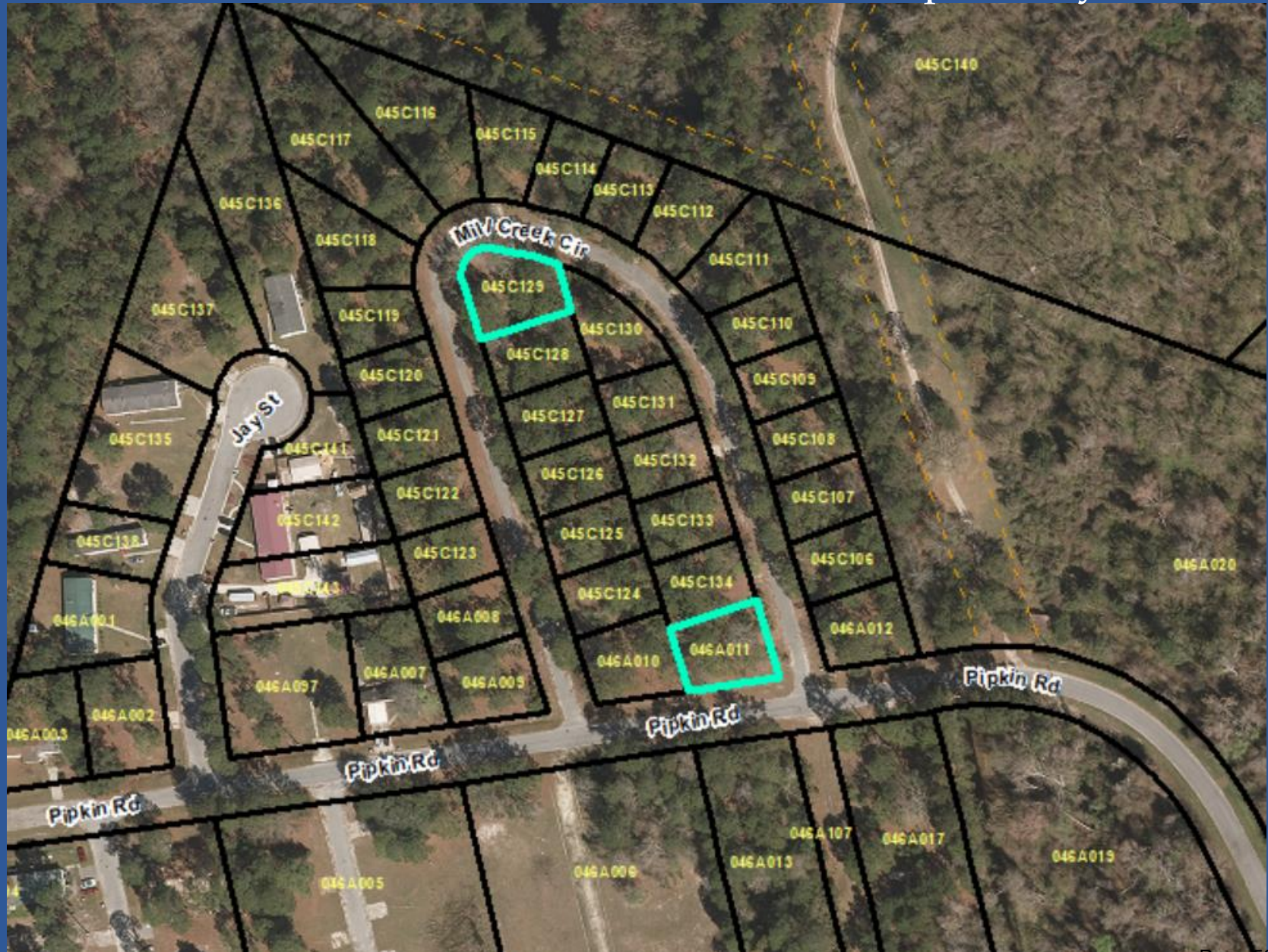


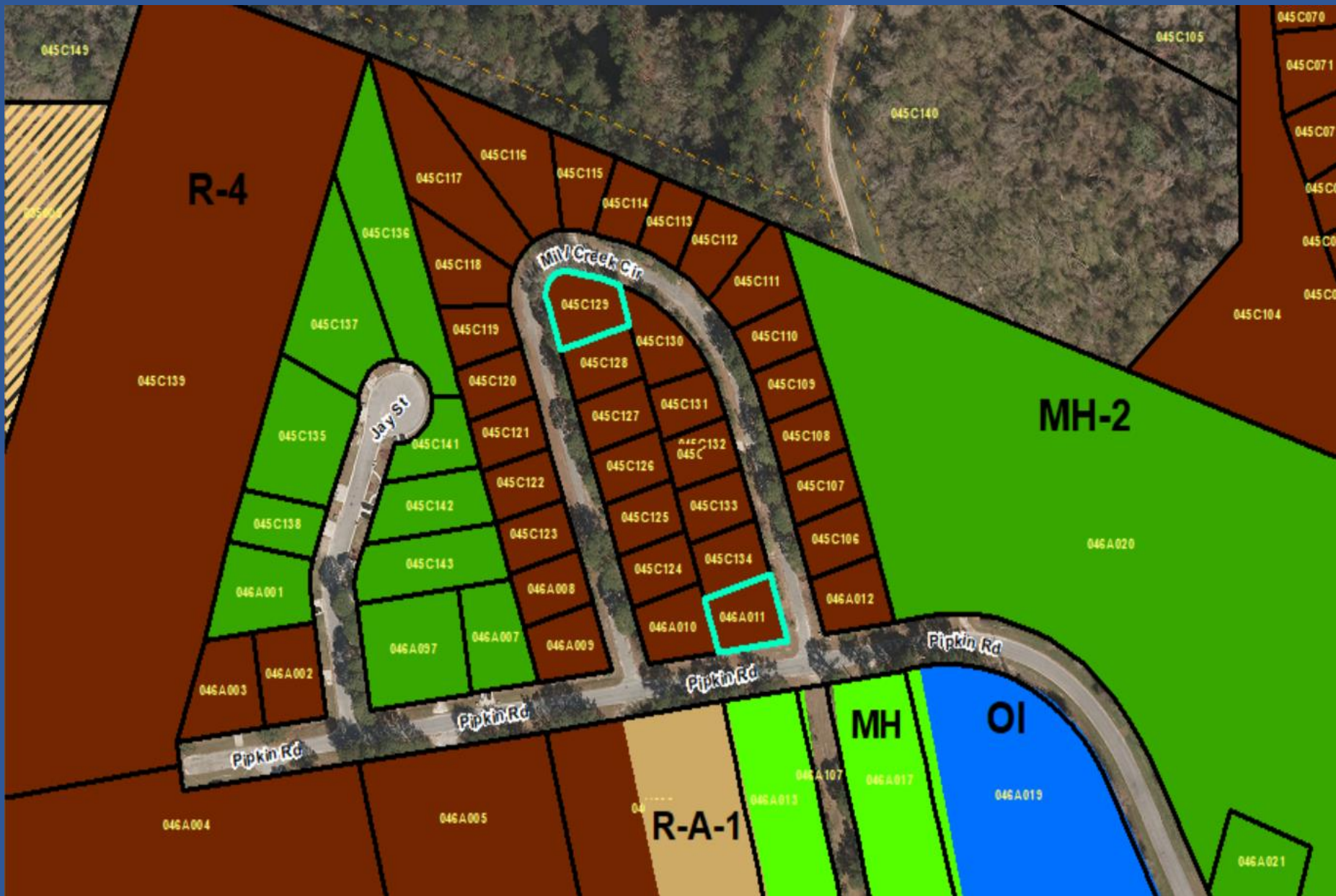
Mill Creek Circle



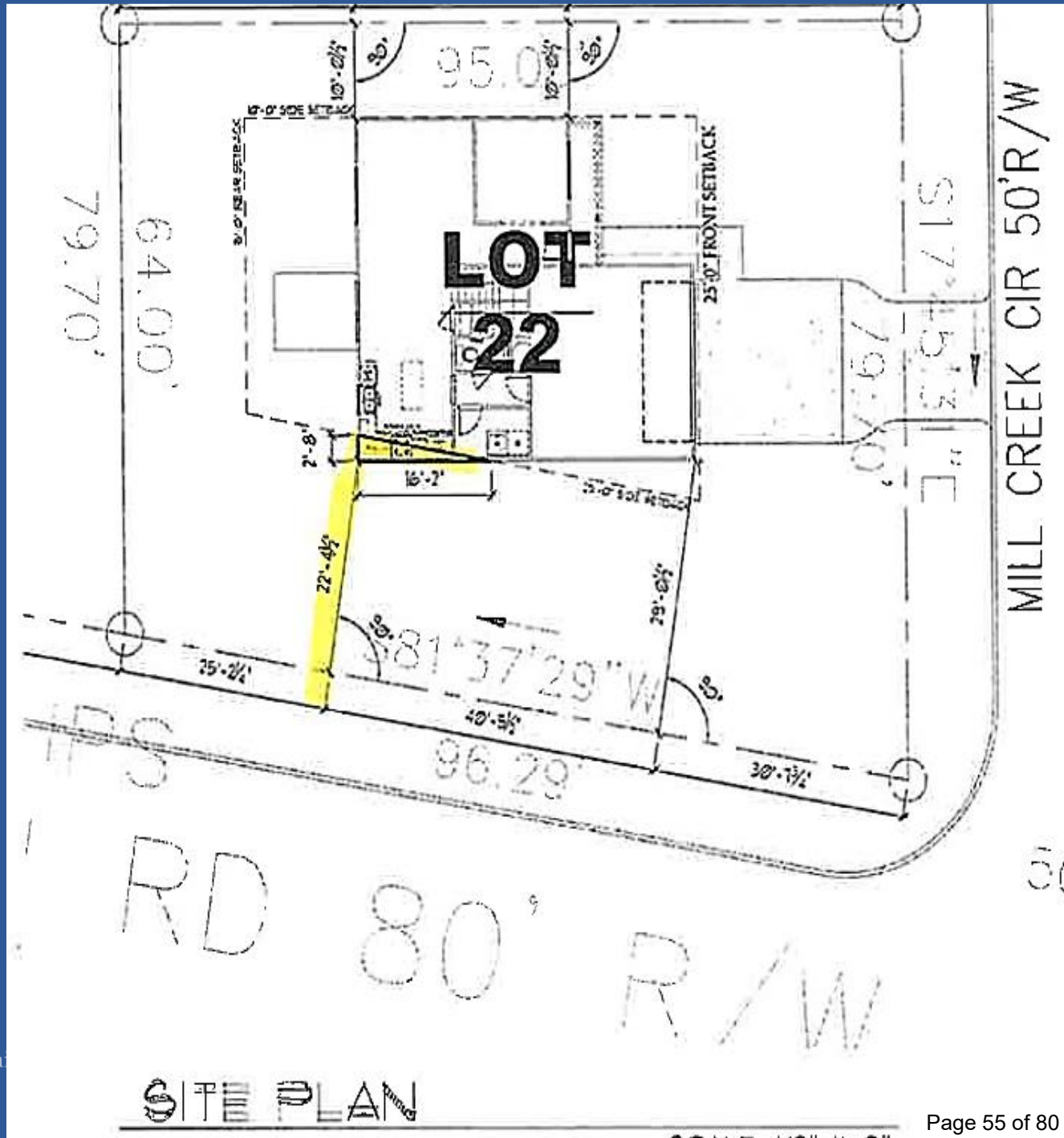
Lots 22 and 28 in Mill Creek Subdivision

LCTM-Parcels 046A-011 and 045C-129 respectively





Approximate
3 ft. encroachment
Approximate
18 sq. ft. encroachment



Lot 22 Narrative

To LCPC:

I am requesting a 3 foot side yard setback variance for lot 22 Mill Creek subdivision, 701 Mill Creek Circle for the left side of the home. The additional corner lot setback requirement will not allow the home to fit on the lot. The 3 foot variance will allow the home to fit on the lot with appx 22 feet 4 inches of a setback for the back left corner and over 29 feet on the front corner.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read 'J. Read Brennan', with a stylized, looping flourish.

J. Read Brennan

Approximate
4 ft. encroachment
Approximate
10 sq.ft. encroachment



Lot 28 Narrative

To LCPC:

I am requesting a 4 foot side yard setback variance for lot 28 Mill Creek subdivision, 713 Mill Creek Circle for the left side of the home. The additional corner lot setback requirement will not allow the home to fit on the lot. The 4 foot variance will allow the home to fit on the lot with appx 21 feet 9 inches of a setback for the back left corner and over 41 feet on the front corner.

Thank you for your consideration,



J. Read Brennan

The conditions for granting the variance are as follows:

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; and

Yes. Lot encroachment area for lot 22 is only 18 sq. ft. and for lot 28 encroachment area is only 10 sq. ft.

The application of the appendix to this particular piece of property would create an unnecessary hardship; and

Yes.

Such conditions are peculiar to the particular piece of property involved;

Yes. Properties are non-conforming R-4 lots.

And Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the ordinance; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by the appendix.

No.

LCPC Recommendation

Approval

Variances 2022-055-H
for LCTM-Parcels 046A-011 and 045C-129

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 to be 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.





City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022

Agenda Item: FY 2022 Continuum of Care Grant Resolution #2022-16

Prepared by: Kiara Williams

Presented by: Kiara Williams

PURPOSE: To seek ratification on the submission of the 2022 Balance of State (BoS) Continuum of Care (CoC) Renewal Application on August 18, 2022 to the Georgia Department of Community Affairs (DCA) and U.S. Department of Housing and Urban Development's (HUD) for funding consideration under HUD's CoC Program for continuation of the Community Development Department Homeless Prevention Program's Rapid ReHousing Project.

BACKGROUND: HUD's Continuum of Care Program has long supported Hinesville's work towards reducing homelessness within the community through the funding of several projects operated by the Homeless Prevention Program. The application for funding is a two-step process. First, applications are reviewed and scored by DCA, who ranks programs and suggests funding levels. Second, finalized applications are submitted to HUD for final funding determination.

The 2021 application seeks renewal of funding for the Rapid ReHousing Project, which aims to assist homeless individuals/families in rapidly securing housing through a combination of rental and/or utility assistance. Once housing is secured, the Homeless Prevention Program merges multiple interventions such as case management, wrap around services, and links to community resources in order to support clients in maintaining permanent stable housing by achieving self-sufficiency.

FUNDING:

TOTAL GRANT FUNDS:	\$124,808.00
TOTAL MATCH:	\$31,202.00 (Cash \$4,209.00 and In-Kind \$26,993.00)
TOTAL PROJECT BUDGET:	\$156,010.00

RECOMMENDATION: Approval of Budget Resolution #2022-16 and Ratification of the 2022 Balance of State Continuum of Care Renewal Application.

ATTACHMENTS:

1. 2022 CoC Resolution_

2. 2022 CoC Budget

PREVIOUS COUNCIL DISCUSSION: N/A

CITY OF HINESVILLE

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HINESVILLE,
GEORGIA DECLARING THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT 2021 BALANCE OF STATE CONTINUUM OF CARE RENEWAL
GRANT APPLICATION**

WHEREAS, the U.S. Department of Housing and Urban Development administers the Continuum of Care program by awarding funds to respective States;

WHEREAS, the Georgia Department of Community Affairs manages the Continuum of Care program on behalf of the State by awarding funds to the local level, and;

WHEREAS, the Mayor and City Council authorizes the Community Development Department to submit a grant application to the Continuum of Care program requesting a total project budget in the amount of \$156,010.00.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. That the City of Hinesville Community Development Department submit a grant application for the total project budget of \$156,010 on behalf of the Homeless Prevention Program for the operation of the Rapid Rehousing project which allows the Program to continue its work of assisting homeless individuals with housing needs and case management services;
2. That the Community Development Department is requesting a total of \$124,808 in grant funds;
3. That the Community Development Department is providing the required 25% match through a combination of cash and in-kind support totaling \$31,202 ;
4. That the Community Development Department will complete the HUD Project Application forms in accordance with Department of Community Affairs guidelines, and;
5. That the City of Hinesville hereby approves this resolution to the application submitted on August 18, 2022.

APPROVED this _____ day of September 2022

Allen Brown, Mayor

Karl A. Riles, Councilmember

Diana F. Reid, Councilmember

Keith Jenkins, Mayor Pro Tem

Jason Floyd, Councilmember

Vicky Nelson, Councilmember

ATTEST:

Lia Jones, City Clerk



**2022 U.S. Department of Housing and Urban Development
Continuum of Care Grant Application
Homeless Prevention Program**

BUDGET

Rapid Rehousing Project	Total
Rental Assistance	\$113,484.00
Supportive Services	\$3,824.00
Administrative	\$7,000.00
HMIS	\$500.00
Total Grant Funds	\$124,808.00
Cash Match Required	\$ 4,209.00
In-Kind Match Required	\$ 26,993.00
Total Project Budget	\$156,010.00

MATCH EXPLANATION:

Required Match – Minimum 25% of Total Assistance Request

Total Assistance Request	\$124,808.00
25% Match	\$ 31,202.00
Total Project Budget	\$156,010.00
Cash Match	\$4,209.00 (Existing HPP Budget)
In-Kind Match	\$26,993.00 (Percentage of HPP Staff Time)



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Year 2022 New Alcohol Beverage License
Prepared by: Deridra Weeks
Presented by: Deridra Weeks

PURPOSE: New 2022 Alcohol Beverage License

BACKGROUND: Daniel Merritt is applying for a 2022 alcohol and business license to operate an established liquor store located at 105 W Hendry Street. This application is for an alcohol beverage license to sell beer, liquor, and wine for off-premise consumption. This is a change in ownership.

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. Downside Investment Group Application
2. Downside Investment Group Summary Sheet

PREVIOUS COUNCIL DISCUSSION: None

LICENSE YEAR: 2022

FOR OFFICE USE ONLY
 DATE RECEIVED: 10-30-22
 NEW: ✓
 CHANGE IN OWNERSHIP: ✓
 BUSINESS TYPE: CWA CWA HB OS
 BLDG INSP: ✓
 ZONING: ✓
 ZONED: ✓
 POLICE: ✓
 FIRE: ✓
 DATE: 7-12-2022
 DATE: ✓
 DATE: ✓



BUSINESS LICENSE APPLICATION

PAYABLE TO:
 City of Hinesville
 115 East M.L. King, Jr. Drive
 Hinesville, Georgia 31313

NAME OF BUSINESS: DOWNSIDE INVESTMENT GROUP, LLC

LOCATION OF ABOVE BUSINESS: 105 W. Hardy Street, Hinesville, Georgia 31313

MAILING ADDRESS: 105 W. Hardy Street, Hinesville, Georgia 31313

EMAIL ADDRESS: danielhuntermemi@gmail.com

FEDERAL TAX ID NUMBER: 833259949

STATE TAX ID NUMBER: 308-760774

DESCRIBE THE NATURE OF BUSINESS: Liquor Store

MANAGER'S NAME: Daniel Hunter

MANAGER'S MAILING ADDRESS: danielhuntermemi@gmail.com

DOES THIS BUSINESS REQUIRE A STATE LICENSE? x (YES) (NO)
 (Please attach a copy of your state license or certification)

DOES THIS BUSINESS INVOLVE SALES TAX? ✓ (YES) (NO) IF YES, SALES TAX NUMBER: 308-760774

OWNER OF BUSINESS: DOWNSIDE INVESTMENT GROUP, LLC

OWNER'S HOME ADDRESS: [REDACTED]
 (Corporations or Partnerships must list all Names & Addresses of Owners or Officers)
 (use a separate sheet if necessary)

SOCIAL SECURITY NUMBER: [REDACTED]

BIRTH DATE: MONTH/DAY/YEAR

HOME PHONE: [REDACTED]

BUSINESS PHONE: 912 255 5161

LICENSE FEE COMPUTATIONS

Number of Employees (including ownership) 8
 Administrative Fee \$
 Inspection Fee \$
 Additional Fees \$
 TOTAL DUE: \$
 TOTAL RECEIVED \$

IMPORTANT - PLEASE READ CAREFULLY:

The applicant hereby agrees to be bound by all of the terms and conditions of the Ordinances adopted by the City of Hinesville, Georgia and any laws as may apply to the above business. I hereby agree to permit during business hours reasonable inspections as authorized by law. I hereby certify that all information provided is true and correct. I understand that providing false information may result in the revocation of my license. Licenses may be suspended or revoked for violation of the terms of the Ordinance. Notification is required of closing, change of business location or ownership.

THIS 30th DAY OF June, 20 22

(AUTHORIZED SIGNATURE OF APPLICANT)

Personally, before me the undersigned appeared Daniel Hunter, who on Oath has sworn that the above information given therein is true and correct.

Sworn to and subscribed before me this 10th day of June, 20 22

STATE OF: Georgia COUNTY OF: Chatham CITY OF: Savannah

NOTARY STAMP OF SEAL

NOTARY PUBLIC: Monnie S. George

LICENSE MAY BE SUSPENDED OR REVOKED FOR VIOLATION OF THE TERMS OF THE ORDINANCE, NO BUSINESS, PERSON, OR ORGANIZATION IS TO OPERATE WITHOUT APPROVAL OF THIS APPLICATION FOR LICENSE.

SUMMARY SHEET FOR YEAR 2022 ALCOHOL LICENSE

NAME OF BUSINESS Downside Investment Group LLC
Patriots Liquor

ADDRESS OF BUSINESS 105 W Hendry St
Hinesville, GA 31313

NAME OF APPLICANT(S) Daniel Merritt

NAME OF LOCAL MANAGER Christin Bond

APPROVED BY HPD YES 7/28/2022

APPROVED BY ZONING YES 7/01/2022

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 7/01/2022

APPROVED BY HFD YES 8/24/2022

TYPE OF LICENSE Consumption off premise
Beer, liquor and wine

SUNDAY SALES NO

VIOLATION HISTORY No violations past 12 months

NOTES: This business operates as a liquor store. This location is not on probation.

City Council () Approved () Disapproved by _____ Date 09-01-2022



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Public Comment
Prepared by: Lia Jones
Presented by: Mayor Brown

PURPOSE: To Allow Citizens to Address Mayor and Council.

BACKGROUND: None

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION:



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Mayor Brown's Report
Prepared by: Christy Deloach
Presented by: Mayor Brown

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Councilmember Riles Report
Prepared by: Jean Marie Reynolds
Presented by: Councilmember Riles

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Mayor Pro Tem Jenkins Report
Prepared by: Brittany Avery
Presented by: Mayor Pro Tem Jenkins

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Councilmember Nelson's Report
Prepared by: Wendy Bruce Sochia
Presented by: Councilmember Nelson

ACTION ITEMS:

N/A

INFORMATIONAL ITEMS:

N/A



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Councilmember Floyd's Report
Prepared by: Rose Kenner
Presented by: Councilmember Floyd

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: Councilmember Reid's Report
Prepared by: Darlene Parker
Presented by: Councilmember Reid

ACTION ITEMS:

N/A

INFORMATIONAL ITEMS:

N/A



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: City Manager's Report
Prepared by: Christy Deloach
Presented by: Kenneth Howard

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 1, 2022
Agenda Item: FY2023 Proposed Budget
Workshop Dates
Prepared by: Kimberly Ryon
Presented by: Kimberly Ryon

PURPOSE: To Present for Mayor and Council Consideration, Proposed Workshop Dates for the Fiscal Year 2023 Budget.

BACKGROUND: The City will be conducting workshops to review the Fiscal Year 2023 budget with the Mayor and City Council.

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

1. Budget Calendar FY 2023 (WS)

PREVIOUS COUNCIL DISCUSSION:

MAYOR
Allen Brown

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Lia Jones

CITY ATTORNEY
Linnie L. Darden, III



MAYOR PRO TEM
Keith Jenkins

COUNCIL MEMBERS
Diana F. Reid
Jason Floyd
Vicky C. Nelson
Karl A. Riles

Kimberly Ryon, Chief Financial Officer

Memorandum

Date: July 26, 2022
To: Mayor & City Council Members
Department Heads
CC: Kenneth Howard
From: Kimberly Ryon, CFO *KR*
RE: Scheduled Dates for FY 2023 Budget workshops

The following dates and times have been tentatively scheduled for the City's budget workshops to review in detail the fiscal year ended October 31, 2023 budget:

Tuesday, September 6, 2022	1:00 – 5:00
Thursday, September 8, 2022	1:00 – 5:00
Monday, September 12, 2022	1:00 – 5:00
Monday, September 19, 2022	1:00 – 5:00
Wednesday, September 21, 2022	1:00 – 5:00

In addition to the workshop dates, we have scheduled one half-day session for staff to report back to the Mayor and City Council on changes or adjustments made from feedback during the workshops. That session is tentatively scheduled for:

Tuesday, September 27, 2022	1:00 – 5:00
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We plan to conduct our budget hearing at the October 6, 2022 City Council meeting and adopt the budget at the October 20, 2022 City Council meeting.