

**MAYOR**  
Karl A. Riles

**CITY MANAGER**  
Kenneth K. Howard

**CITY CLERK**  
Estella L. Roberson

**CITY ATTORNEY**  
Linnie Darden III



**MAYOR AND COUNCIL  
REGULAR MEETING  
AGENDA  
3:00 PM  
February 6, 2025  
Council Chamber**

**MAYOR PRO TEM**  
Vicky C. Nelson

**COUNCIL MEMBERS**  
Diana F. Reid  
Jason R. Floyd  
Dexter L. Newby  
José A. Ortiz, Jr.

**1. INVOCATION**

Bishop A. D. Shaw of Full Gospel Tabernacle C.O.G.I.C.

**2. MINUTES**

To approve the minutes from the January 16, 2025, council meeting.

**3. UNFINISHED BUSINESS**

**3.1. HAMPO CITIZENS ADVISORY COMMITTEE (CAC)**

To Present for Mayor and Council Consideration, Hinesville Area Metropolitan Planning Organization (HAMPO) Citizens Advisory Committee (CAC) Appointments will expire beginning January 1, 2025. These appointments are made by Mayor and Council.

*Action Item*

**3.2. HISTORIC PRESERVATION COMMISSION COMMITTEE**

To Present for Mayor and Council Consideration, Historic Preservation Commission Appointments. Three vacant positions.

*Action Item*

**3.3. REZONING PETITION 2024-031-H**

To Present for Mayor and Council Consideration, Petition to Rezone 15.3 Acres of Land, More or Less, from R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for Apartments. The Property is Further Described as LCTM Parcel 047A202 (Portion Thereof). (District #5).

*Action Item*

**4. PRESENTATIONS**

**4.1. SPECIAL RECOGNITION: HFD RETIREMENT**

Special recognition of HFD Battalion Chief Tracy Burriss who is retiring after more than 26 years of service.

*Informational Item*

**5. PLANNING AND ZONING**

**6. PUBLIC HEARING**

*"Home for a Day or a Lifetime"*

**6.1. REZONING PETITION 2024-066-H AND ANNEXATION ORDINANCE #2024-09**

To Present for Mayor and Council Consideration, Petition to rezone 8.67 Acres of Land, More or Less, from AR-1 (Agricultural Residential) and PUD (Planned Unit Development) to ATR (Attached Residential) for a Townhome Development, Further Described as LCTM Parcels 036C003 and 036C016. (District#5)

***Informational Item***

**6.2. VARIANCE REQUEST 2024-069-H**

To Present for Mayor and Council Consideration, a Variance Request to Reduce the Lot Area, Front, Rear, and Side Yard Setbacks for Proposed New Lots. Property is Further Described as LCTM-Parcel 055D161 and is Located 203 Wilson Avenue. (District #2)

***Action Item***

**6.3. REZONING PETITION 2024-071-H**

To Present for Mayor and Council Consideration, a Rezoning Petition to Rezone 2 Acres of Land, More or Less, from R-8 (Single-Family-Residential-8) and R-12 (Single-Family-Residential-12) to MFR (Multi-Family Residential). Property is Located 829 Olmstead Drive and 825 Overton Street in Hinesville and is Further Described as LCTM Parcels 055B001 and 055B002. (District #2)

***Action Item***

**7. NEW BUSINESS**

**7.1. BID OPENING FOR TRACTOR FOR STORMWATER**

Bid Opening for Tractor for Stormwater

***Action Item***

**7.2. BID OPENING FOR (2) TRACTORS FOR FORT STEWART GROUNDS MAINTENANCE**

Bid Opening for (2) Tractors for Fort Stewart Grounds Maintenance

***Action Item***

**7.3. BID OPENING RFQ 2025-05 ENGINEERING AND DESIGN SERVICES COURT STREET TOWNHOME PROJECT**

Bid Opening for RFQ 2025-05 Engineering and Design Services for the Court Street Townhome Project.

***Action Item***

**7.4. LIBERTY INITIATIVE FOR COMMUNITY HOUSING APPOINTMENTS**

To Present for Mayor and Council Consideration, City of Hinesville staff Appointment to serve on the Liberty Initiative For Community Housing.

***Action Item***

**7.5. STEWART WAY SEWER PROJECT**

To present to the Mayor and Council the Stewart Way Sewer Project for consideration.

***Action Item***

**8. BUSINESS LICENSE**

*"Home for a Day or a Lifetime"*



**8.1. PEDDLER'S LICENSE REQUEST**

To Present for Mayor and Council Consideration, Meranda Allmond of Interkoi Enterprise has requested a 2025 Peddler's License to go door to door to solicit water purification systems.

*Action Item*

**8.2. NEW ALCOHOLIC BEVERAGE LICENSE FOR 2025**

To Present for Mayor and Council Consideration, WaWa Southeast LLC is applying for a 2025 alcohol beverage license to sell beer and wine for Off Premise Consumption at 824 East General Stewart Way.

*Action Item*

**8.3. YR 2025 ALCOHOL BEVERAGE LICENSE RENEWALS**

To Present for Mayor and Council Consideration, **Consumption off Premise:** Family Dollar 20381 and Family Dollar 24745

*Action Item*

**8.4. BL ALCOHOL BEVERAGE & FOOD SALES QUARTERLY REPORT**

To Present for Mayor and Council Consideration, Fourth Quarter (October 2024 through December 2024) Alcohol Beverage and Food Sales Report for Class I, II, and IV.

*Informational Item*

**8.5. HFD & HPD ALCOHOL BEVERAGE & FOOD SALES QUARTERLY REPORT**

HFD & HPD Alcohol Beverage & Food Sales Quarterly Report

*Informational Item*

**9. PUBLIC COMMENT**

**9.1. PUBLIC COMMENT**

**10. MAYOR KARL A. RILES**

**10.1. MAYOR RILES' REPORT**

**11. COUNCILMEMBER REID - DISTRICT 1**

**11.1. COUNCILMEMBER REID'S REPORT**

**12. COUNCILMEMBER FLOYD - DISTRICT 2**

**12.1. COUNCILMEMBER FLOYD'S REPORT**

**13. MAYOR PRO TEM NELSON - DISTRICT 3**

**13.1. MAYOR PRO TEM NELSON'S REPORT**

**14. COUNCILMEMBER NEWBY - DISTRICT 4**

**14.1. COUNCILMEMBER NEWBY'S REPORT**

**15. COUNCILMEMBER ORTIZ, JR. - DISTRICT 5**

**15.1. COUNCILMEMBER ORTIZ, JR'S REPORT**

**16. CITY MANAGER KENNETH HOWARD**

*"Home for a Day or a Lifetime"*

**16.1. CITY MANAGER HOWARD'S REPORT**

**17. ADJOURN**

*"Home for a Day or a Lifetime"*



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025

**Agenda Item:** HAMPO Citizens Advisory Committee (CAC)

**Prepared by:** Rodonia Armstrong

**Presented by:** Kenneth Howard

**PURPOSE:** To inform Mayor and Council that the Hinesville Area Metropolitan Planning Organization (HAMPO) Citizens Advisory Committee (CAC) appointments will expire beginning January 1, 2025.

**BACKGROUND:** All appointments to the HAMPO Citizens Advisory Committee will expire beginning January 1, 2025. The Citizens Advisory Committee appointments are for a two-year term and all appointments are made by Mayor and Council. Councilmember Reid will be appointing someone to fill the vacant position. The following citizens are currently serving on the board:

Bobbie Ruiz - reappointed  
 Marcello Page - vacant  
 Curles Butler - reappointed  
 Cassidy Collins - reappointed

**FUNDING:** None

**RECOMMENDATION:** None

**ATTACHMENTS:**

1. HAMPO Citizens Advisory Committee (CAC) Board Appointment Spreadsheet
2. HAMPO Citizens bylaws

**PREVIOUS COUNCIL DISCUSSION:**

STANDING  
BOARDS/COMMISSIONS/AUTHORITIES  
APPOINTEES

| HAMPO Citizens Advisory Committee (CAC) |                    |                     |              |                |            |              |       |
|-----------------------------------------|--------------------|---------------------|--------------|----------------|------------|--------------|-------|
| APPOINTED BY                            | CURRENT APPOINTEES | RESIDES IN DISTRICT | TERMS SERVED | LENGTH OF TERM | TERM BEGAN | TERM EXPIRES | NOTES |
| Mayor and Council                       | Bobbie Ruiz        | 3                   |              | 2 Years        | 01/19/23   | 1/01/2025    |       |
| Mayor and Council                       | Marcello Page      | 1                   |              | 2 Years        | 01/01/21   | 1/01/2025    |       |
| Mayor and Council                       | Curles Butler      | 4                   |              | 2 Years        | 01/01/21   | 1/01/2025    |       |
| Mayor and Council                       | Cassidy Collins    | 2                   |              | 2 Years        | 01/01/21   | 1/01/2025    |       |



## Hinesville Area Metropolitan Planning Organization

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# HAMPO

## By-Laws: Citizens Advisory Committee

On December 10, 2020, the Policy Committee approved an amendment to the Citizens Advisory Committee to amend Article VI Policy Committee Bylaws to amend Article VI, Meetings, by deleting second Tuesday of every even numbered month and adding "second Thursday of every odd numbered month" as directed by the Policy Committee.

On February 11, 2021, the Policy Committee approved an amendment to the Citizens Advisory Committee Bylaws to add Article VIII, Meeting Remotely and Virtually, as directed by the Policy Committee.

Adopted: December 13, 2012  
Amended: February 11, 2021

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100 Main Street, Suite 7520  
Phone: 912-408-2030

Hinesville, Georgia 31313  
Fax: 912-408-2037

Jeff Ricketson, AICP, Executive Director

Chairman Donald Lovette, Policy Committee Chairman

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Prepared by the Hinesville Area Metropolitan Planning Organization (HAMPO), for more information regarding this document or any other HAMPO activity, please contact us at:

Hinesville Area Metropolitan Planning Organization  
c/o Liberty Consolidated Planning Commission  
100 Main Street, Suite 7520  
Hinesville, Georgia 31313

Phone: (912) 408-2030      Fax: (912) 408-2037

Visit our website for the most up-to-date information and downloadable documents at [www.thelcpc.org](http://www.thelcpc.org) and click on the HAMPO tab.

## **ARTICLE I**

### **Name of the Committee**

The name of the organization shall be the Hinesville Area Metropolitan Planning Organization – Citizens Advisory Committee, hereinafter referred to as the Committee.

## **ARTICLE II**

### **Purpose**

The Citizens' Advisory Committee (CAC) of the Hinesville Area Metropolitan Planning Organization shall advise the Policy Committee on matters of public opinion from individual citizens and citizen groups regarding planned changes to the Transportation Improvement Plan, Unified Planning Work Program and the Long Range Transportation Plan as well as study findings and recommendations.

## **ARTICLE III**

### **Membership**

Membership in the Committee is made up of eighteen (18) individuals representing nine (9) local governments, Fort Stewart, Savannah Technical College and Armstrong Atlantic State University, Hinesville Campus. Members will serve without compensation.

#### **Voting Members:**

- Town of Allenhurst (1 member)
- City of Flemington (1 member)
- Town of Gum Branch (1 member)
- City of Hinesville (4 members)
- City of Midway (1 member)
- City of Riceboro (1 member)
- City of Walthourville (2 members)
- Liberty County (3 members)
- Long County (1 member)
- Representative, Fort Stewart (1 member)
- Representative, Savannah Technical College (1 member)
- Representative, Armstrong Atlantic State University, Hinesville Campus (1 member)

Membership appointments will be for a term of two (2) calendar years. Unexpired vacancies may be filled as they arise from appointments by the Policy Committee.

Any member in a position that has not been filled for a new term will continue in that position until such position is filled by the Policy Committee.

The number of members shall be eighteen (18). The Policy Committee will strive to have representation from all the member communities of the Hinesville Area Metropolitan Planning Organization.



Unless excused by the Chairperson, any member of the CAC having two consecutive (2) absences from regular meetings during a calendar year shall be removed from the Committee. If a member is in violation of the Committee's attendance policy when he/she is eligible for reappointment, the Chairperson shall send a letter to the Policy Committee recommending that the individual not be reappointed due to a lack of participation. Members are expected to attend regularly.

## **ARTICLE IV**

### **Organizational Duties**

- 1) The Citizens' Advisory Committee ensures that citizen participation in the transportation planning process will be met, in accordance with the HAMPO Participation Plan. The CAC functions as a public information and involvement committee. The CAC will participate in the review of social, economic, and environmental considerations that are essential for developing a viable transportation study for the area. The CAC, through establishment of various task forces, subcommittees, and stakeholder groups, and regular committee meetings, should participate in the following:
  - a) Review each year the work of the transportation study including the HAMPO Unified Planning Work Program (UPWP), the Transportation Improvement Plan (TIP), as well as the Metropolitan Transportation Plan (MTP).
  - b) Make recommendations as appropriate to the Policy Committee and the Technical Coordinating Committee regarding amendments to the items identified in the preceding paragraph.
  - c) Assess public opinion relative to the transportation study's activities with recommendations to the Policy and Technical Coordinating committees.

## **ARTICLE V**

### **Officers and Members Duties**

- 1) The CAC shall select a Chairperson and Vice-Chairperson at the first meeting of the calendar year when a quorum is present by simple majority vote. The term of Chairperson and Vice-Chairperson shall be for the calendar year. The Chairperson and the Vice-Chairperson may serve up to a maximum of three calendar years.
- 2) The Chairperson shall arrange and conduct all meetings of the Committee, appoint subcommittees to function on the behalf of the Committee and represent the Committee on the HAMPO Policy Committee as a non-voting member. The Chairperson shall act as official spokesperson for the CAC; however, this shall not abridge any individuals' rights to freedom of speech on their own behalf. The Chairperson shall have such powers as may be reasonably construed as belonging to the chief of executive of any organization.
- 3) The Vice-Chairperson shall act as Chairperson to conduct any meetings of the Committee in the absence of the Chairperson. This officer shall act on behalf of the Chairperson when requested to do so by the Chairperson. In the event of the absence or inability of the Chairperson to exercise

his/her duties, the Vice-Chairperson shall become acting Chairperson with all the rights, privileges and powers of a duly elected Chairperson, until such time as the Chairperson is able to resume the duties. The Vice-Chairperson or their designate shall represent the Committee on the HAMPO Technical Coordinating Committee as an ex-officio, non-voting member.

- 4) In the event of a vacancy in the office a Chairperson before completion of a term, the Vice-Chairperson shall automatically become Chairperson. If, at any time, the office of Vice-Chairperson becomes vacant, a new Vice-Chairperson shall be elected by a majority of the membership at the first meeting at which there is a vacancy, provided that a quorum is present.

## **ARTICLE VI**

### **Meetings**

- 1) The CAC shall meet on the second Thursday of every odd numbered month, beginning at 5:30 PM at the location as directed by the Policy Committee.
- 2) Meeting notices shall be e-mailed seven calendar days prior to the meeting outlining the planned agenda. Should there be no business to come before the committee, the officers, by agreement with the members, may cancel the meeting.
- 3) No action of the CAC will become official unless a quorum is present. A quorum shall be 50% of the appointed membership. Vacant memberships shall not be counted towards the quorum.
- 4) A majority vote of the members present shall be required for approval of any action taken by the CAC.
- 5) Special meetings, including special public meetings of this organization, may be called at the discretion of the Chairperson when it is deemed to be in the best interest of the organization. Also one-third (1/3) of the voting members of the HAMPO CAC may petition the Chairperson to call special meetings. Notice of any such meeting shall state the reasons that the meeting has been called, the business to be transacted, by whom the meeting is called, and the time and place of the meeting. The business discussed will be limited to that specified in the notice unless there is unanimous consent of all members present at such meeting.
- 6) The meetings of the Committee shall be conducted in accordance with the rules adopted by the Committee.
- 7) The agenda of the meetings of the HAMPO CAC shall be set by the Chairperson. A member may petition the Chairperson to place an item on the agenda at least seven (7) days before the schedule date for such meeting. The order of business at all regular meetings shall be at the discretion of the Chairperson. The agenda will include a public participation period.
- 8) Meetings are open to the public. Comments by the public are welcome and will be solicited through notices placed in available public media. Public comment at meetings is subject to the committee's rules of order.



## **ARTICLE VII**

### **Amendments to By-laws**

- 1) These By-laws are adopted pursuant to Article III of the Policy Committee By-laws and may be amended by the Policy Committee on its own or pursuant to recommendation of the CAC. The CAC shall be informed of any proposed amendments to these by-laws at the regularly scheduled meeting of the CAC prior to final consideration by the Policy Committee.
- 2) Motions to recommend modification to or repeal these By-laws may be made at any regularly scheduled meeting but any action with regard to such motion may not be taken until the next or subsequent regularly scheduled meeting. All members of the Policy Committee must be notified as soon as possible regarding such motion.
- 3) An affirmative vote by a simple majority of the full voting membership of the Policy Committee is required to recommend modifications to or repeal these By-laws.
- 4) Notwithstanding Section 1, Article VII, a motion to poll all members concerning the alteration or repeal of these By-laws may be made at any regular or special meeting of the Policy Committee provided that the meeting is called in accordance with these By-laws.
- 5) To approve the process of polling all of the members of the Policy Committee, an affirmative vote cast by at least two-thirds of the members in attendance is required.
- 6) Within sixty (60) days of the approval to poll the membership, the Policy Chairperson will conduct the poll in writing by mail. The number of members responding to the poll must constitute a quorum. A super majority of the respondents must vote affirmatively to recommend modifications to or repeal these By-laws.

## **ARTICLE VIII**

### **Meeting Remotely and Virtually**

- 1) In the event of public health or other public emergencies, in-person committee meetings will be suspended, and be held virtually via an online platform accessible to the general public.
- 2) Committee members may participate in virtual meetings with simultaneous live audio/video.
- 3) Proxy members will be identified at the start of committee meetings in a verbal roll call.
- 4) A quorum consists of a simple majority of the committee's members, who can vote on action items virtually by a verbal yes or no.
  - e. Nay votes will be documented by HAMPO staff,
  - f. Committee members will announce themselves when making or seconding a motion.
- 5) If committee members lose connection, the chairperson may call a brief recess while attempts are made to reconnect with the committee member.

- 6) Committee members will be provided with meeting materials digitally, with the general public receiving access to these materials via the HAMPO website.
- 7) Virtual committee meeting web-links and telephone access numbers will be published on meeting agendas and made available to the public on the HAMPO website. This method allows the general public to participate in the meeting, with a standing agenda item to receive comments from the public.
- 8) Public comments can be issued during MPO meetings, posted online, or submitted via telephone, email or U.S. Mail.
- 9) Comments received from the general public via telephone, email, U.S. Mail, or posted online, will be shared with the committee by HAMPO staff.

## Resolution of Adoption

### RESOLUTION BY THE HINESVILLE AREA METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE ADOPTING COMMITTEE BYLAWS AS AMENDED

**WHEREAS**, on February 14, 2007 the U.S. DOT published the final rules incorporating changes to the Code of Federal Regulations due to the passage of the legislation, Safe, Accountable, Flexible, Efficient Transportation Equity Act: a Legacy for Users (SAFETEA-LU) and now Moving Ahead for Progress in the 21st Century (MAP-21), and these require that the Metropolitan Planning Organization, in cooperation with participants in the planning process and others, develop and update as necessary the *Policy, Technical Coordinating and Citizens Advisory Committee Bylaws*; and,

**WHEREAS**, the Hinesville Area Metropolitan Planning Organization is the Metropolitan Planning Organization for the Hinesville urbanized area; and,

**WHEREAS**, the urban transportation planning regulations require that the product of a planning process be certified as in compliance with all applicable requirements of the law and regulations; and,

**WHEREAS**, the staff of the Hinesville Area Metropolitan Planning Organization and the Georgia Department of Transportation have reviewed the organization and activities of the planning process and found them to be in compliance with the requirements of the law and regulation; and,

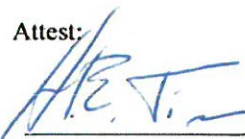
**WHEREAS**, the locally developed and adopted process for private sector participation has been followed in the development of the; and,

**NOW, THEREFORE, BE IT RESOLVED** that the Hinesville Area Metropolitan Planning Organization Policy Committee adopts the *Policy, Technical Coordinating and Citizens Advisory Committee Bylaws* as set forth in the documents attached to this Resolution;

**BE IT FURTHER RESOLVED** that the Hinesville Area Metropolitan Planning Organization Policy Committee finds that the requirements of applicable law and regulation regarding urban transportation planning have been met and authorizes the Executive Director of the Liberty Consolidated Planning Commission to execute a joint certification to this effect with the Georgia Department of Transportation, if necessary.

#### CERTIFICATION

I hereby certify that the above is a true and correct copy of a Resolution adopted by the Hinesville Area Metropolitan Planning Organization Policy Committee on December 13, 2012.

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |
| John D. McIver                                                                      | H.E. "Sonny" Timmerman                                                               |
| Chair, HAMPO Policy Committee                                                       | Executive Director, Secretary                                                        |
| 12-13-12                                                                            | 12/13/2012                                                                           |
| (date)                                                                              | (date)                                                                               |



## Resolution of Amendment #1/2

### RESOLUTION BY THE HINESVILLE AREA METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE APPROVING AN AMENDMENT TO THE CITIZENS ADVISORY COMMITTEE BYLAWS

**WHEREAS**, the Hinesville Area Metropolitan Planning Organization (HAMPO) has been designated by the Governor of the State of Georgia as the metropolitan planning organization responsible for conducting transportation planning activities in the Hinesville urbanized area, which consists of urbanized Long County, Liberty County, Fort Stewart Military Reservation, the Town of Allenhurst, and the Cities of Flemington, Gum Branch, Hinesville, Midway, Riceboro and Walthourville; and

**WHEREAS**, the Federal Highway Administration and the Federal Transit Administration have reviewed the organization and activities of the planning process and certified them to be in conformance with the requirements of law and regulations; and

**WHEREAS**, the staff of the Hinesville Area Metropolitan Planning Organization and the Georgia Department of Transportation have reviewed the organization and activities of the planning process and found them to be in compliance with the requirements of the law and regulation; and,

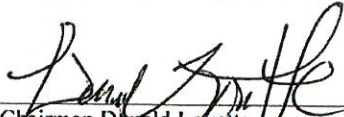
**WHEREAS**, the locally developed and adopted process for private sector participation has been followed in the development of the *Citizens Advisory Committee Bylaws*; and

**NOW, THEREFORE BE IT RESOLVED** that the Hinesville Area Metropolitan Planning Organization Policy Committee approves this amendment to the *Citizens Advisory Committee Bylaws* as set forth in the documents attached to this Resolution;

**BE IT FURTHER RESOLVED** that the Hinesville Area Metropolitan Planning Organization Policy Committee finds that the requirements of applicable law and regulation regarding urban transportation planning have been met and authorizes the Executive Director of the Liberty Consolidated Planning Commission to execute a joint certification to this effect with the Georgia Department of Transportation, if necessary.

#### CERTIFICATION

I hereby certify that the above is a true and correct copy of the Resolution adopted by the Hinesville Area Metropolitan Planning Organization Policy Committee on February 11, 2021.

  
Chairman Donald Lovette  
Chair, HAMPO Policy Committee

3/18/2021  
Date

#### ATTEST:

  
Jeff Rickelson, AICP  
Executive Director, LCPC/HAMPO

3/19/2021  
Date



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025

**Agenda Item:** Historic Preservation Commission Committee

**Prepared by:** Rodonia Armstrong

**Presented by:** Kenneth Howard

**PURPOSE:** To Present for Mayor and Council Consideration, appointments that need to be made for 3 Historic Preservation Commission vacancies.

**BACKGROUND:** The Commission shall consist of six (6) members appointed by the Mayor and City Council, with each such elected official responsible for the selection of one (1) Commission member. The vacant District appointments are as such:

District 2 – Leah Poole

District 3 – Vernie Velasquez

District 5 – Lilian Gray

**FUNDING:** None

**RECOMMENDATION:** None

### ATTACHMENTS:

1. Section 5-252 Creation of a Historic Preservation Commission
2. Historic Preservation Commission Spreadsheet

**PREVIOUS COUNCIL DISCUSSION:**



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## **Sec. 5-252. Creation of a Historic Preservation Commission.**

- (a) *Creation of the Commission.* There is hereby created a commission whose title shall be "City of Hinesville Historic Preservation Commission."
- (b) *Commission members: appointment, terms of office, election of officers, and compensation.* The Commission shall consist of six members appointed by the Mayor and City Council, with each such elected official responsible for the selection of one Commission member. A majority of the members of any such Commission shall have demonstrated special interest, experience, or education in history or architecture. The terms of office of Commission members shall be for three year staggered terms. The Commission shall elect from its membership a chairperson and such other officers as may be desired. Officers shall be elected on a calendar year basis, but may be reelected for succeeding terms. All members of the Commission shall serve without compensation but may be reimbursed for actual expenses incurred in connection with their official duties.
- (c) *Vacancies.* Any vacancy in membership of the Commission shall be filled for the unexpired term by the elected official responsible for the initial selection of the departing Commission member. The Mayor and City Council shall have the authority to remove any member for cause, on written charges, after a public hearing.
- (d) *Powers.* The Historic Preservation Commission appointed or designated shall be authorized to:
  - (1) Prepare an inventory of all property within its respective historic preservation jurisdiction having the potential for designation as historic property;
  - (2) Recommend to the City Council specific places, districts, sites, buildings, structures, or works of art to be designated by ordinance as historic properties or historic districts;
  - (3) Review applications for certificates of appropriateness and grant or deny the same in accordance with O.C.G.A. § 44-10-28;
  - (4) Recommend to the City Council that the designation of any place, district, site, building, structure, or work of art as a historic property or as a historic district be revoked or removed;
  - (5) Restore or preserve any historic properties acquired by the City;
  - (6) Promote the acquisition by the City of conservation easements in accordance with O.C.G.A. §§ 44-10-1 — 44-10-8;
  - (7) Conduct an educational program on historic properties located within its historic preservation jurisdiction;
  - (8) Make such investigations and studies of matters relating to historic preservation as the City Council or the Commission itself may from time to time deem necessary or appropriate for the purposes of this article;
  - (9) Seek out State and Federal funds for historic preservation and make recommendations to the City Council concerning the most appropriate use of any funds acquired;
  - (10) Consult with historic preservation experts in the Division of Historic Preservation of the Department of Natural Resources or its successor and the Georgia Trust for Historic Preservation, Inc.; and
  - (11) Submit to the Division of Historic Preservation of the Department of Natural Resources or its successor a list of historic properties or historic districts designated as such pursuant to O.C.G.A. § 44-10-26.
- (e) *Commission's power to adopt rules and standards.* The Commission shall adopt rules and standards for the transaction of its business and for consideration of applications for designations and certificates of appropriateness not otherwise in contravention of this article or the laws of the State, such as bylaws, and design guidelines and criteria. The Commission shall have the flexibility to adopt such rules and standards

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without amendment to this article, subject however to the approval of the Mayor and City Council. The Commission shall provide for the time and place of regular meetings and a method for the calling of special meetings. A quorum shall consist of a majority of the members.

- (f) *Conflict of interest.* The Commission shall be subject to all conflict of interest laws set forth in State statutes and in this Code of Ordinances, the provisions of which are hereby incorporated by reference.
- (g) *Commission's authority to receive funding from various sources.* The Commission shall have the authority to accept donations and shall insure that these funds do not displace appropriated governmental funds.
- (h) *Records of Commission meetings.* A public record shall be kept of the Commission's resolutions, proceedings and actions. Such public record shall remain on file in the office of the Community Development Department.

(Code 1978, § 2-267; Ord. No. 1996-03, § III, 5-2-1996)

State law reference(s)—Historic preservation commissions, O.C.G.A. §§ 44-10-24, 44-10-26.

STANDING  
BOARDS/COMMISSIONS/AUTHORITIES  
APPOINTEES

| Historic Preservation Commission - Board Liaison Michelle Ricketson |                    |                     |              |                |            |              |
|---------------------------------------------------------------------|--------------------|---------------------|--------------|----------------|------------|--------------|
| APPOINTED BY                                                        | CURRENT APPOINTEES | RESIDES IN DISTRICT | TERMS SERVED | LENGTH OF TERM | TERM BEGAN | TERM EXPIRES |
| Mayor Brown                                                         | Christi Wheeler    |                     |              | 3 Years        | 02/04/2021 | 05/02/2025   |
| CM Reid                                                             | Gregary Grant      | 1                   |              | 3 Years        | 05/02/2019 | 05/02/2025   |
| CM Floyd                                                            | Leah Poole         | 2                   |              | 3 Years        | 07/18/2019 | 05/02/2025   |
| CM Nelson                                                           | Vernie Velasquez   | 3                   |              | 3 Years        | 05/04/2023 | 05/04/2026   |
| CM Jenkins                                                          | Karen Bell         |                     |              | 3 Years        | 05/18/2023 | 05/04/2026   |
| CM Riles                                                            | Lilian Gray        | 5                   |              | 3 Years        | 05/04/2023 | 05/04/2026   |

City Code Section 5-252(b)



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Rezoning Petition 2024-031-H  
**Prepared by:** Lori Parks  
**Presented by:** Jeff Ricketson

**PURPOSE:** A rezoning petition has been submitted by KC Brothers Construction to rezone 15.3 acres +/- from R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for apartments. The Property is located on Ellie Lane in Hinesville and is further described as LCTM Parcel 047A202 (portion thereof).

**BACKGROUND:** At the June 6th Hinesville City Council meeting, rezoning request 2024-031-H was tabled by Mayor and Council to seek an opinion from the City Attorney's office as to whether Ellie Lane, or any portion thereof, is a public street.

**FUNDING:** N/A

**RECOMMENDATION:** May 21, 2024. LCPC Commissioners recommended approval with standard and special conditions. The special conditions are a wetland delineation shall be required and approval by the Army Corps of Engineers prior to site plan review, before approval of the preliminary plat and ownership of Ellie Lane shall be determined.

### ATTACHMENTS:

1. Rezoning Petition 2024-031-H

### PREVIOUS COUNCIL DISCUSSION:



# Rezoning Petition 2024-031-H

A rezoning petition has been submitted by KC Brothers Construction to rezone 15.3 acres +/- from R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for apartments. Property is located on Ellie Lane in Hinesville and is further described as LCTM Parcel 047A202 (portion thereof).

# Public Notification

## Rezoning Petition 2024-030-H

A rezoning petition has been submitted by Interstate Commercial Real Estate Services on behalf of the owner, Delilah Waye, to rezone 17.48 acres +/- from R-8 (Single-Family Residential-8) to C-3 (Highway Commercial) for a shopping center and 10.20 acres +/- from C-3 (Highway Commercial) and R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for townhomes. Property is located on West Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A107. Property is bounded now or formerly as follows: NORTH by lands of Americo Real Estate Company, Shirley C. Frasier, Booker T. Burley, Patricia A. Jackson and Georgia Power Company; EAST by West Oglethorpe Highway and lands of Loretta Dye; SOUTH lands of 261 Strickland Street, LLC, Clifton and Ok Cha Mobley, Gerardo Aguilera and Et al, Michael P. Quarterman Sr. and Pamela Y. Quarterman, Dawn Margaret Thomas, Michael Quarterman, Dallas Roots, LLC, Melodie Sherie Campbell and Et al, Yu D. Lin, George A. Carter, Terry S. and Angela G. Fortson, Ray Futch, Keyonna Hampton, Liberty Real Estate Investments, LLC and Janette Ravenel; and WEST by Charles C. Frasier Boulevard.

## Rezoning Petition 2024-031-H

A rezoning petition has been submitted by KC Brothers Construction to rezone 15.3 acres +/- from R-8 (Single-Family Residential-8) to MFR (Multi-Family Residential) for apartments. Property is located on Ellie Lane in Hinesville and is further described as LCTM Parcel 047A202. Property is bounded now or formerly as follows: NORTH by Whippoorwill Way and lands of Jeremy J. Cavazos and Tiffanie Cavazos and Aidan Gulley and Angela Gulley; EAST by lands of Pablo Lasalle Jr., Modesto Cotto and Alejandrina Yeye, Chad M. Luttrull, Medina Diana A. and Jorge A. Lopez, Lawrence Garrow, Peggy Simpson Wells, Kerry S. Frasier and KC Brothers Construction, LLC; SOUTH by Ellie Lane; and WEST by Ellie Lane and lands of Shelly Walker.

## Rezoning Petition 2024-032-LC

A rezoning petition has been submitted by Dryden Enterprises to rezone 12.26 acres +/- from AR-1 (Agricultural Residential) to PUD (Planned Unit Development) to add to the Alder Grove Subdivision General Development Plan, increasing the total units from 232

to 255. Property is located on Isle of Wight Road in unincorporated Liberty County and is further described as LCTM Parcel 263C033. Property is bounded now or formerly as follows: NORTH by Isle of Wight Road; EAST by lands of Gladys and Verdelle Lambert, Lewis Golden, The Quarterman Living Trust; SOUTH by lands of Dryden Enterprises Inc.; and WEST by lands of David B. Ayers, Majorie E. Wedincamp, Charlotte and Joe Hall, Jayla N. and Michael J. Maxwell, Marco and Karla S. Lopez, Olaf and Tammy J. Marks.

## Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting May 21, 2024, 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:

Tuesday, June 4, 2024, 6:00 p.m. - The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, Hinesville.  
Thursday, June 6, 2024, 3:00 p.m. - The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M. L. King Jr. Drive, Hinesville.  
48216 5/9/24 RL



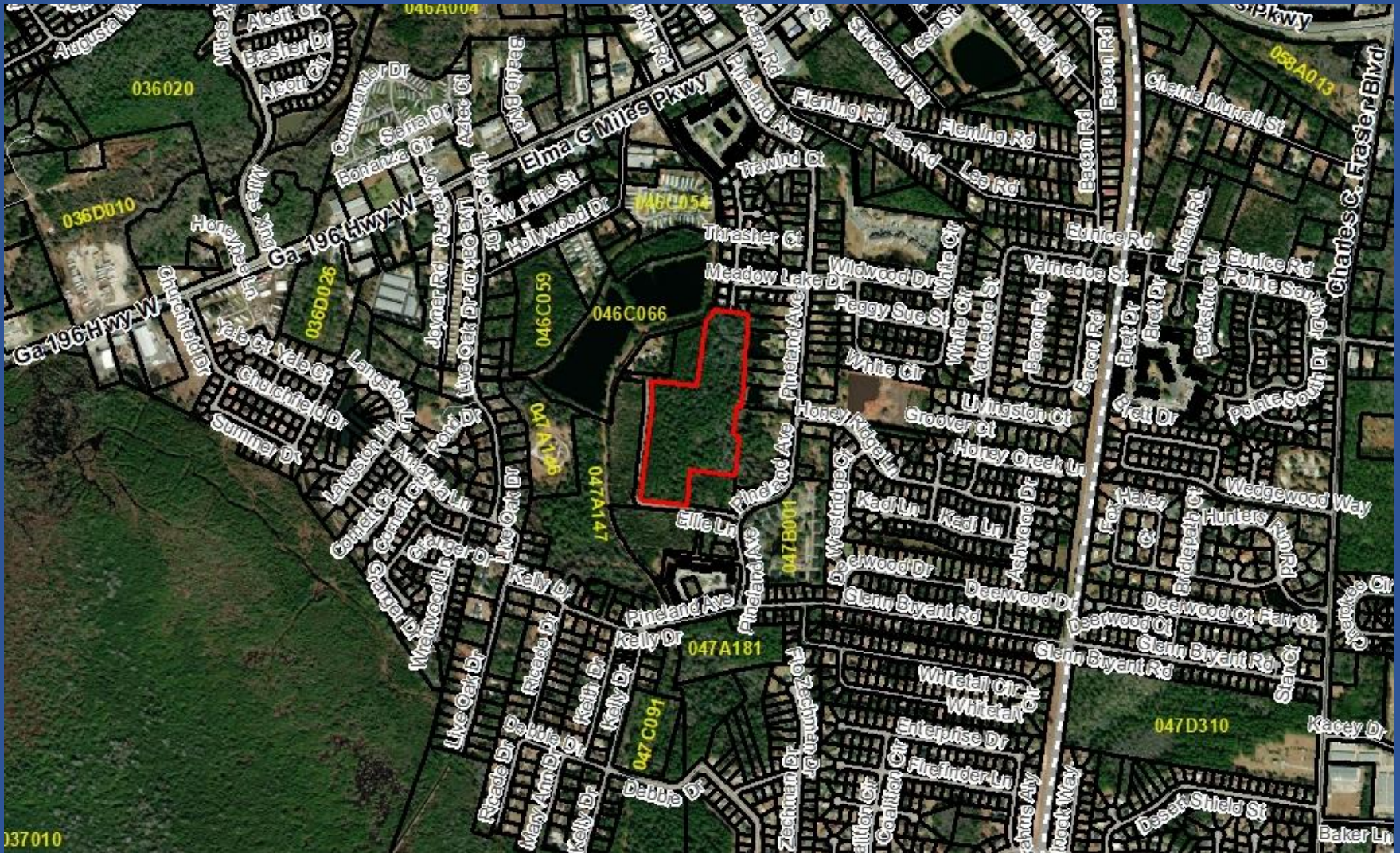
Ellie Lane



Whippoorwill Way



# Vicinity Map





# Zoning Map





# Flood Map





# Wetlands Map





# Narrative



## Rezoning Narrative for James Rim

Tax Parcel 047A 202  
Ellie Lane, Hinesville, Georgia

The current zoning for the tax parcel 047A 202 (17.7 acres +/-) is ATR and R8.

The subject parcel is located along Ellie Lane in Hinesville, Georgia. The project is proposed to include the remaining portion of Parcel 047A 202 that is not zoned ATR (roughly 15.3 AC), and rezone it to MFR. This property will be developed for multifamily apartments and include several greenspaces and necessary storm water detention. This parcel is anticipated to yield roughly 48 rentable units plus roughly 41 townhome units shared between Parcel 047A 202 and Parcel 047A 203. A portion of Ellie Lane will be improved to city roadway standards in conjunction with this development. The project will be accessed through the first public portion of Ellie Lane.

The current zoning designation for tax parcel 047A 202 (approximately 17.7 acres) is ATR and R8. Roughly 15.3 acres is currently zoned R-8. Goose Creek, on behalf of our client, is respectfully requesting that 15.3 acres zoned R-8 to be rezoned to MFR.

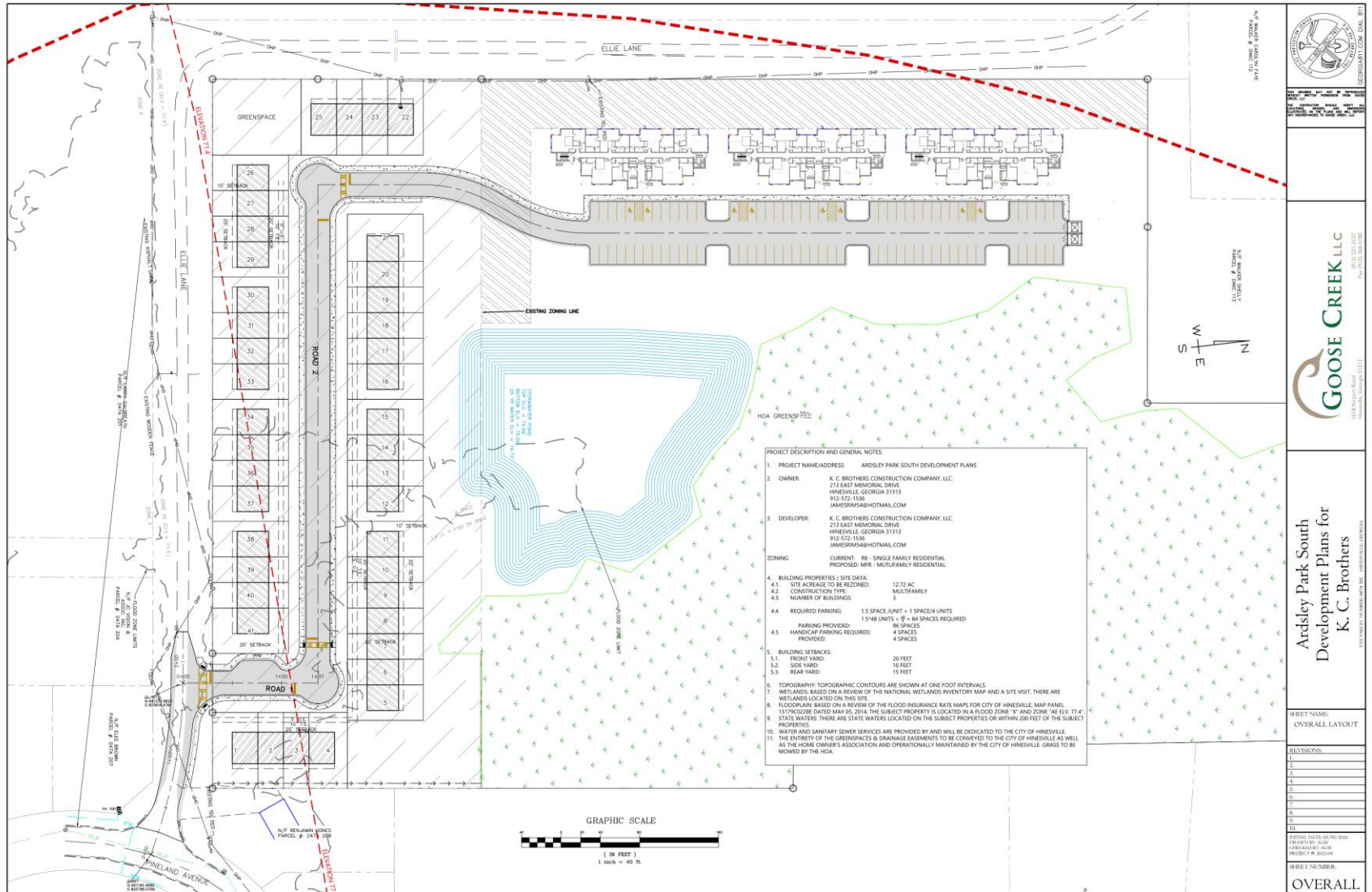
Situated along Ellie Lane, the intended development of this property entails the construction of multifamily apartments and townhomes, incorporating various greenspaces and requisite stormwater detention facilities. It is estimated that this development will accommodate approximately 48 rentable units, in addition to around 41 townhome units, distributed between Parcel 047A 202 and Parcel 047A 203. Though these are estimates based on the current information, a yield of 60-80 rentable units would be ideal, though unlikely based on site constraints.

Furthermore, a segment of Ellie Lane will undergo enhancements to comply with city roadway standards, in tandem with the progression of this development. Access to the project site will primarily be facilitated through the initial public segment of Ellie Lane.





# Plan



# Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
  - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
  - *Yes.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
  - *The Comprehensive Plan designates this property as Residential Low-Density.*

# Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
  - *No.*
5. Is the proposed use suitable in view of nearby uses?
  - *Yes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
  - *No.*



# Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
  - *No.*
8. Would this change cause a “domino effect” and encourage “sprawl”?
  - *No.*
9. Are there unique historical sites which may be adversely impacted?
  - *None noted.*

# Zoning Analysis

10. Is this parcel in a flood hazard area?

- *Yes, it is entirely in flood zone AE and there is floodway on the property. A flood study will be required for development in the floodplain.*

11. Is it spot zoning and unrelated to the existing pattern of development?

- *No.*

12. Are there unique conditions which support approval or denial?

- *No.*

# LCPC Recommendation

## Approval

Rezoning Petition 2024-031-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 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 Conditions

- Wetland delineation shall be required and approved by the Army Corps of Engineers prior to site plan review.
- Before approval of the preliminary plat and ownership of Ellie Lane shall be determined.

# LCPC Recommendation

## Approval

Rezoning Petition 2024-031-H

## Conditions

Standard and Special







## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Special Recognition: HFD Retirement  
**Prepared by:** Wendy Bruce Sochia  
**Presented by:** Robert Kitchings

**PURPOSE:** Special recognition of HFD Battalion Chief Tracy Burriss who is retiring after more than 26 years of service.

**BACKGROUND:** Battalion Chief Tracy Burriss has been working with HFD since May 1, 1998. After more than 26 years of service, he has officially retired. We wish him the best of luck in his future endeavors.

**FUNDING:** None

**RECOMMENDATION:** None

**ATTACHMENTS:**

1. HFD Retirement Burriss

**PREVIOUS COUNCIL DISCUSSION:**



# *Happy* **RETIREMENT**

**BATTALION CHIEF  
TRACY BURRISS**

*26  
Years*







## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025

**Agenda Item:** Rezoning Petition 2024-066-H and Annexation Ordinance #2024-09

**Prepared by:** Lori Parks

**Presented by:** Jeff Ricketson

**PURPOSE:** A petition has been submitted by Jimmy Shanken i behalf of owner, Lawrence J. Zaslavsky to rezone 8.67 acres +/- from AR-1 (Agricultural Residential) and PUD (Planned Unit Development) to ATR (Attached Residential for a townhome development. An annexation into the City of Hinesville is also being petitioned for (4.08 acres +/-). The property is located off W. 15th Street and is further described as LCTM Parcels 036C003 and 036C016.

**BACKGROUND:** This action was heard by the Hinesville Mayor and Council on January 16, 2025 as an informational item only. This was the first of the 3 public hearing meetings required for the annexation.

**FUNDING:** N/A

**RECOMMENDATION:** December 17, 2024. LCPC Commissioners recommended APPROVAL with standard and special condition which are a privacy fence shall be installed along Lauran Drive and along the northern boundary of parcel number 029D025.

### ATTACHMENTS:

1. Rezoning and Annexation Petition 2024-066-H # 2

### PREVIOUS COUNCIL DISCUSSION:

# Rezoning and Annexation Petition 2024-066-H

A petition has been submitted by Jimmy Shanken on behalf of owner, Lawrence J. Zaslavsky to rezone 8.67 acres +/- from AR-1 (Agricultural Residential) and PUD (Planned Unit Development) to ATR (Attached Residential) for a town home development. An annexation into the City of Hinesville is also being petitioned for (4.08 acres +/-). The property is located off W 15<sup>th</sup> Street and is further described as LCTM Parcels 036C003 and 036C016.

# Public Notification

## Rezoning Petition 2024-064-LC

A rezoning petition has been submitted by Donald E. Bauman to rezone 6.61 acres +/- from A-1 (Agricultural) and AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for a general automotive repair and storage lot for boats and RV's. Property is located on Leroy Coffey Highway and is further described as LCTM Parcel 157002 portion thereof. Property is bounded now or formerly as follows: NORTH by lands of David S. Martin Sr. & ETAL.; EAST by land of HCLM LLC and Ebb R. Youmans Jr.; SOUTH by lands of John Tzen & Henry Tzen; and WEST by lands of David S. Martin Sr. & ETAL.

## Variance Request 2024-065-H

A variance request has been submitted by Jharean Martinez to reduce the required side yard setback of 5 feet for an accessory building to 3 feet. Property is located at 803 Westminster Court in Hinesville and is further described as LCTM Parcel 054D033. Property is bounded now or formerly as follows: NORTH by Ft. Stewart Military Reservation; EAST by lands of Carol D. Miller and Tiffany N. Boone; SOUTH by lands of Westminster Court and ; and WEST by lands of Malik & Antoinette Abdul-Shakoor.

## Rezoning and Annexation

### Petition 2024-066-H

A rezoning and annexation petition has been submitted by Jimmy Shaken on behalf of owner, Lawrence J. Zaslavsky to rezone 8.67 acres +/- from AR-1 (Agricultural Residential) and PUD (Planned Unit Development) to ATR (Attached Residential) for townhome development.

Annexation into the City of Hinesville LCTM Parcel 036C003 is also being petitioned for. Property is located off W 15th Street and is further described as LCTM Parcels 036C016 and 036C003. Property is bounded now or formerly as follows: NORTH by lands of Governors Quarters Home-owners Association Inc.; EAST by W 15th Street; SOUTH by lands of Ryan Rice Industries LLC and Liberty County Board of Education; and WEST by lands of JDP GSTT Exempt Trust of Cheryl Davidson, Paul and Zita West, Russell E. Powell Jr and Lauran Drive.

## Variance Request 2024-067-LC

A variance request has been submitted by Gary Gaddy to reduce the required front yard setback of 20 feet to 12 feet and to reduce required rear yard setback of 15 feet to 12 feet for a new mobile home. Property is located at 118 Circle Drive in Unincorporated Liberty County and is further described as LCTM Parcel 340D015. Property is bounded now or formerly as follows: NORTH by lands of Connie Sherrod; EAST by Circle Drive; SOUTH by lands of Coleman and Angela Hamilton; and WEST by Planting Hammock Pond.

## Rezoning Petition 2024-068-H

A rezoning petition has been submitted by Cannon Maki on behalf of owners Susan R. Copner and Pacita V. Brinkerhoff to rezone 0.9 acres +/- from R-12 (Single-family Residential-12) to C-2 (General Commercial) for Murphy Express Gas Station and Convenience Store. Property is located at 405 Timberlane Circle and 413 Timberlane Circle in Hinesville and is further described as LCTM Parcels 057B061 and 057B052. Property is bounded now or formerly as follows: NORTH by Timberlane Circle; EAST by Pineview Drive; SOUTH by lands James E and Holly Thames; WEST lands by Highway 84 East, Bernard Mock and Joel Shelby Investment and Darius and Audrey Dela Cruz.

## Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting December 17, 2024, 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:

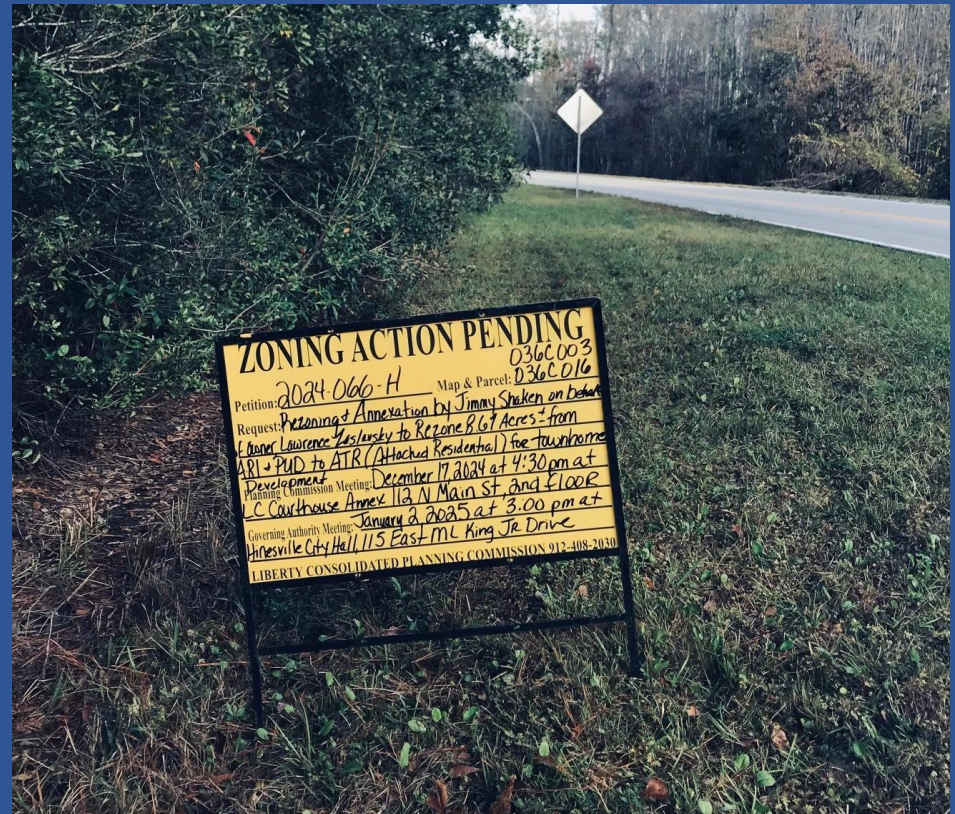
Thursday, January 2, 2025, 3:00

p.m. – The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M. L. King Jr. Drive, Hinesville.

Tuesday, January 7, 2025, 6:00

p.m. – The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, Hinesville.

DECEMBER 17, 2024, LIBERTY CONSOLIDATED PLANNING COMMISSION 49658 11/28/24 RL





# Public Notification

## **CITY OF HINESVILLE ANNEXATION NOTICE**

**A PROPOSED ORDINANCE # 2024-09 TO ANNEX PROPERTY INTO THE CITY OF HINESVILLE IS AVAILABLE FOR PUBLIC REVIEW IN THE LCPC OFFICE, M-F 8:00 AM – 5:00 PM AT THE HISTORIC COURTHOUSE LOCATED AT 100 NORTH MAIN ST, HINESVILLE, GA 31313 (TEL. 912-408-2030). THE PROPERTY TO BE ANNEXED IS LOCATED OFF OF W 15<sup>th</sup> STREET FURTHER DESCRIBED AT LCTM-PARCEL 36C003.**

**THIS ORDINANCE FOR ANNEXATION WILL BE PRESENTED TO THE LIBERTY CONSOLIDATED PLANNING COMMISSION ON DECEMBER 17, 2024, AT 4:30 PM IN THE LIBERTY COUNTY ANNEX BUILDING, 112 NORTH MAIN STREET, 2<sup>ND</sup> FLOOR, HINESVILLE, GA. 31313. ALL INTERESTED CITIZENS ARE INVITED TO ATTEND.**

\*\*\*\*\*

December 17, 2024, Liberty Consolidated Planning Commission

Account # 04100401

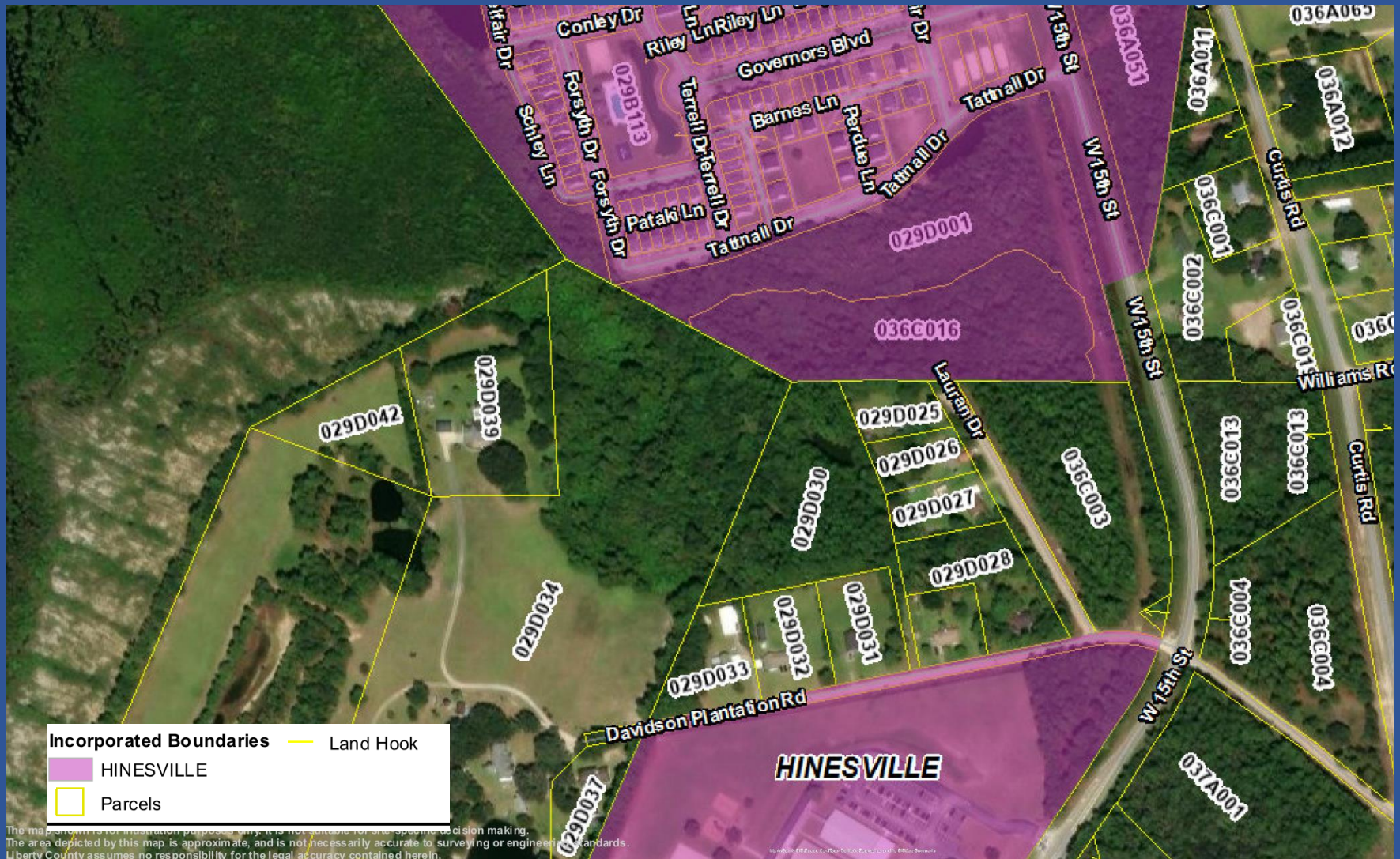


# Vicinity Map



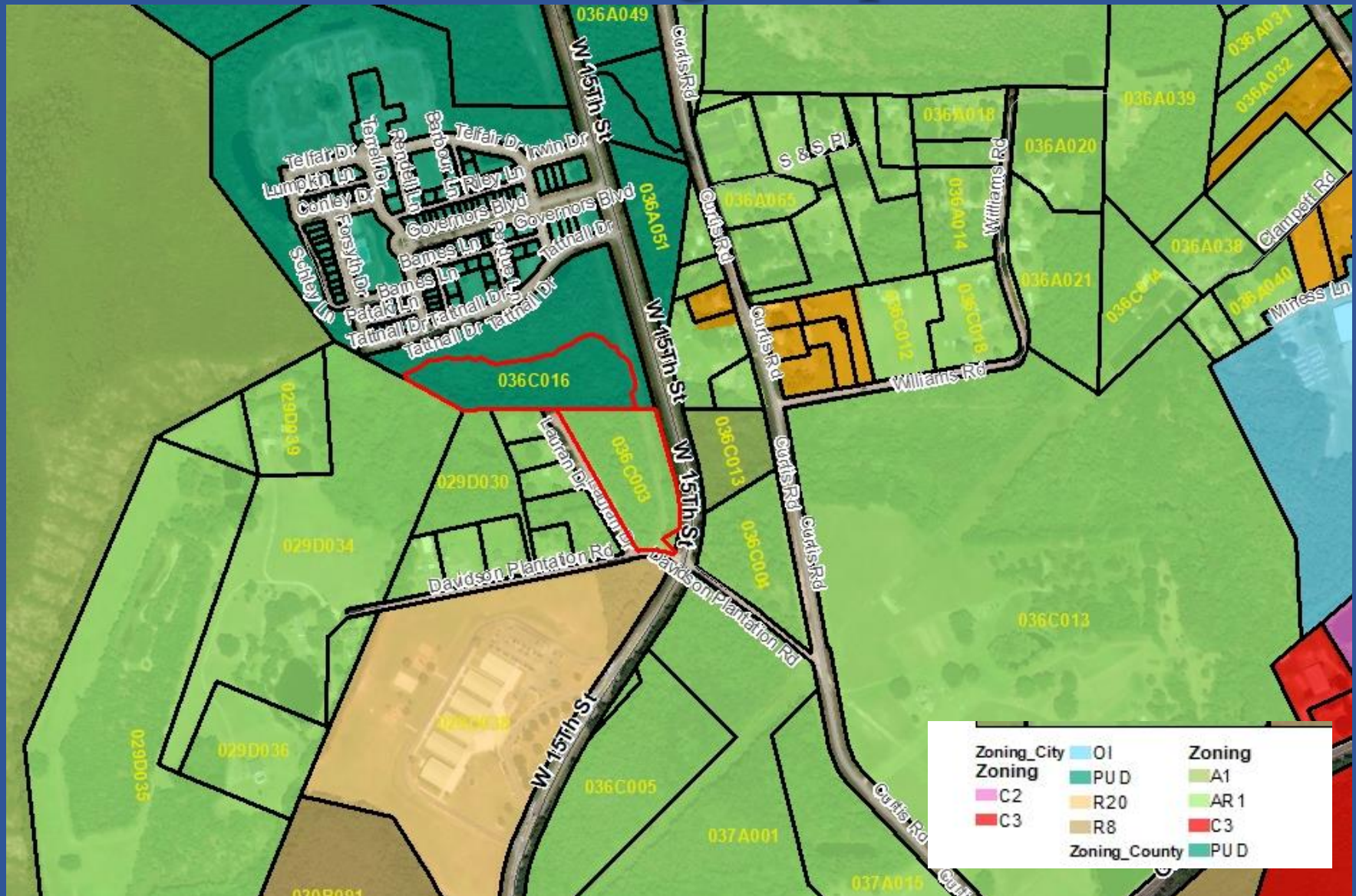


# Jurisdiction Map

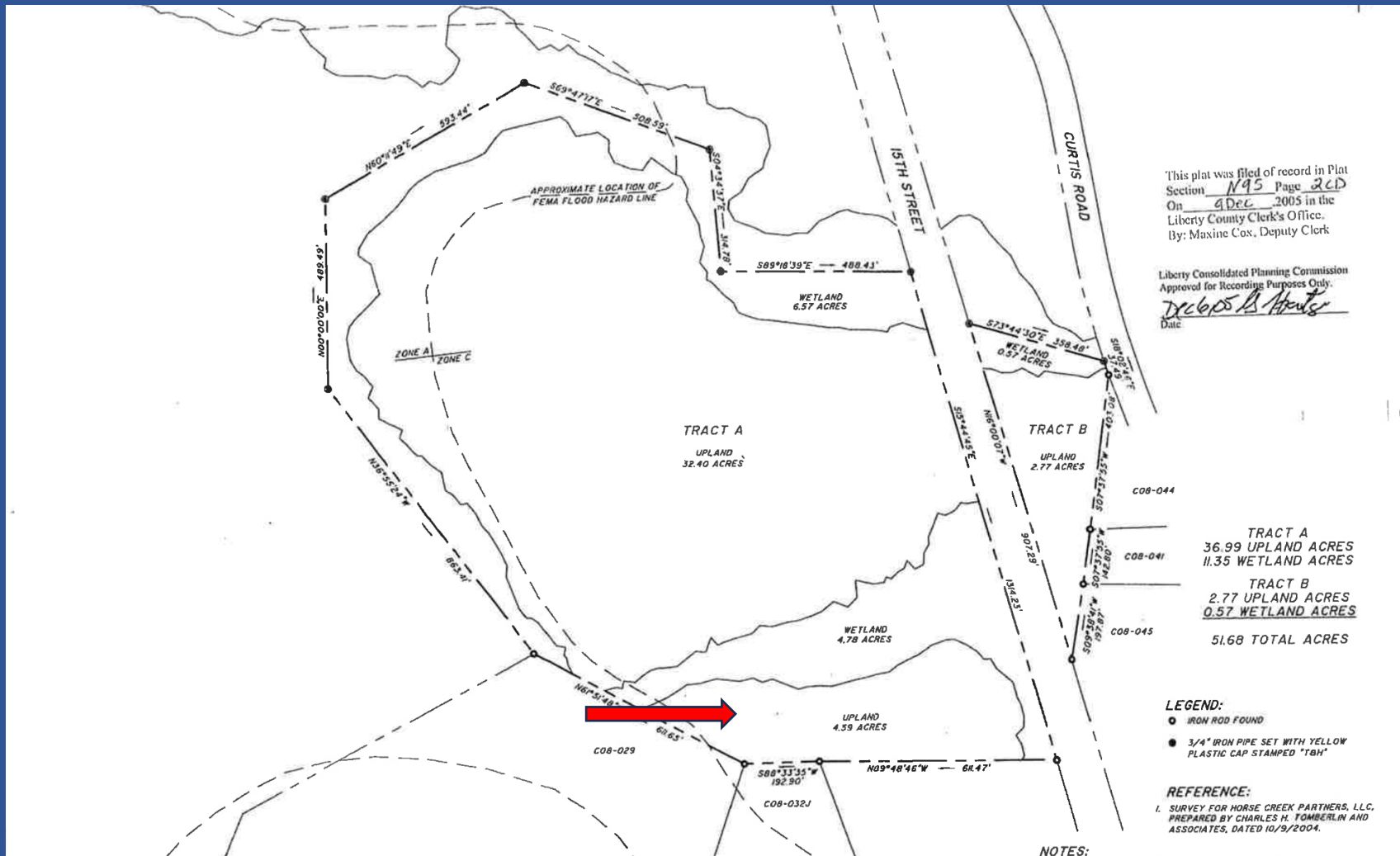




# Zoning Map

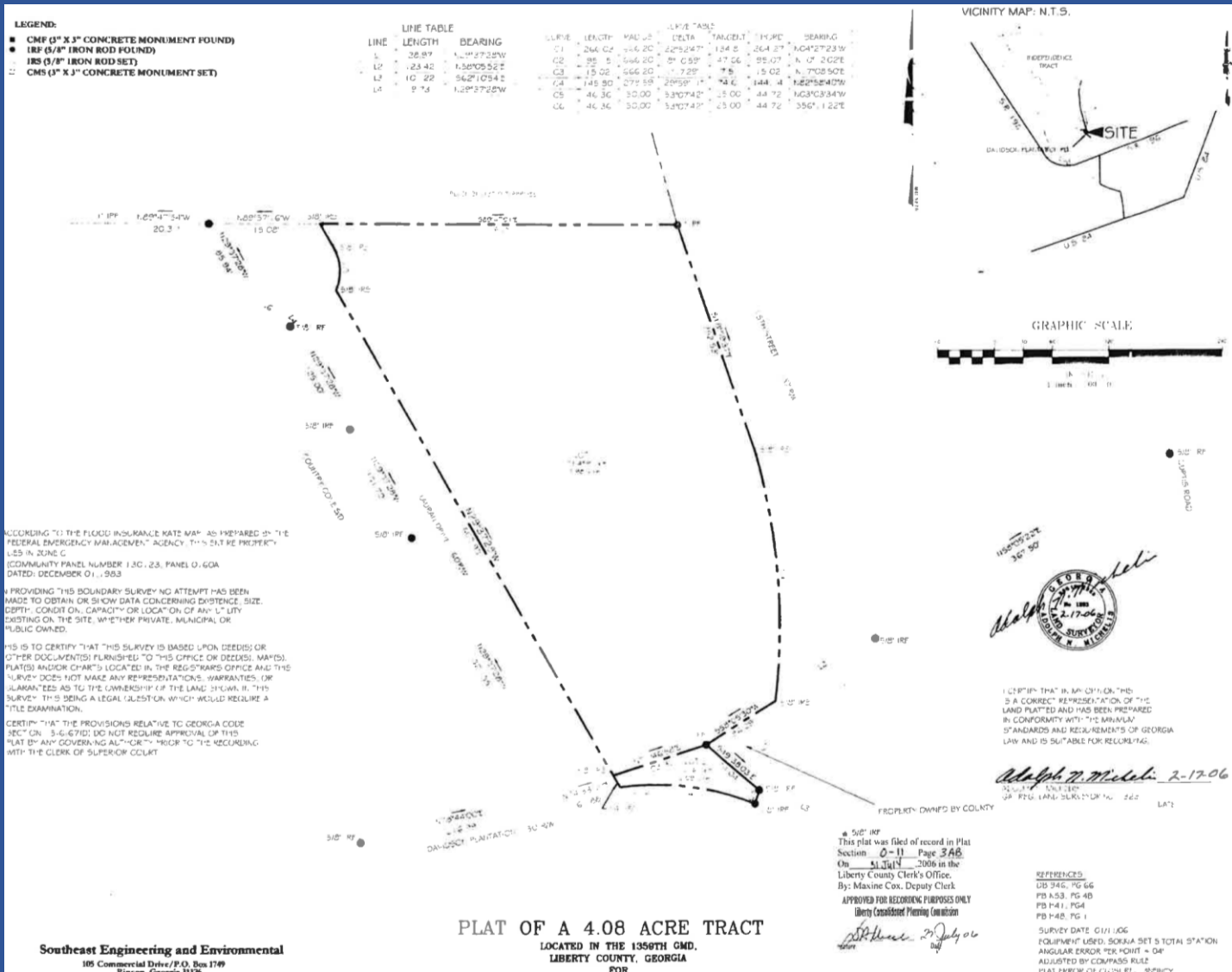


# Survey for Parcel 036C016

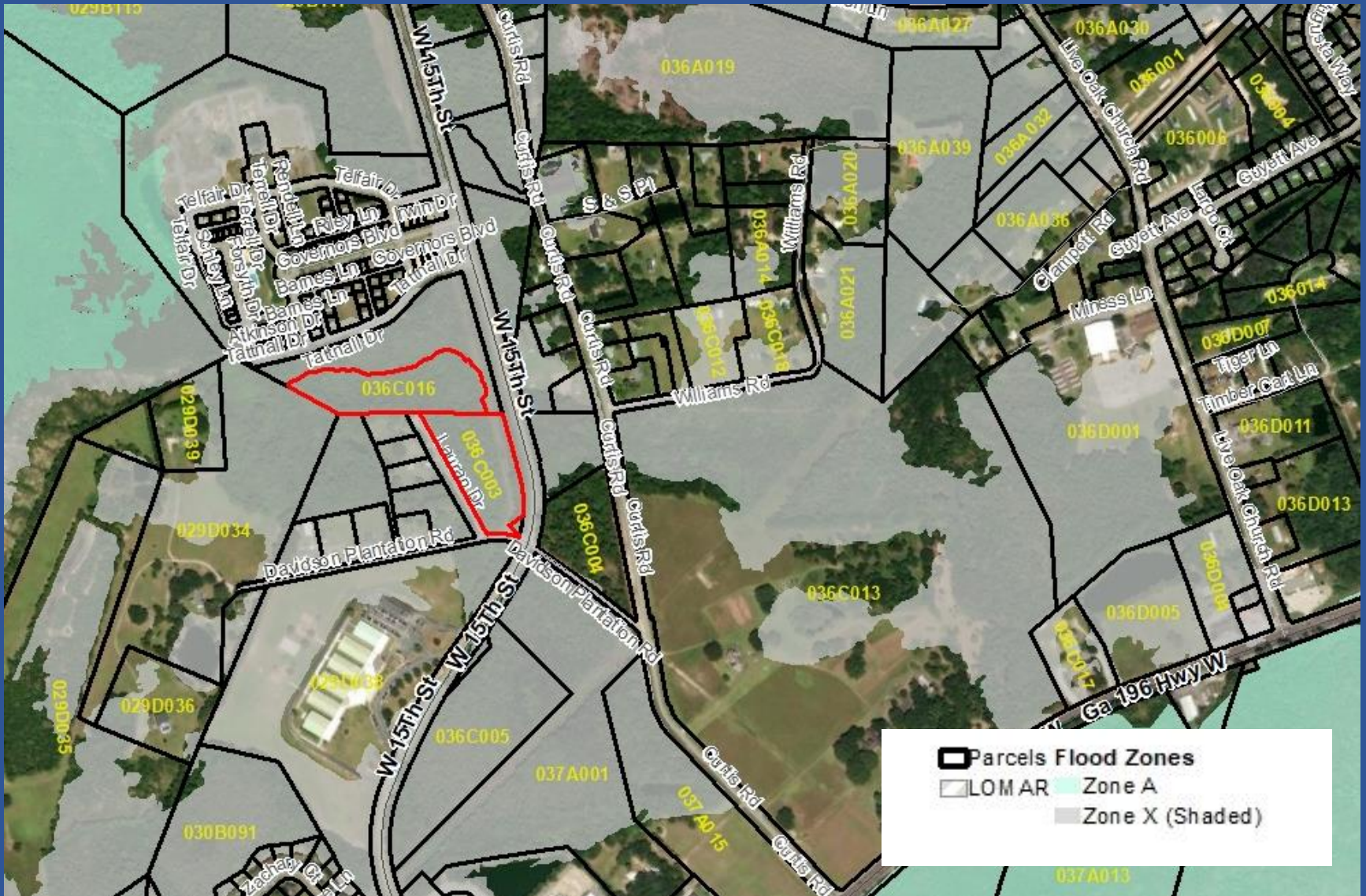




# Survey for Parcel 036C003



# Floodplain





# Wetlands





# Plan



# Narrative

## **DESCRIPTIVE NARRATIVE**

### **Shanken Townhomes**

### **MES #2024-70**

The applicant Jimmy Shanken is requesting to rezone parcels 036C003 and 036C016 from the current AR-1 and PUD zoning to ATR zoning for the purpose of a townhome residential development. This development will be in line with the current ATR zoning regulations and requirements outlined in the Liberty County Unified Development Ordinance. These parcels are located alongside 15th street, a heavily developed area. As parcel 036C003 is currently outside of the City of Hinesville limits, we would also request this parcel be brought into the city of Hinesville to allow water and sewer services to be provided by the City.







# Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
  - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
  - *Yes.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
  - *The Comprehensive Plan designates these two parcels as Residential Low-Density.*

# Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
  - *No.*
5. Is the proposed use suitable in view of nearby uses?
  - *Yes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
  - *No.*

# Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
  - *No.*
8. Would this change cause a “domino effect” and encourage “sprawl”?
  - *No.*
9. Are there unique historical sites which may be adversely impacted?
  - *None noted.*



# Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

11. Is it spot zoning and unrelated to the existing pattern of development?

- *No.*

12. Are there unique conditions which support approval or denial?

- *Yes. Other zoning on W 15<sup>th</sup> Street allows for townhomes.*

# LCPC Recommendation

## Approval

Rezoning Petition 2024-066-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 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 Conditions

- A privacy fence shall be installed along Lauran Drive and along the northern boundary of parcel number 029D025.

**AN ORDINANCE**

To annex property into the City of Hinesville, Georgia, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated to provide an effective date, and for other purposes

BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF HINESVILLE:

SECTION 1. The area contiguous to the City of Hinesville as recorded in Bk:1726, Pages 54 - 55 and recorded in Plat book O-11, page 3AB attached hereto, is hereby annexed into the City of Hinesville and made a part of the said city:

SECTION 2. This annexation shall become effective on the 1<sup>st</sup> day of March 2025, after which any use and development of said property shall comply with the existing laws, zoning, and subdivision regulations for the City of Hinesville.

SECTION 3. The City Clerk or designee of the City of Hinesville is instructed to file a report identifying the area annexed with the Georgia Department of Community Affairs and with the governing authority of Liberty County within thirty (30) days after the effective date of the annexation.

SECTION 4. All ordinances and parts of ordinances in conflict with this ordinance are repealed.

APPROVED this 6th day of February 2025, by the Mayor and Council of the City of Hinesville.

\_\_\_\_\_  
Karl A. Riles, Mayor

\_\_\_\_\_  
Diana F. Reid, Councilmember, District 1

\_\_\_\_\_  
Jason R. Floyd, Councilmember, District 2

\_\_\_\_\_  
Vicky C. Nelson, Mayor Pro Tem, District 3

\_\_\_\_\_  
Dexter L. Newby, Councilmember, District 4

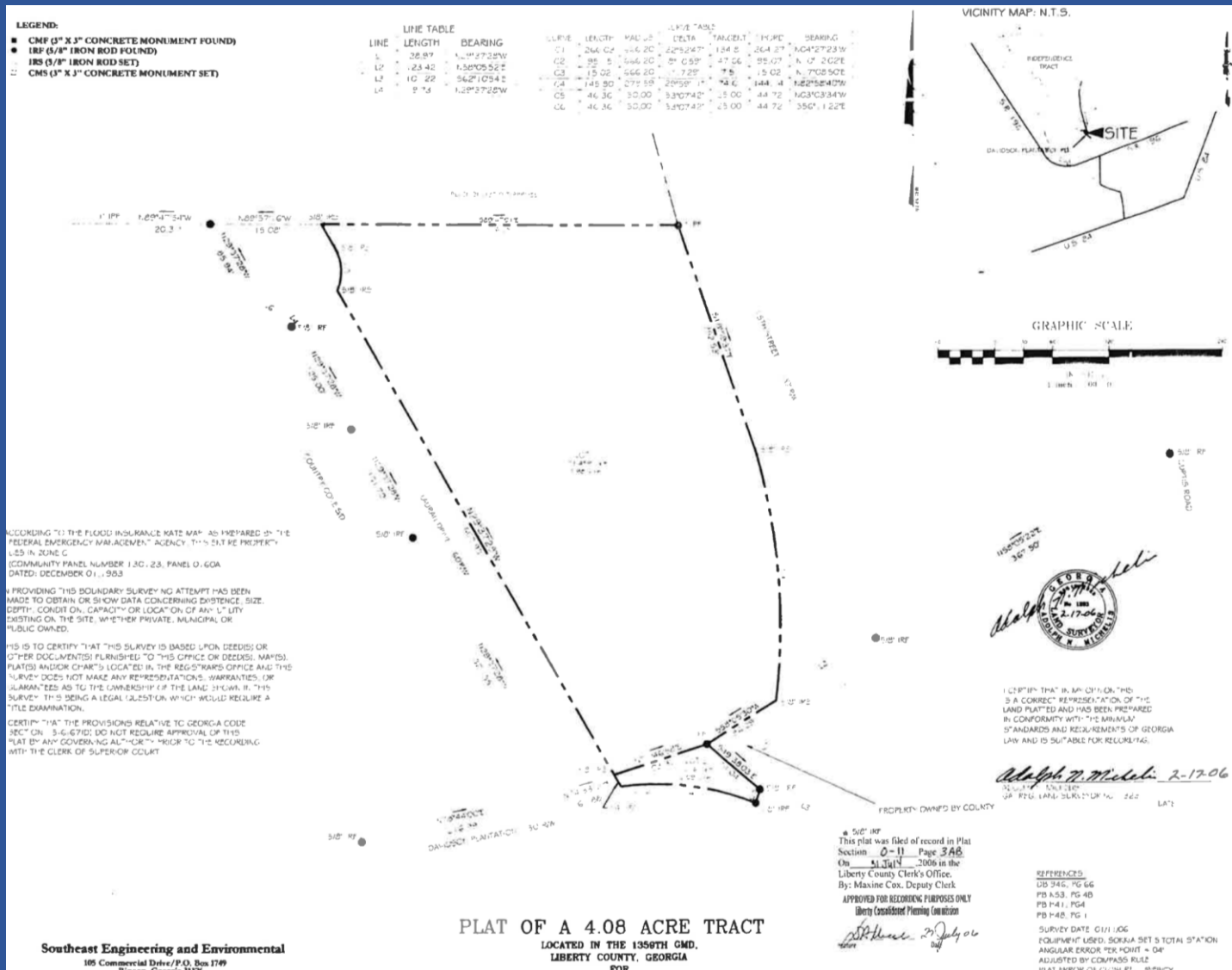
\_\_\_\_\_  
José A. Ortiz, Jr., Councilmember, District 5

ATTEST:

\_\_\_\_\_  
Estella L. Roberson, City Clerk

# Annexation Ordinance # 2024-09

# Annexation Exhibit







## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Variance Request 2024-069-H  
**Prepared by:** Todd Kennedy  
**Presented by:** Jeff Ricketson

**PURPOSE:** A Variance Request has been submitted by AIO South, LLC to reduce the required lot area, lot width, and all setback requirements for three new lots in MFR (Multi-Family Residential) as well as the Downtown Redevelopment Overlay District. The parcel 0.55 acres. The parcel is located on Wilson Avenue and is further described as LCTM Parcel 055D161

**BACKGROUND:** N/A

**FUNDING:** N/A

**RECOMMENDATION:** January 28, 2025. LCPC Commissioners recommended DISAPPROVAL.

**ATTACHMENTS:**

1. Hinesville City Council\_Variance Request\_2024-069-H 2

**PREVIOUS COUNCIL DISCUSSION:**

# Variance Request Petition 2024-069-H

A variance request has been submitted by AIO South, LLC to reduce the required lot area, lot width, and all setback requirements for three new lots in MFR (Multi-Family Residential) as well as the Downtown Redevelopment Overlay District. The parcel is 0.55 acres. The parcel is located on Wilson Avenue and is further described as LCTM Parcel 055D161.

# Public Notification

## Rezoning Petition 2024-068-H

A rezoning petition has been submitted by Cannon Maki on behalf of owners Susan R. Copner and Pacita V. Brinkerhoff to rezone 0.9 acres +/- from R-12 (Single-family Residential-12) to C-2 (General Commercial) for Murphy Express Gas Station and Convenience Store. Property is located at 405 Timberlane Circle and 413 Timberlane Circle in Hinesville and is further described as LCTM Parcels 057B061 and 057B052. Property is bounded now or formerly as follows: **NORTH** by Timberlane Circle; **EAST** by Pineview Drive; **SOUTH** by lands James E and Holly Thames; **WEST** lands by Highway 84 East, Bernard Mock and Joel Shelby Investment and Darius and Audrey Dela Cruz. This petition was postponed from the December 2024 LCPC Meeting.

## Variance Request 2024-069-H

A variance request has been submitted by AIO South, LLC. to reduce the required lot area, front, rear and side yard setback required in MFR (Multi-family Residential): Tract 2, lot area 6,500 square feet to 2,962 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 3 feet on the left side. Tract 3, lot area 6,500 square feet to 4,356; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 5 feet on the left side. Tract 4, lot area 6,500 square feet to 4,312 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 3 feet on the right side and from 10 feet to 5 feet on the left side. Property is located on Wilson Avenue and is further described as LCTM Parcel 055D161. Property is bounded now or formerly as follows: **NORTH** by lands of Hinesville Childcare and Carlos H. Rodriguez; **EAST** by lands of Downton Group, LLC and Obro Inc.; **SOUTH** by Wilson Avenue; and **WEST** by lands of HHS Leconte LLC.

## Rezoning Petition 2024-070-F

A Rezoning Petition has been submitted by Yash Desai on behalf of owners Herbert Stacy and Pamela Stacy to rezone 19.42 acres +/- from R-20 (Single-family Residential-20) and A-1 (Agricultural) to C-2 (General Commercial) and MFR (Multi-Family Residential) for the development of a multi-family residential complex and a shopping complex. Property is located at 2173 E. Oglethorpe Hwy in Flemington and is further described as LCTM Parcels 083C004 and 083C005. Property is bounded now or formerly as follows: **NORTH** by Greybeard Lane and by lands of Alicia Floyd; **EAST** by E. Oglethorpe Hwy; **SOUTH** by lands of Gail

Evans; **WEST** lands by Fraser Martin.

## Rezoning Petition 2024-071-H

A rezoning petition has been submitted by Smiley Investments to rezone 2 acres +/- from R-8 (Single-Family Residential-8) and R-12 (Single-Family-12) to MFR (Multi-Family Residential) for an Apartment Complex. Property is located at 829 Olmstead Drive and 825 Overton Street in Hinesville and is further described as LCTM Parcels 055B001 and 055B002. Property is bounded now or formerly as follows: **NORTH** by lands of Woodwind North Homeowners Association; **EAST** by Olmstead Drive; **SOUTH** by Overton Street and lands of Anthony Klosek; and **WEST** by lands of Sekoyia Fife, Alexander and Candice Dean, and John Hampton.

## Rezoning Petition 2024-072-R

A rezoning petition has been submitted by Leslie Heath on behalf of owner Pamela Whitman to rezone 10.76 acres +/- from AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for a warehouse, equipment yard, and office. Property is located at 5918 S Coastal Hwy in Riceboro and is further described as LCTM Parcel 220B011. Property is bounded now or formerly as follows: **NORTH** by lands of Interstate Paper Corp; **EAST** by lands of Kato Way, True Vine COG, Inc., and Sadie Mae and Willie Roberts; **SOUTH** by S Coastal Hwy; and **WEST** by lands of St. George Timberland Holdings, inc, Matthew White, and Delilah Way.

## Public Hearings

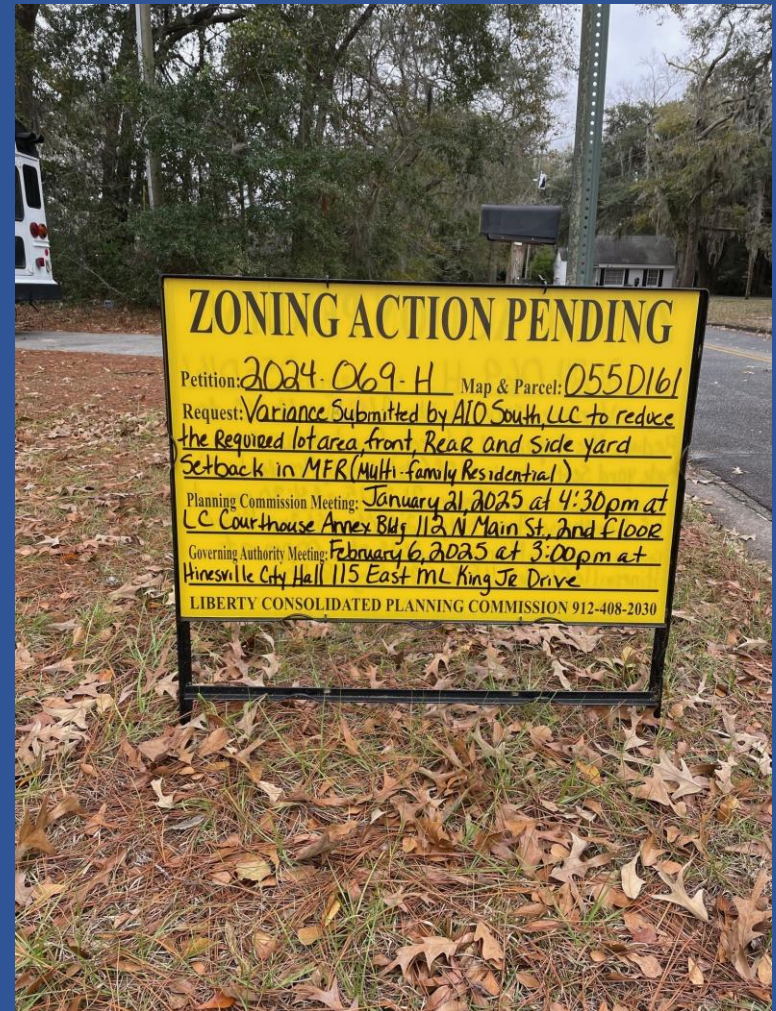
The Liberty Consolidated Planning Commission will hold a public meeting on January 21, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

## Public Hearings to be Held by the Applicable Governing Authority:

**Thursday, February 6, 2025, 3:00 p.m.** - The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M. L. King Jr. Drive, Hinesville.

**Tuesday, February 4, 2025, 6:00 p.m.** - The City of Riceboro Mayor and Council will meet at Riceboro City Hall, 4614 South Coastal Highway, Riceboro.

**Tuesday, February 11, 2025, 4:30 p.m.** - The City of Flemington Mayor and Council will meet at Flemington City Hall, 156 Old Sunbury Road, Flemington.





# Vicinity Map





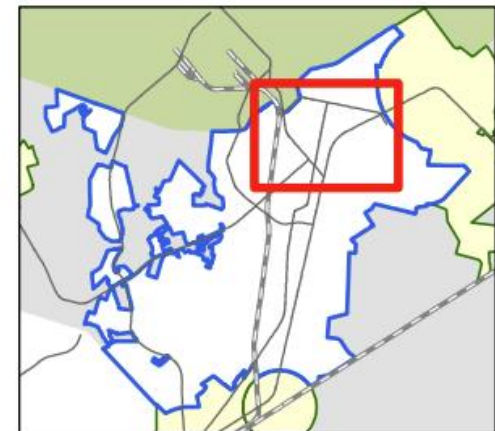
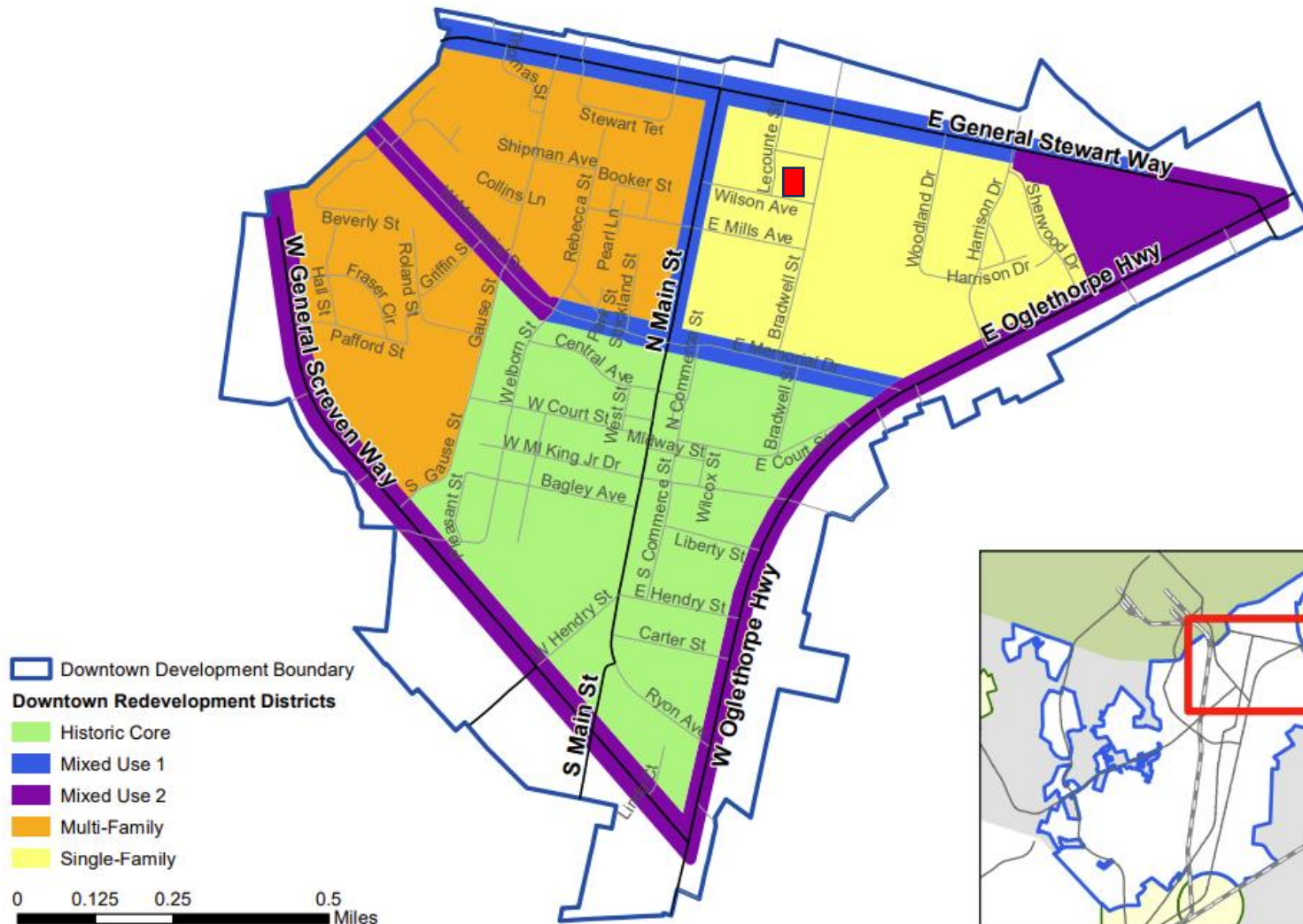
# Zoning Map



| Zoning | City |
|--------|------|
| ATR    | 01   |
| DD     | PDD  |
| MFR    | R12  |
|        | R20  |
|        | R8   |

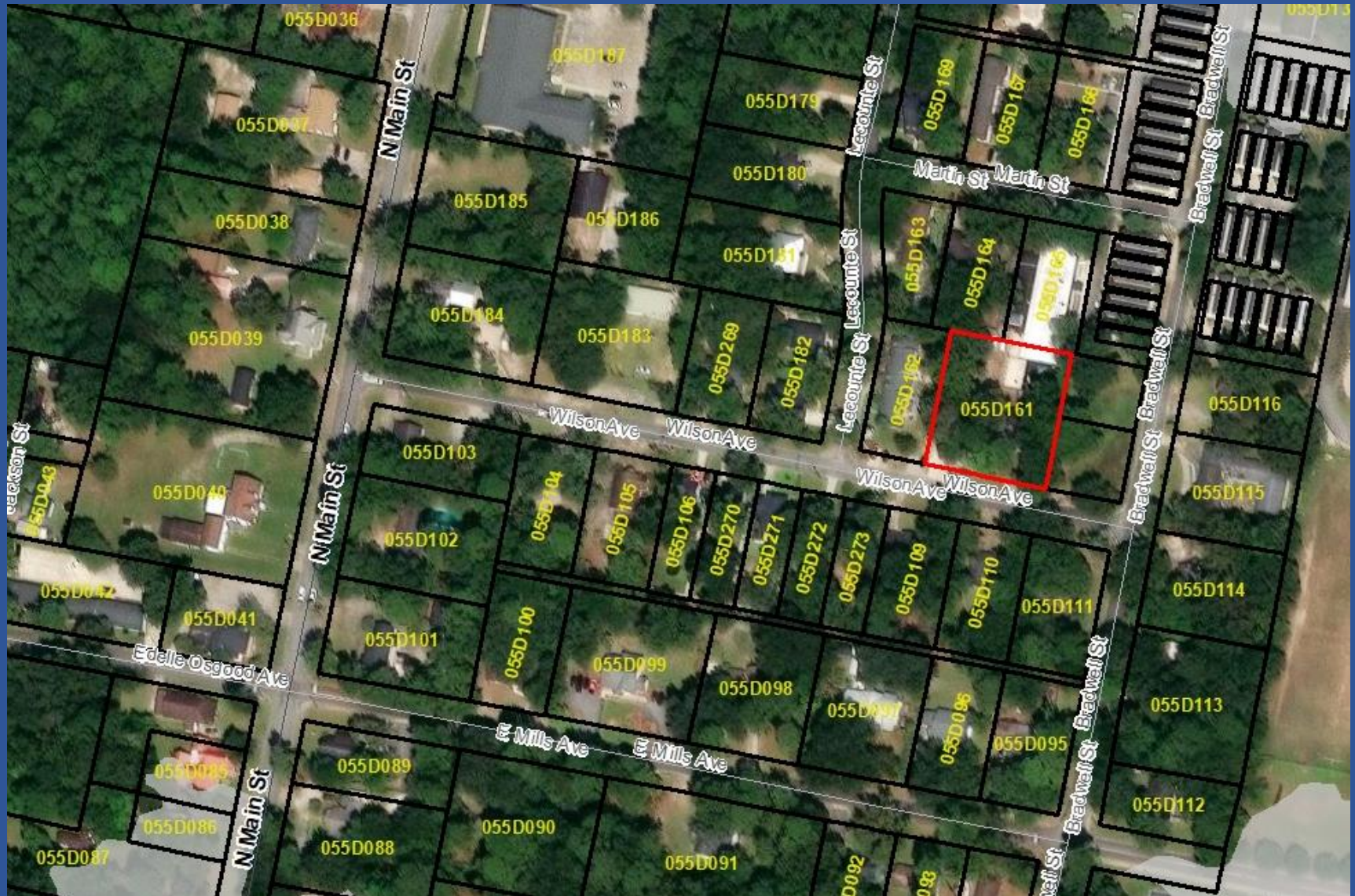
# Downtown Overlay Map

## Downtown Redevelopment Districts



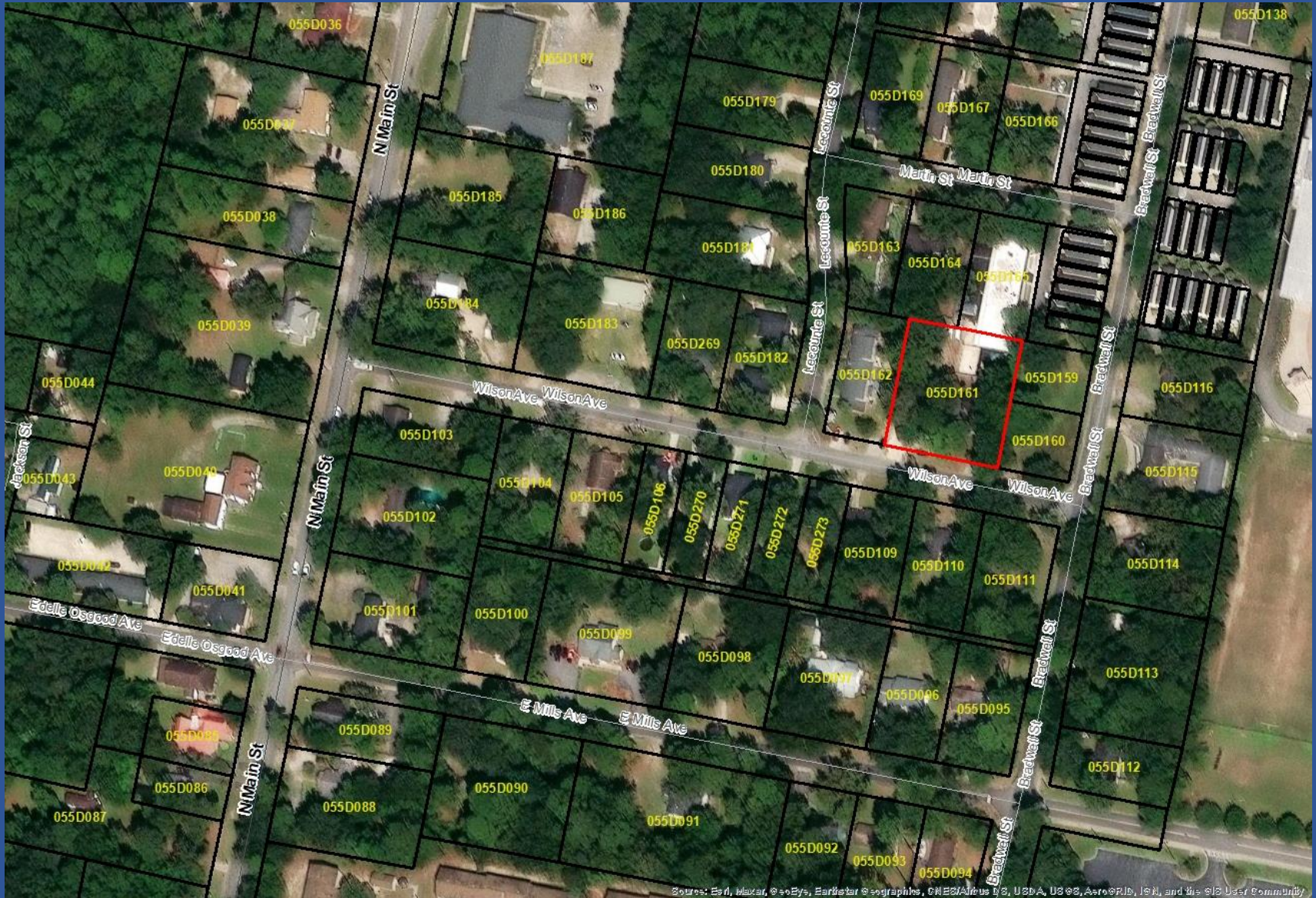


# Floodplain

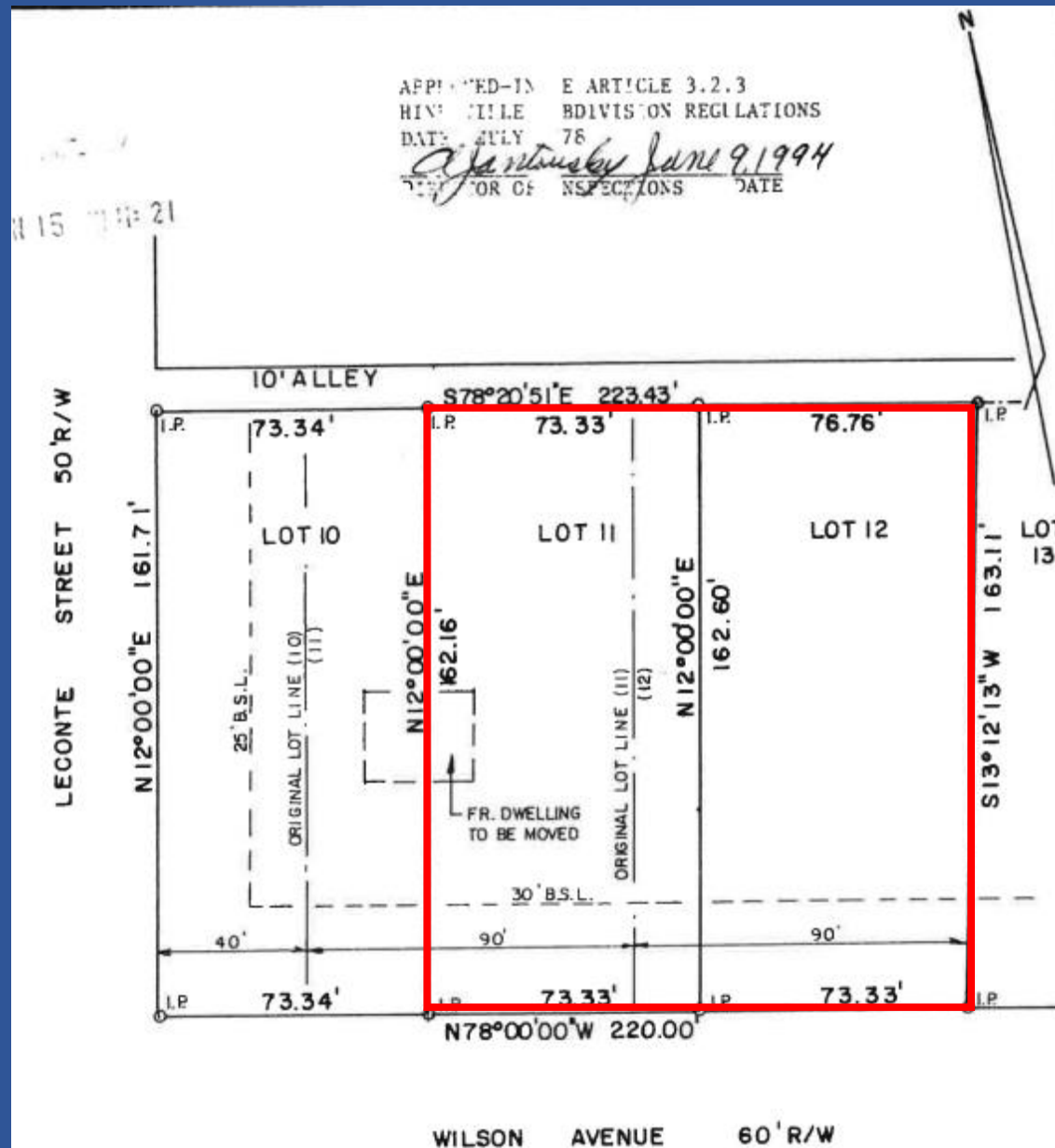




# Wetlands

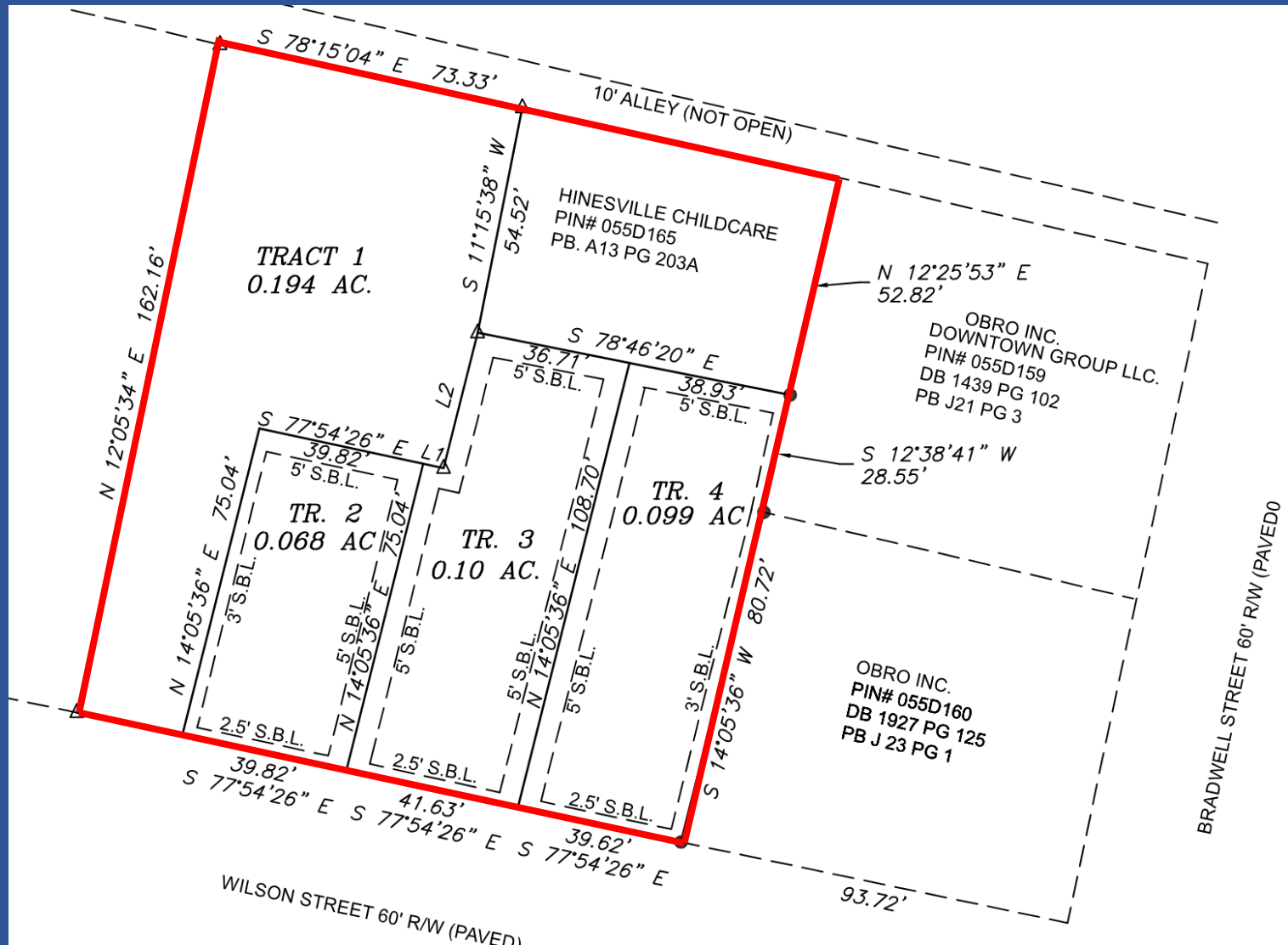


# Original Plat – 2 Conforming Lots

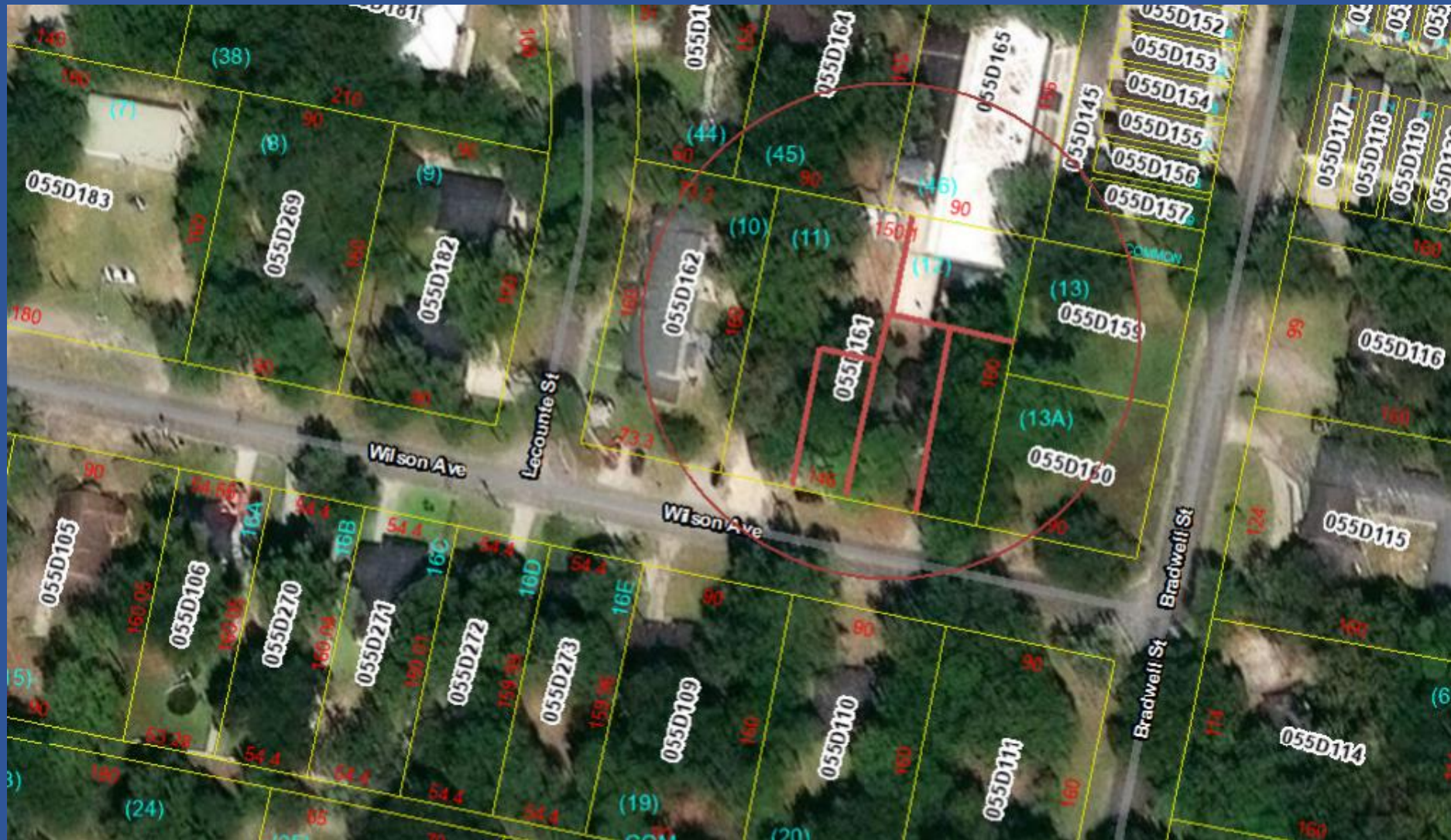




# Survey



# Proposed Lot Layout



# Narrative

Dear Liberty Consolidated Planning Commission,

The following information is pertaining to:

Parcel: 055D161

Address: 203 Wilson Ave, Lot 11 & 12, Hinesville, Ga 31313

Application from: AIO South, LLC

The following proposal is for parcel 055D161 - Lot 11 and Lot 12 of Wilson Ave, Hinesville, GA 31313. The current zoning for the above lots are MFR. The structures that are proposed to be constructed are **Detached Townhomes**. The variance proposal for set backs are as follows (please see the attached Plat diagram for reference):

Tract 1 - being 0.194 acres

Tract 2 - being 0.068 acres

Set backs being:

Front: 2.5 feet

Right: 5 feet

Back: 5 feet

Left: 3 feet

**TOWNHOUSE.**

A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Tract 3 - being 0.10 acres

Set backs being:

Front: 2.5 feet

Right: 5 feet

Back: 5 feet

Left: 5 feet

In comparison, a "rowhouse" refers to a single-family dwelling unit that is attached to one or more neighboring units on either side, sharing common walls and typically maintaining a consistent exterior design along a row, essentially forming a line of connected houses with a shared roofline and facade; often considered synonymous with a "townhouse" in many contexts.

Tract 4 - being 0.099 acres

Set backs being:

Front: 2.5 feet

Right: 3 feet

Back: 5 feet

Left: 5 feet

Please reach out with any questions or concerns. Thank you.

---

Terry J. Wheeler  
Office: 912-432-7726  
Cell: 912-271-1313



# Lot Standards

The property is currently zoned MFR and is in the “Hinesville Downtown Redevelopment Overlay District, Single-family Residential Revitalization Area”. The following chart shows the minimum requirements.

| <u>Required MFR</u>     |                   | <u>Required Overlay</u> |                   |
|-------------------------|-------------------|-------------------------|-------------------|
| <b>Lot Area</b>         | 8,000 square feet | <b>Lot Area</b>         | 6,500 square feet |
| <b>Lot Width</b>        | 60 feet           | <b>Lot Width</b>        | 50 feet           |
| <b>Front Yard</b>       | 20 feet           | <b>Front Yard</b>       | 15 feet           |
| <b>Side Yard</b>        | 10 feet           | <b>Side Yard</b>        | 10 feet           |
| <b>Street Side Yard</b> | 20 feet           | <b>Street Side Yard</b> | 15 feet           |
| <b>Rear Yard</b>        | 15 feet           | <b>Rear Yard</b>        | 10 feet           |

# Proposed Zoning Deviations

To accommodate the development, a Variance is requested from all the requirements. The requested minimum requirements are shown below.

| Tract 2          |                                           |
|------------------|-------------------------------------------|
| Lot Area         | 2,962 square feet                         |
| Lot Width        | 39.8 feet                                 |
| Front Yard       | 2.5 feet                                  |
| Side Yard        | 5 feet (right side)<br>3 feet (left side) |
| Street Side Yard | N/A                                       |
| Rear Yard        | 5 feet                                    |

| Tract 3          |                                           |
|------------------|-------------------------------------------|
| Lot Area         | 4,356 square feet                         |
| Lot Width        | 41.6 feet                                 |
| Front Yard       | 2.5 feet                                  |
| Side Yard        | 5 feet (right side)<br>5 feet (left side) |
| Street Side Yard | N/A                                       |
| Rear Yard        | 5 feet                                    |

| Tract 4          |                                           |
|------------------|-------------------------------------------|
| Lot Area         | 4,312 square feet                         |
| Lot Width        | 39.8 feet                                 |
| Front Yard       | 2.5 feet                                  |
| Side Yard        | 3 feet (right side)<br>5 feet (left side) |
| Street Side Yard | N/A                                       |
| Rear Yard        | 5 feet                                    |



























# Conditions for Granting this Variance:

1. There are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property;
  - *No.*
2. The application of the requirements to this particular property would create an unnecessary hardship;
  - *No.*
3. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible; and
  - *No.*
4. The variance, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Division.
  - *Yes.*



# LCPC Recommendation

Disapproval

Variance Request 2024-069-H







## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Rezoning Petition 2024-071-H  
**Prepared by:** Todd Kennedy  
**Presented by:** Jeff Ricketson

**PURPOSE:** A rezoning petition has been submitted by Smiley Investments to rezone 2 acres of land, more or less, from R-8 (Single-Family-Residential-8) and R-12 (Single-Family-Residential-12) to MFR (Multi-Family Residential) for an Apartment Complex. Property is Located 829 Olmstead Drive and 825 Overton Street in Hinesville and is further described as LCTM Parcels 055B001 and 055B002.

**BACKGROUND:**

**FUNDING:** N/A

**RECOMMENDATION:** January 28, 2025. LCPC Commissioners recommended APPROVAL with standard conditions

**ATTACHMENTS:**

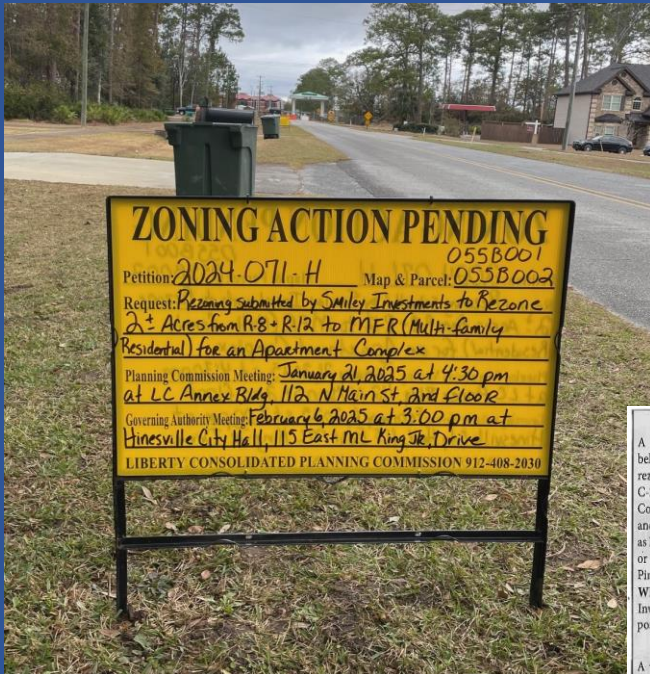
1. Hinesville City Council\_Rezoning Request\_2024-071-H

**PREVIOUS COUNCIL DISCUSSION:**

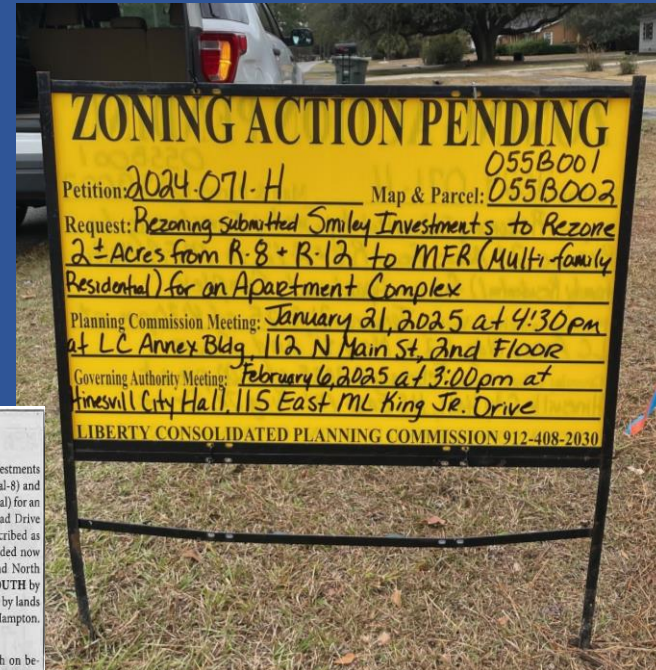
# Rezoning Petition 2024-071-H

A rezoning petition has been submitted by Smiley Investments to rezone 2 acres +/- from R-8 ( Single-family Residential-8) and R-12 (Single-family Residential-12) to MFR (Multi-family Residential) for an apartment complex. The property is located at 829 Olmstead Drive and 825 Overton Street in Hinesville and is further described as LCTM Parcels 055B001 and 055B002.

# Public Notification

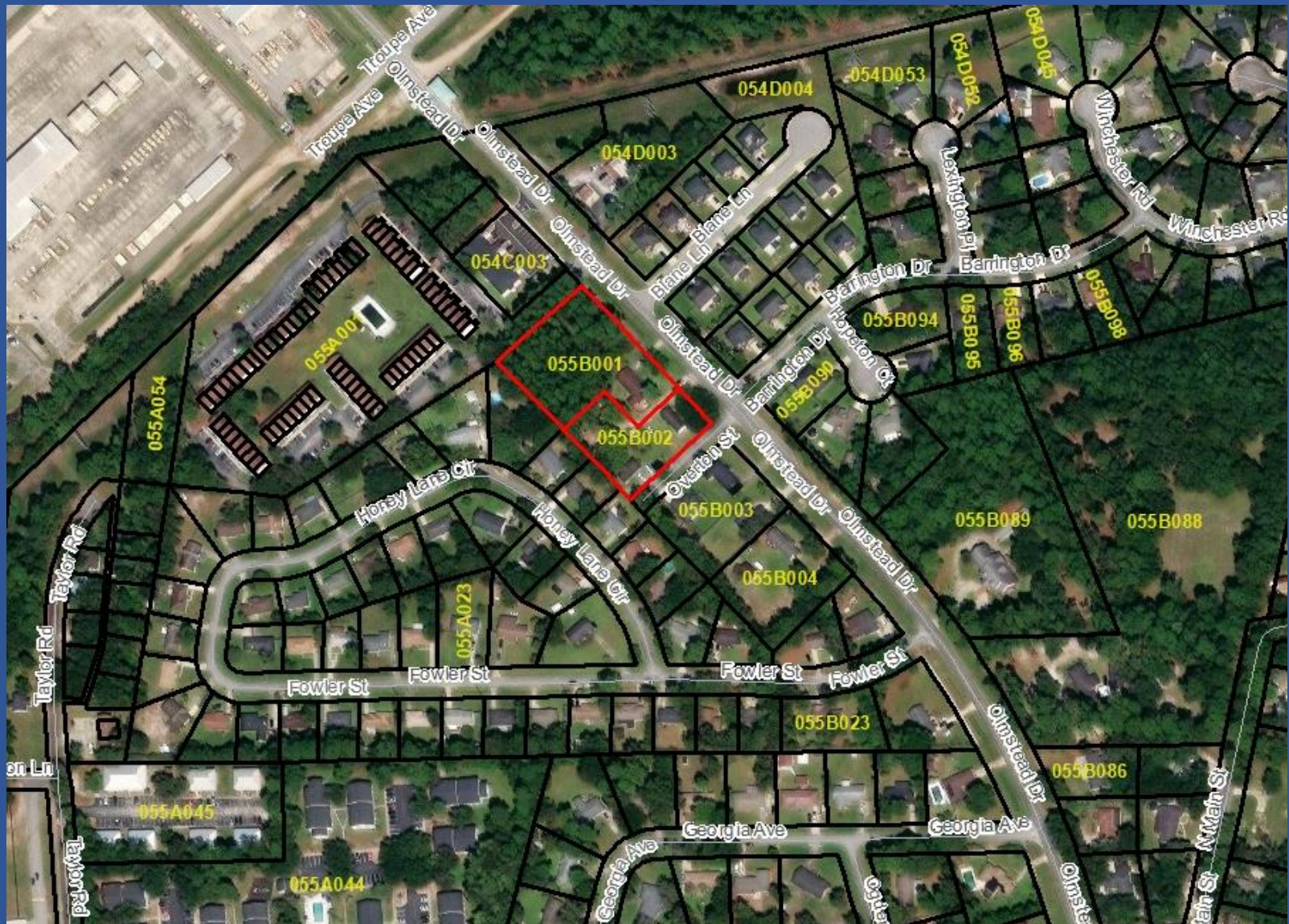


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| <p><b>Rezoning Petition 2024-068-H</b></p> <p>A rezoning petition has been submitted by Cannon Maki on behalf of owners Susan R. Copner and Pacita V. Brinkerhoff to rezone 0.9 acres +/- from R-12 (Single-family Residential-12) to C-2 (General Commercial) for Murphy Express Gas Station and Convenience Store. Property is located at 405 Timberlane Circle and 413 Timberlane Circle in Hinesville and is further described as LCTM Parcels 057B061 and 057B052. Property is bounded now or formerly as follows: <b>NORTH</b> by Timberlane Circle; <b>EAST</b> by Pineview Drive; <b>SOUTH</b> by lands James E and Holly Thames; <b>WEST</b> lands by Highway 84 East, Bernard Mock and Joel Shelby Investment and Darius and Audrey Dela Cruz. This petition was postponed from the December 2024 LCPC Meeting.</p> <p><b>Variance Request 2024-069-H</b></p> <p>A variance request has been submitted by AIO South, LLC, to reduce the required lot area, front, rear and side yard setback required in MFR (Multi-family Residential): Tract 2, lot area 6,500 square feet to 2,962 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 3 feet on the left side. Tract 3, lot area 6,500 square feet to 4,356; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 5 feet on the right side and from 10 feet to 5 feet on the left side. Tract 4, lot area 6,500 square feet to 4,312 square feet; front yard setback from 15 feet to 2.5 feet; and rear yard setback from 10 feet to 5 feet; side yard setback from 10 feet to 3 feet on the right side and from 10 feet to 5 feet on the left side. Property is located on Wilson Avenue and is further described as LCTM Parcel 055D161. Property is bounded now or formerly as follows: <b>NORTH</b> by lands of Hinesville Childcare and Carlos H. Rodriguez; <b>EAST</b> by lands of Downtown Group, LLC and Obro Inc.; <b>SOUTH</b> by Wilson Avenue; and <b>WEST</b> by lands of HHS Leconte LLC.</p> <p><b>Rezoning Petition 2024-070-F</b></p> <p>A Rezoning Petition has been submitted by Yash Desai on behalf of owners Herbert Stacy and Pamela Stacy to rezone 19.42 acres +/- from R-20 (Single-family Residential-20) and A-1 (Agricultural) to C-2 (General Commercial) and MFR (Multi-Family Residential) for the development of a multi-family residential complex and a shopping complex. Property is located at 2173 E. Oglethorpe Hwy in Flemington and is further described as LCTM Parcels 083C004 and 083C005. Property is bounded now or formerly as follows: <b>NORTH</b> by Greybeard Lane and by lands of Alicia Floyd; <b>EAST</b> by E. Oglethorpe Hwy; <b>SOUTH</b> by lands of Gail</p> | <p>Evans; <b>WEST</b> lands by Fraser Martin.</p> <p><b>Rezoning Petition 2024-071-H</b></p> <p>A rezoning petition has been submitted by Smiley Investments to rezone 2 acres +/- from R-8 (Single-Family Residential-8) and R-12 (Single-Family-12) to MFR (Multi-Family Residential) for an Apartment Complex. Property is located at 829 Olmstead Drive and 825 Overton Street in Hinesville and is further described as LCTM Parcels 055B001 and 055B002. Property is bounded now or formerly as follows: <b>NORTH</b> by lands of Woodwind North Homeowners Association; <b>EAST</b> by Olmstead Drive; <b>SOUTH</b> by Overton Street and lands of Anthony Klosek; and <b>WEST</b> by lands of Sekoyia Fife, Alexander and Candice Dean, and John Hampton.</p> <p><b>Rezoning Petition 2024-072-R</b></p> <p>A rezoning petition has been submitted by Leslie Heath on behalf of owner Pamela Whitman to rezone 10.76 acres +/- from AR-1 (Agricultural Residential) to C-3 (Highway Commercial) for a warehouse, equipment yard, and office. Property is located at 5918 S Coastal Hwy in Riceboro and is further described as LCTM Parcel 220B011. Property is bounded now or formerly as follows: <b>NORTH</b> by lands of Interstate Paper Corp; <b>EAST</b> by lands of Kato Way, True Vine COG, Inc., and Sadie Mae and Willie Roberts; <b>SOUTH</b> by S Coastal Hwy; and <b>WEST</b> by lands of St. George Timberland Holdings, inc, Matthew White, and Delilah Way.</p> <p><b>Public Hearings</b></p> <p>The Liberty Consolidated Planning Commission will hold a public meeting on January 21, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.</p> <p><b>Public Hearings to be Held by the Applicable Governing Authority:</b></p> <p><b>Thursday, February 6, 2025, 3:00 p.m.</b> – The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M. L. King Jr. Drive, Hinesville.</p> <p><b>Tuesday, February 4, 2025, 6:00 p.m.</b> – The City of Riceboro Mayor and Council will meet at Riceboro City Hall, 4614 South Coastal Highway, Riceboro.</p> <p><b>Tuesday, February 11, 2025, 4:30 p.m.</b> – The City of Flemington Mayor and Council will meet at Flemington City Hall, 156 Old Sunbury Road, Flemington.</p> |
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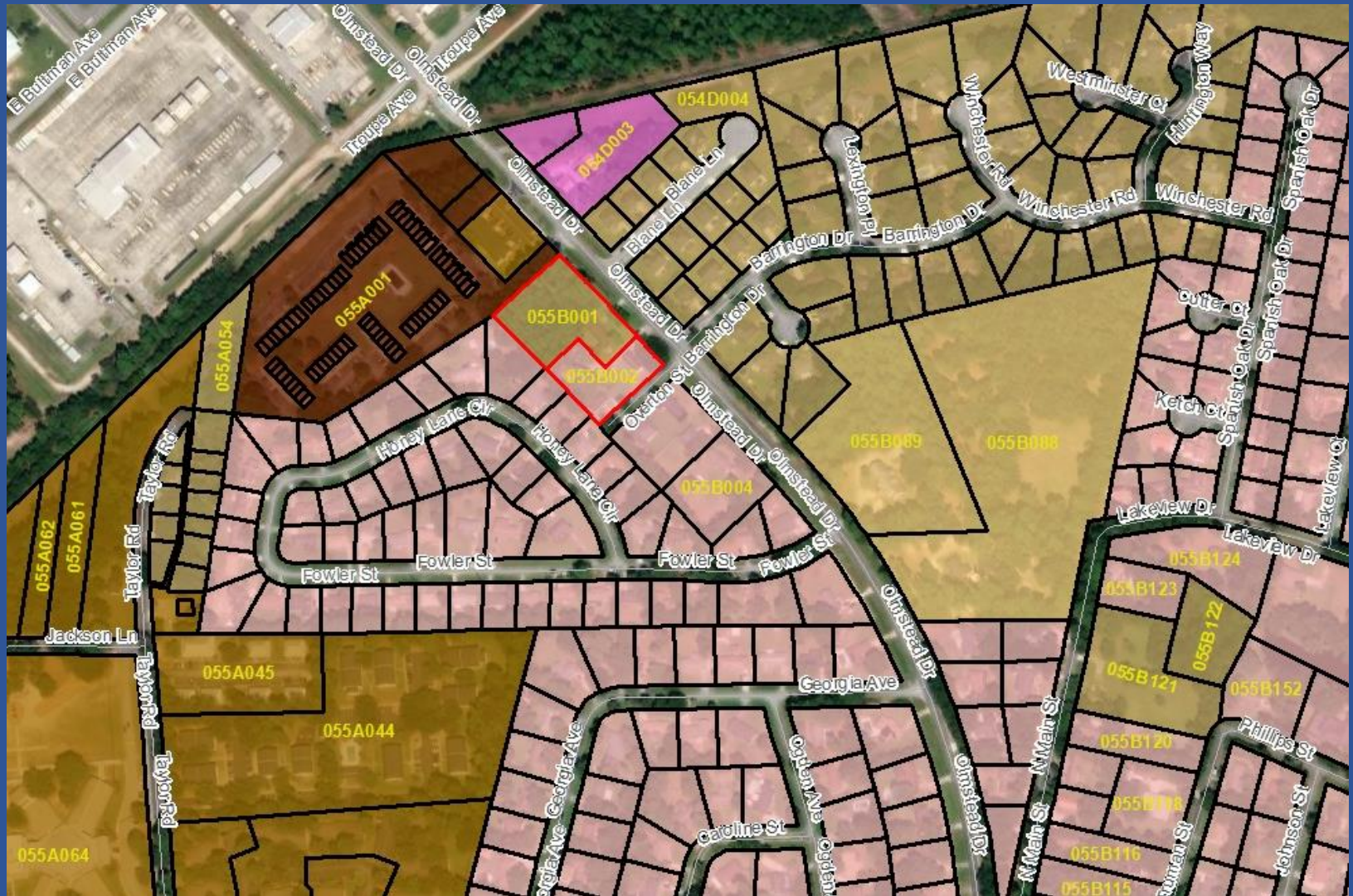


# Vicinity Map





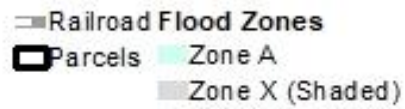
# Zoning Map



Zoning\_City MFR  
 Zoning R12  
 ATR R20  
 C2 R8  
 Parcels

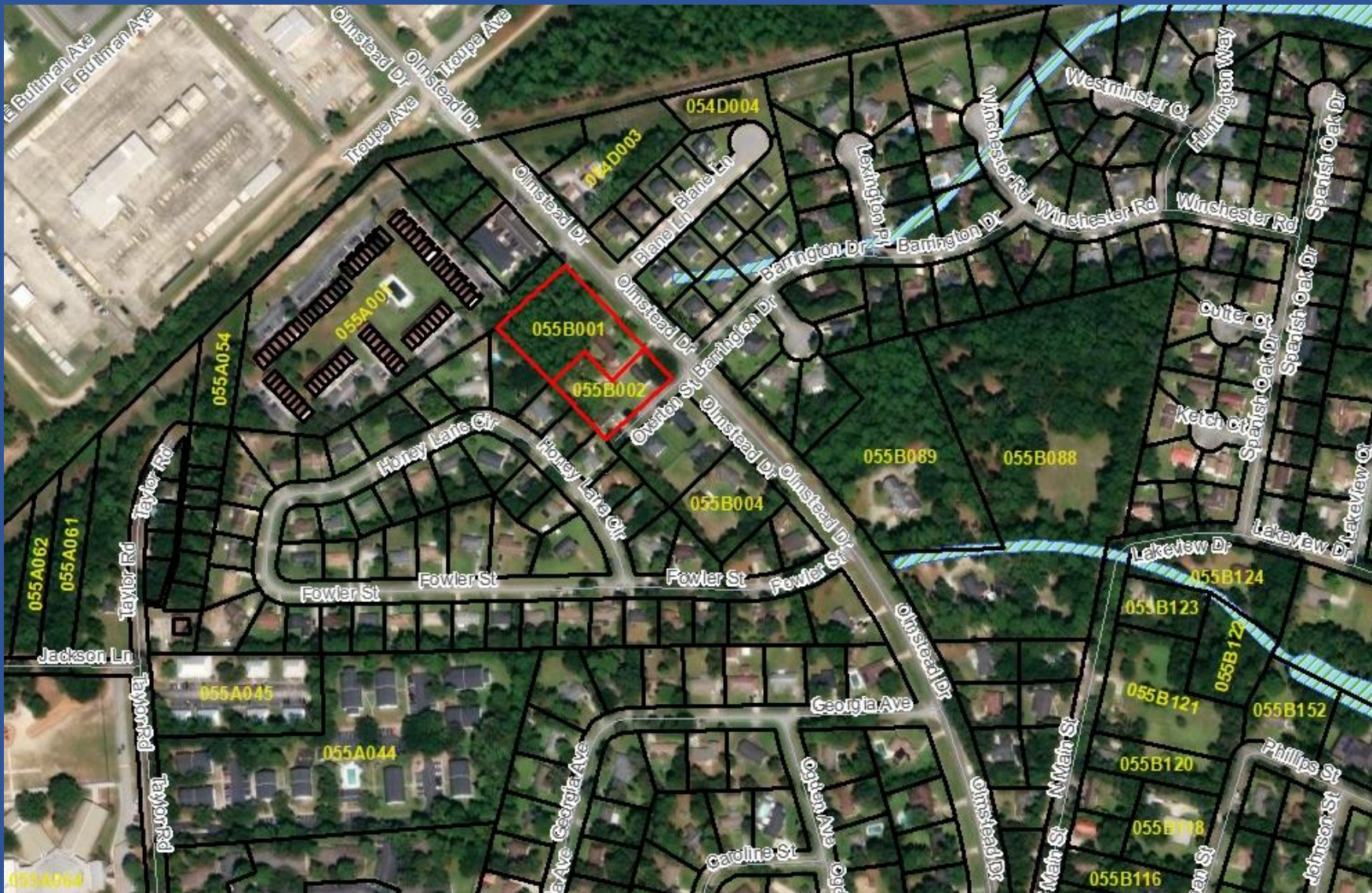


# Floodplain

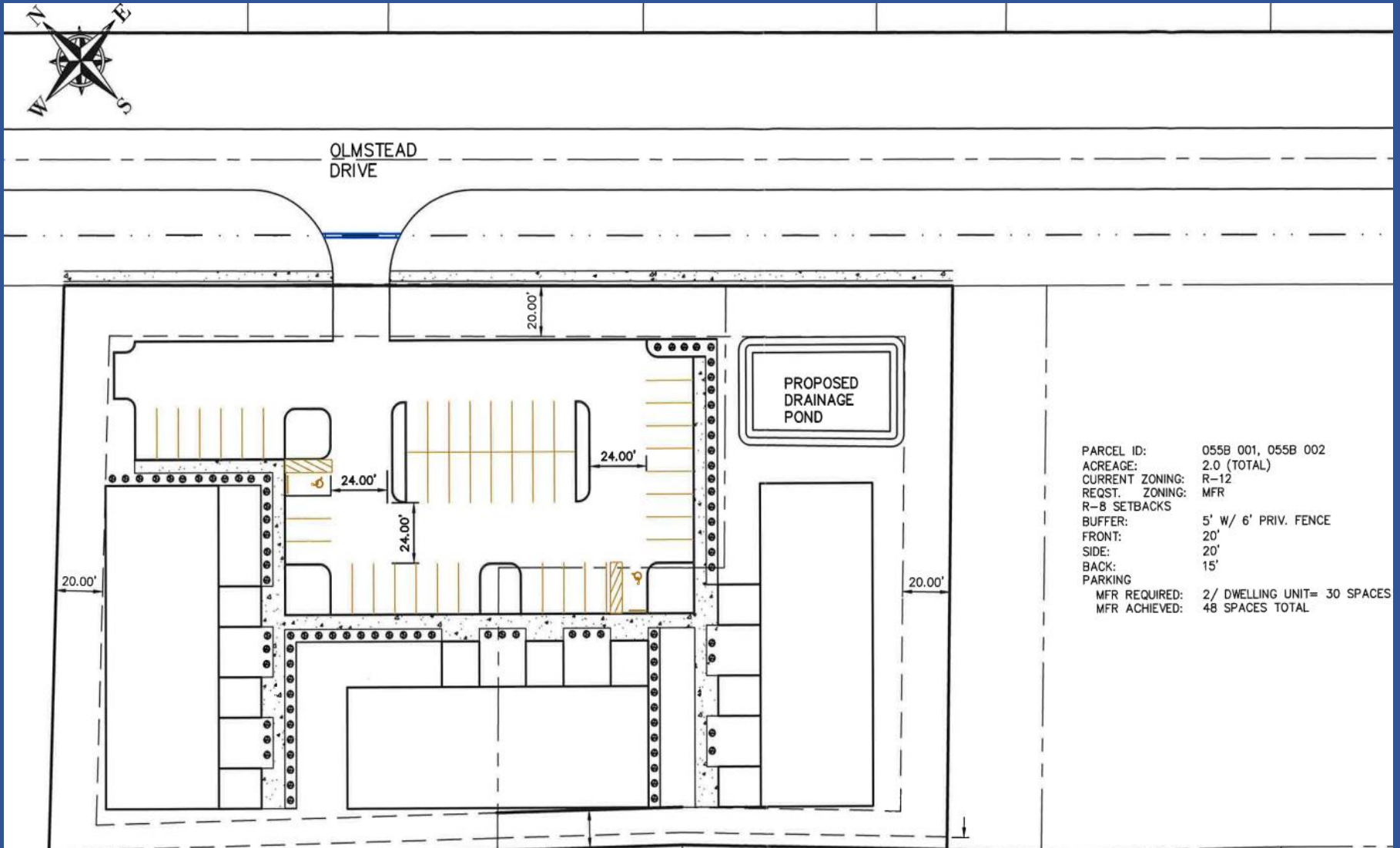




# Wetlands



# Plan





# Narrative

**Project Narrative  
Parcel # 055B001 AND 055B002  
Hinesville, Georgia**

The subject property, tax parcel # 055B001, is located on Olmstead Drive and tax parcel # 055B002 is located on Overton Street, Hinesville, Georgia. These two properties will be combined into one parcel. The property will face along Olmstead Drive, Hinesville, Georgia and contains approximately 2.0 acres combined. Tax parcel 005B001 is currently zoned R8. Tax parcel 005B002 is currently zoned R12.

The current zoning is R8 and R12 and the proposed zoning is MFR, Multi Family Residential. The proposed use will be for 3 stand-alone units. There will be a total of 18 dwellings. The complex will be served by the city water and sewer.

Drainage: Drainage will be designed to meet Hinesville regulations. The exiting stormwater storage facilities will be utilized.

Water and Sewer: This site will be served by the City of Hinesville Water and Sewer system. Existing services will be extended to this site.

Transportation: The primary access to the site will be from Olmstead Road.

# Photos





# Photos





# Photos





# Photos



# Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
  - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
  - *Yes. The Garrison Commander did not identify any concerns for this application.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
  - *The Comprehensive Plan designates this property as Low-Density Residential.*



# Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
  - *No.*
5. Is the proposed use suitable in view of nearby uses?
  - *Yes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
  - *No.*

# Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
  - *No.*
8. Would this change cause a “domino effect”?
  - *No.*
9. Are there unique historical sites which may be adversely impacted?
  - *None noted.*



# Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

11. Is it spot zoning and unrelated to the existing pattern of development?

- *No.*

12. Are there unique conditions which support approval or denial?

- *No.*

# LCPC Recommendation

## Approval

Rezoning Petition 2024-071-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 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:** February 6, 2025  
**Agenda Item:** Bid Opening for Tractor for Stormwater  
**Prepared by:** Darlene Parker  
**Presented by:** Gary Gillard

**PURPOSE:** Bid opening for Tractor for Stormwater Department for Public Works

**BACKGROUND:** A bid opening was held on January 29, 2025 for the purchase of a Tractor for Stormwater (Drainage Department).

**FUNDING:** Budgeted in FY 2025 Departmental Budgets

**RECOMMENDATION:** Recommend purchase of tractor from Shea Tractor of Statesboro, GA

**ATTACHMENTS:**

1. Bid Opening for Tractor for Stormwater

**PREVIOUS COUNCIL DISCUSSION:** None

# BID TABULATION SHEET

**DATE:** January 28, 2025  
**FOR:** Tractor  
**DEPARTMENT:** Stormwater  
**AMOUNT BUDGETED:** \$ 35,000

| COMPANY NAME                      | PRODUCT OR TYPE | BID AMOUNT       |
|-----------------------------------|-----------------|------------------|
| Shea Tractor<br>Statesboro, GA    | 40 hp Tractor   | \$22,118.29      |
| Sapelo Equipment<br>Brunswick, GA | 40 hp Tractor   | No bid submitted |
| Atkins Motors<br>Baxley, GA       | 40 hp Tractor   | No bid submitted |
| Hendrix Machinery<br>Savannah, GA | 40 hp Tractor   | No bid submitted |
|                                   |                 |                  |
|                                   |                 |                  |
|                                   |                 |                  |

\*Recommend purchase of tractor for Stormwater utility to Shea Tractor of Statesboro, GA. In the amount of \$22,118.29





## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Bid Opening for (2) Tractors for Fort Stewart Grounds Maintenance  
**Prepared by:** Darlene Parker  
**Presented by:** Gary Gillard

**PURPOSE:** Bid Opening for Tractors (2) for Fort Stewart Grounds Maintenance

**BACKGROUND:** A bid opening was held on January 29, 2025 for the purchase of (2) Tractors for Fort Stewart Ground Maintenance.

**FUNDING:** Budgeted in FY 2025 Departmental Budgets

**RECOMMENDATION:** Recommend purchase of tractors from AgPro

**ATTACHMENTS:**

1. Bid Opening for Tractors for Fort Stewart Grounds Maintenance

**PREVIOUS COUNCIL DISCUSSION:** None

# BID TABULATION SHEET

**DATE:** January 29, 2025  
**FOR:** Tractors for mowing (2 Replacements)  
**DEPARTMENT:** Fort Stewart Grounds Maintenance  
**AMOUNT BUDGETED:** \$ 114,306.00

| COMPANY NAME                    | PRODUCT OR TYPE                                         | BID AMOUNT                                                                                                                             |
|---------------------------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| AgPro<br>Brunswick, GA          | (2) 100 hp Tractors w/trade-in of<br>2 current tractors | \$56,895.13 each<br><br>\$20,000.00 trade-in<br>allowance each<br><br>Total cost for 2 new tractors<br>w/trade-ins: <b>\$73,790.26</b> |
| Dobbs Equipment<br>Savannah, GA | (2) 100 hp Tractors w/trade-in of<br>2 current tractors | No bid submitted                                                                                                                       |
| Lasseter Tractor<br>Lyons, GA   | (2) 100 hp Tractors w/trade-in of<br>2 current tractors | No bid submitted                                                                                                                       |
| AgPro<br>Baxley, GA             | (2) 100 hp Tractors w/trade-in of<br>2 current tractors | No bid submitted                                                                                                                       |
|                                 |                                                         |                                                                                                                                        |
|                                 |                                                         |                                                                                                                                        |
|                                 |                                                         |                                                                                                                                        |

\*Recommend purchase of 2 new tractors from AgPro in Brunswick, GA for a total cost of \$73,790.26.

This cost includes the trade-in of 2 of the current tractors at a total trade-in value of \$40,000.00 (\$20,000.00 each)



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025

**Agenda Item:** Bid Opening RFQ 2025-05  
Engineering and Design Services  
Court Street Townhome Project

**Prepared by:** Kendra Ivy

**Presented by:** Kenneth Howard

**PURPOSE:** To Present for Mayor and Council Consideration, Bid Opening for RFQ 2025-05 Engineering and Design Services for the Court Street Townhome Project.

**BACKGROUND:** On December 5, 2024, the City was notified that it had been awarded \$1,098,188 for a public-private partnership to construct 31 detached townhomes in downtown Hinesville by January 2027. The City will provide a match of up to \$651,101 by replacing the sewer mainline under Court Street.

On December 17, 2024, the City issued a 30-day RFQ for the engineering and construction management of the project's site work including replacing the sewer main on Court Street.

On January 10, 2025, the City Received 3 responses.

On January 28 and 29, the selection committee interviewed and evaluated all three firms.

Next steps:

|                   |                                            |
|-------------------|--------------------------------------------|
| February-May 2025 | Planning, Permitting, Construction Bidding |
| June 2025         | Contract execution and begin construction  |

**FUNDING:** None

**RECOMMENDATION:** RFQ 2025-02 Bid Award to Simonton Engineering for an amount not to exceed \$153,645

**ATTACHMENTS:**

1. RFQ 2025-02 Bid Tab

**PREVIOUS COUNCIL DISCUSSION:** None



RFQ 2025-02 Bid TAB - A/E Services for Court Street Townhome Project

| Company     | Office Location | Stability | Experience & Qualifications | Past Performance | Suitability | Team Commitment & Understanding | Plan and Project Timeline | Total Points |
|-------------|-----------------|-----------|-----------------------------|------------------|-------------|---------------------------------|---------------------------|--------------|
|             |                 | 10pts     | 50pts                       | 20pts            | 20pts       | 25pts                           | 25pts                     | 150pts       |
| Kimley Horn | Savannah, GA    | 10        | 29                          | 20               | 8           | 15                              | 0                         | 82           |
| T.R. Long   | Hinesville, GA  | 10        | 50                          | 20               | 19          | 22                              | 17                        | 137          |
| Simonton    | Hinesville, GA  | 10        | 50                          | 20               | 18          | 24                              | 25                        | 148          |



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025

**Agenda Item:** Liberty Initiative for Community Housing Appointments

**Prepared by:** Kendra Ivy

**Presented by:** Kenneth Howard

**PURPOSE:** To Present for Mayor and Council Consideration, City of Hinesville staff Appointment to serve on the Liberty Initiative For Community Housing.

**BACKGROUND:** In 2014 the City of Hinesville resolved to participate with Liberty County in the Georgia Initiative for Community Housing program. The Liberty County Initiative is currently in the re-certification process. As part of that process, The City of Hinesville will need to appoint staff to serve as the City's designee and point of contact.

The Georgia Initiative for Community Housing (GICH) helps communities improve quality of life and economic vitality through the development of locally driven housing and revitalization initiatives, while the State of Georgia Consolidated Plan describes how state, local, private, and federal resources will be used to increase the supply of affordable housing and economic opportunities for low- and moderate-income Georgians.

**FUNDING:** Not Applicable

**RECOMMENDATION:** Appointment of Temperance West, Grant Administrator, and Ryan Arnold, Assistant City Manager, to serve on the Liberty Initiative for Community Housing representing the City of Hinesville.

**ATTACHMENTS:**

1. GICH Resolution COH 2014

**PREVIOUS COUNCIL DISCUSSION:**

**RESOLUTION OF SUPPORT  
FOR THE  
GEORGIA INITIATIVE FOR COMMUNITY HOUSING APPLICATION**

**WHEREAS**, Liberty County and its municipalities acknowledge that the county has limited adequate and affordable housing for all of its residents; and

**WHEREAS**, Liberty County and its municipalities have substandard and/or dilapidated housing units that through code enforcement efforts need to be rehabilitated or razed and removed; and

**WHEREAS**, community leaders raised the concern of addressing a plethora of housing needs at their 2013 and 2014 county-wide planning retreats; and

**WHEREAS**, officials of Liberty County and its municipalities have decided to take on this challenge and have a desire to seek solutions to address their housing needs, including but not limited to submission of an application to the Georgia Initiative for Community Housing;

**NOW THEREFORE BE RESOLVED**, by the Mayor and City Council of Hinesville, Georgia this 7<sup>th</sup> day of August, 2014 as follows:

Section 1. That Liberty County and its municipalities will develop a housing team comprised of individuals knowledgeable of current housing issues that hinder the increase of quality housing stock and are dedicated to improving housing conditions county-wide.

Section 2. That City of Hinesville commits to financially supporting its designated representative(s) of the community housing team to attend retreats and workshops.

Section 3. That the Mayor or his designee will coordinate with local community organizations who are interested in addressing housing issues to provide letters of support for the GICH application.

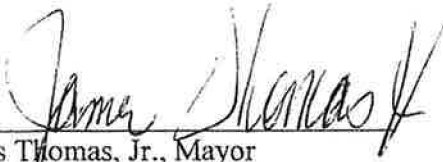
Section 4. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

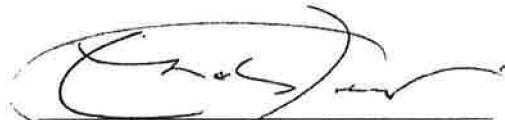
Adopted this 7<sup>th</sup> day of August, 2014.



CITY OF HINESVILLE

BY:

  
James Thomas, Jr., Mayor

  
Charles Fraiser, Mayor Pro Tem

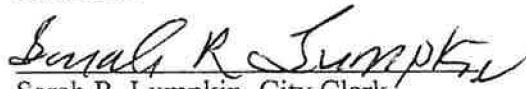
  
Jason R. Floyd, Councilmember

  
David Anderson, Sr., Councilmember

  
Keith Jenkins, Councilmember

  
Kenneth Shaw, Councilmember

ATTEST:

  
Sarah R. Lumpkin, City Clerk



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Stewart Way Sewer Project  
**Prepared by:** Christy Deloach  
**Presented by:** Paul Simonton

**PURPOSE:** To present to the Mayor and Council the Stewart Way Sewer Project for consideration.

**BACKGROUND:** New construction is located on Stewart Way Between Gause Street and Thomas Street. The sanitary sewer is located on the opposite side of Stewart Way, approximately 180' down Gause Street from Stewart Way.

This project involves installing a small grinder pump station and extending the small force main (1 1/2" to 2") to the gravity sewer on Gause Street.

Estimated cost of the offsite force main: \$10,000

*Builder bares cost of pump installation*

**FUNDING:** Water & Sewer Fee

**RECOMMENDATION:** Installation of a small grinder pump station and extending the small force main (1 1/2" to 2") to the gravity sewer on Gause Street.

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Peddler's License Request  
**Prepared by:** Deridra Weeks  
**Presented by:** Deridra Weeks

**PURPOSE:** Meranda Allmond of Intekoi Enterprise would like to a 2025 Peddler's License to solicit water purification systems door to door. The Inspections and Fire Departments have reviewed and approved the application.

**BACKGROUND:** None

**FUNDING:** None

**RECOMMENDATION:** Approval

**ATTACHMENTS:**

1. Interkoi Application
2. Interkoi Routing Slip
3. Interkoi Summary Sheet

**PREVIOUS COUNCIL DISCUSSION:** None



CITY OF HINESVILLE  
APPLICATION FOR PEDDLER OR TRANSIENT MERCHANT LICENSE  
(This is NOT a License)

  
APPROVED FOR  
BUSINESS LICENSE ISSUANCE  
01/16/2025  
George W Smith Jr, CBO, BCS

PAYABLE TO:  
CITY OF HINESVILLE  
115 EAST M L KING JR DRIVE  
HINESVILLE, GEORGIA 31313  
PHONE (912) 876-3564

FOR OFFICE USE ONLY:  
BLG INS \_\_\_\_\_ DATE \_\_\_\_\_  
ZONING \_\_\_\_\_ DATE \_\_\_\_\_  
POLICE \_\_\_\_\_ DATE \_\_\_\_\_

TYPE OF LICENSE : PEDDLER TRANSIENT MERCHANT  
NAME OF APPLICANT: Meranda Allmond YEAR 2025  
PERMANENT HOME ADDRESS 3743 Five chop Rd  
CITY Statesboro STATE GA ZIP 30461  
TELEPHONE NUMBER: 912 239-8251 FEI NUMBER \_\_\_\_\_  
IS THIS A CORPORATION? \_\_\_\_\_ IF YES, STATE AND DATE OF INCORPORATION \_\_\_\_\_ (ATTACH PROOF OF INCORPORATION)  
DATE OF BIRTH \_\_\_\_\_ SOCIAL SECURITY NUMBER \_\_\_\_\_  
NAME OF BUSINESS Inter Ko's Enterprise, Inc.  
PERMANENT ADDRESS OF BUSINESS 1125 St. John's Industrial Pkwy N.  
CITY Jacksonville STATE Florida ZIP 32246  
NAME OF REPRESENTATIVE IN CITY (IF DIFFERENT FROM APPLICANT) \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SOCIAL SECURITY NUMBER \_\_\_\_\_  
HOME ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
TYPE OF MERCHANDISE OF SERVICE OFFERED FOR SALE Water Softeners  
LOCAL BUSINESS ADDRESS : (ATTACH AUTHORIZATION SLIP FROM OWNER- FOR TRANSIENT MERCHANT LIC)

DATES OF BUSINESS IN THE CITY Jan-Feb 2025 TOTAL DAYS 305  
HOURS OF OPERATION 8am-7pm SALES TAX NUMBER OR AUTHORIZATION \_\_\_\_\_  
EXPLAIN HOW YOUR BUSINESS WILL BE CONDUCTED door to door, free water testing with 100 G.P.T. card. Included into packet of water system.

LIST CITIES WHERE BUSINESS HAS BEEN CONDUCTED IN THE LAST TWELVE MONTHS:

Savannah Guyton  
Pooler Richmond Hill  
Springfield  
Kinder

LICENSE FEE COMPUTATIONS

Amount per day \_\_\_\_\_ X \_\_\_\_\_ days (Enter Amount Due) \$ 500  
maximum \$500.00  
Admin Fee Due for New Application - 60.00 \$ 60  
Other Fees \$ 20  
(TOTAL DUE) \$ 580.00

IMPORTANT: PLEASE READ CAREFULLY

The applicant hereby agrees to be bound by all of the terms and conditions of the Ordinance 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.

THIS 13 DAY OF Jan 2025

Meranda Allmond  
AUTHORIZED SIGNATURE OF APPLICANT

PERSONALLY before the undersigned appeared Meranda Allmond  
who on Oath as sworn that the above information given therein is true and correct.

Sworn to and subscribed before me this 13 day of January 2025

STATE OF: GA COUNTY OF Liberty CITY OF Hinesville

Deirdra Weiler  
NOTARY PUBLIC

SEAL



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

Date: 1-13-25

## DEPARTMENTAL APPROVAL ROUTING FORM

| DEPARTMENTS                                                                | ROUTE SEQ                                   | ACTION CODE | DATE    |                | INITIALS |            | Subj: Applicant Name                                                                          | Interkoi Enterprise                                                                                                                          |                       |
|----------------------------------------------------------------------------|---------------------------------------------|-------------|---------|----------------|----------|------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
|                                                                            |                                             |             | In      | Out            | Concur   | Non Concur | Subj: Event Name                                                                              | Meranda Allmond                                                                                                                              |                       |
| LCPC                                                                       | 2                                           | s           | 1/13/25 | 1/14/25        | TK       |            | Subj: Event Date                                                                              | Feb 2025 - Dec 2025                                                                                                                          |                       |
| INSPECTIONS ZONING DEPARTMENT                                              | 4                                           | s/c         | 1-14-25 | 1-16-25        | GWS      |            | EVENT OR VENUE COMMENTS:<br><br>please see the attached peddlers license - door to door sales |                                                                                                                                              |                       |
| GIS                                                                        |                                             |             |         |                |          |            |                                                                                               |                                                                                                                                              |                       |
| FIRE DEPARTMENT                                                            | 3                                           | s           | 1/14/25 | 1/14/25        | MS       |            |                                                                                               |                                                                                                                                              |                       |
| POLICE DEPARTMENT                                                          |                                             |             |         |                |          |            |                                                                                               |                                                                                                                                              |                       |
| YES <input type="checkbox"/> NO <input type="checkbox"/> security required |                                             |             |         |                |          |            | FOR BUSINESS LICENSE USE ONLY                                                                 |                                                                                                                                              |                       |
| CITY CLERK                                                                 |                                             |             |         |                |          |            |                                                                                               |                                                                                                                                              |                       |
| BUSINESS LICENSE OFFICE                                                    | 1                                           | x           | 1-13-25 | 1-13-25        |          |            |                                                                                               |                                                                                                                                              |                       |
| ACTION CODES                                                               |                                             |             |         |                |          |            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                           | Is there an election, voter registration, special event, or other City and/or County related event occurring during date of the above event? |                       |
| X -                                                                        | ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET |             | I -     | INFORMATION    |          |            | EVENT NAME:                                                                                   |                                                                                                                                              |                       |
| A -                                                                        | APPROPRIATE ACTION                          |             | D -     | DECISION       |          |            |                                                                                               |                                                                                                                                              |                       |
| G -                                                                        | GUIDANCE                                    |             | C -     | COMMENT        |          |            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                           | Requires Mayor & Council Approval                                                                                                            | 2-20-25               |
| S -                                                                        | SIGNATURE                                   |             | R -     | RECOMMENDATION |          |            | SIGNATURE:                                                                                    |                                                                                                                                              | Council Meeting Date: |
|                                                                            |                                             |             |         |                |          |            |                                                                                               |                                                                                                                                              | Last Action Date:     |

### DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

A permit will be required to install water treatment systems by GA licensed plumbers.

|  |  |
|--|--|
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|  |  |
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|  |  |
|  |  |

PLEASE FORWARD THIS COMPLETE PACKET TO THE DEPARTMENT SPECIFIED ON THE ABOVE ROUTE SEQ NO LATER THAN THREE DAYS OF RECEIVING THIS REQUEST. APPROVAL INITIALS ON THIS ROUTING FORM SERVES AS APPROVAL FOR THE ENTIRE PACKET UNLESS OTHERWISE SPECIFIED IN THE DEPARTMENT CONCERNS SECTION. FOR EFFECTIVE TRACKING THERE IS NO NEED TO SIGN ADDITIONAL AND/OR REDUNDANT DOCUMENTS.

## SUMMARY SHEET FOR PEDDLERS LICENSE

|                                               |                                                          |
|-----------------------------------------------|----------------------------------------------------------|
| <b>YEAR OF LICENSE</b>                        | 2025                                                     |
| <b>NAME OF BUSINESS</b>                       | Interkoi Enterprise Incorporation                        |
| <b>ADDRESS OF BUSINESS</b>                    | 11225 St Johns Industrial Pkwy<br>Jacksonville, FL 32246 |
| <b>NAME OF APPLICANT</b>                      | Meranda Allmond                                          |
| <b>NAME OF MANAGER</b>                        | Meranda Allmond                                          |
| <b>APPROVED BY HPD</b>                        | Yes 01-14-2025                                           |
| <b>APPROVED BY ZONING</b>                     | Yes 01-14-2025                                           |
| <b>APPROVED BY INSPECTIONS<br/>DEPARTMENT</b> | Yes 01-15-2025                                           |
| <b>APPROVED BY HFD</b>                        | Yes 01-15-2025                                           |
| <b>TYPE OF LICENSE</b>                        | Peddler's License                                        |

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date: 02-06-2025





## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** New Alcoholic Beverage License for 2025  
**Prepared by:** Deridra Weeks  
**Presented by:** Deridra Weeks

**PURPOSE:** New Alcohol Beverage License for 2025

**BACKGROUND:** Wawa Southeast LLC is applying for a new 2025 alcohol and business license to operate WaWa 6302. This convenience store is located at 824 East General Stewart Way. This application is for an alcohol beverage license to sell beer and wine for off premise consumption.

**FUNDING:** None

**RECOMMENDATION:** Approval

**ATTACHMENTS:**

1. Wawa 6302 Application
2. Wawa 6302 Routing Slip
3. WaWa 6302 Summary Sheet

**PREVIOUS COUNCIL DISCUSSION:** None

LICENSE YEAR: 2025

|                     |                     |
|---------------------|---------------------|
| DATE RECEIVED       | FOR OFFICE USE ONLY |
| NEW                 |                     |
| CHANGE IN OWNERSHIP |                     |
| BUSINESS TYPE       | CWA HB CS           |
| BLDG. INSP.         |                     |
| ZONING              |                     |
| ZONED               |                     |
| POUCC               |                     |
| FIRE                |                     |
| DATE                |                     |
| DATE                |                     |
| DATE                |                     |
| DATE                |                     |



## BUSINESS LICENSE APPLICATION

**PAYABLE TO:**

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

Wawa 6302  
NAME OF BUSINESS:

824 E. General Stewart Way  
LOCATION OF ABOVE BUSINESS:

Wawa Southeast, LLC

MAILING ADDRESS:

260 W. Baltimore Pike, Wawa, PA 19063  
FEDERAL TAX ID NUMBER: 93-2950712

824 E. General Stewart Way, Hinesville, GA 31313  
EMAIL ADDRESS:

STATE TAX ID NUMBER: 2002 77656

DESCRIBE THE NATURE OF BUSINESS:

Convenience Store with gas pumps  
MANAGER'S NAME: Sarah Malone

MANAGER'S MAILING ADDRESS:

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

DOES THIS BUSINESS INVOLVE SALES TAX? X (YES) NO (NO) IF YES, SALES TAX NUMBER:

OWNER OF BUSINESS:

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

SOCIAL SECURITY NUMBER:

BIRTH DATE, MONTH/DAY/YEAR

HOME PHONE:

BUSINESS PHONE:

### LICENSE FEE COMPUTATIONS

|                                           |    |
|-------------------------------------------|----|
| Number of Employees (including ownership) | \$ |
| 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 18 DAY OF December 24

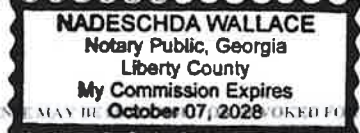
S. Malone  
(AUTHORIZED SIGNATURE OF APPLICANT)

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

Sworn to and subscribed before me this 18th day of December, 2024

STATE OF: GA COUNTY OF: Liberty CITY OF: Hinesville

NOTARY STAMP OR SEAL:



NOTARY PUBLIC:

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

LICENSE YEAR: 2025



DATE: 12/18/2024

## ALCOHOL BEVERAGE LICENSE APPLICATION

Sarah Rose Malone

NAME OF APPLICANT: (spell out full name, no initials)

1201 Langston Lane Hinesville, GA 31313

LEGAL MAILING ADDRESS OF APPLICANT:

SSN:

DOB MONTH/DAY/YEAR:

(856) 625-2605

HOME PHONE:

BUSINESS PHONE:

WERE YOU BORN A U.S. CITIZEN? ☒ (YES) ☐ (NO)

ARE YOU A LIBERTY COUNTY RESIDENT? ☒ (YES) ☐ (NO)

Type of Ownership:      Individually Owned      Partnership      Corporation  
(circle one)

\*Partnerships must provide information on all partners on the attached sheets

\*Corporations must provide information on all officers of the corporation on the attached sheets

Will someone other than the applicant be responsible for the management of the establishment? ☐ (Y/N)

\*If yes, complete information for this individual on attached sheets

\*A background check is required for each person except officers of publicly held corporations

NAME OF ORGANIZATION:

Wawa Southeast, LLC

TRADE NAME:

BUSINESS NAME:

Wawa 6302

BUSINESS MAILING ADDRESS:

BUSINESS PHONE NUMBER:

260 W. Baltimore Pike, Wawa, PA 19063

FEDERAL TAX ID NUMBER: 93-2950712

SALES TAX ID NUMBER:

Convenience store with gasoline

TYPE OF BUSINESS:

DESCRIBE THE NATURE OF BUSINESS:

Retail store of everyday convenience items such as food, groceries, beverages, tobacco products, beer and wine for off  
premise consumption.



Date: 1-6-25

## DEPARTMENTAL APPROVAL ROUTING FORM

| DEPARTMENTS                                                                | ROUTE SEQ                                   | ACTION CODE | DATE    |                | INITIALS |            | Subj: Applicant Name                                                                                                                                                                                                                                                                                           |           |                                   |  |
|----------------------------------------------------------------------------|---------------------------------------------|-------------|---------|----------------|----------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------|--|
|                                                                            |                                             |             | In      | Out            | Concur   | Non Concur | Subj: Event Name                                                                                                                                                                                                                                                                                               |           |                                   |  |
| LCPC                                                                       | 2                                           | S           | 1-30-25 | 1-30-25        | KPW      |            | Subj: Event Date                                                                                                                                                                                                                                                                                               | Wawa 6302 |                                   |  |
| INSPECTIONS ZONING DEPARTMENT                                              | 4                                           | S           | 1-30-25 | 1-31-25        | GWS      |            | Sarah Malone                                                                                                                                                                                                                                                                                                   |           |                                   |  |
| GIS                                                                        | 3                                           | S           | 1-30-25 | 1-30-25        | SJM      |            | N/A                                                                                                                                                                                                                                                                                                            |           |                                   |  |
| FIRE DEPARTMENT                                                            | 4                                           | S           | 1/31/25 | 2-3-25         | MS       |            | EVENT OR VENUE COMMENTS:<br><br>please see the attached comm bl with alcohol                                                                                                                                                                                                                                   |           |                                   |  |
| POLICE DEPARTMENT                                                          |                                             |             |         |                |          |            |                                                                                                                                                                                                                                                                                                                |           |                                   |  |
| YES <input type="checkbox"/> NO <input type="checkbox"/> security required |                                             |             |         |                |          |            |                                                                                                                                                                                                                                                                                                                |           |                                   |  |
| CITY CLERK                                                                 |                                             |             |         |                |          |            |                                                                                                                                                                                                                                                                                                                |           |                                   |  |
| BUSINESS LICENSE OFFICE                                                    | 1                                           | x           |         |                |          |            | FOR BUSINESS LICENSE USE ONLY                                                                                                                                                                                                                                                                                  |           |                                   |  |
| ACTION CODES                                                               |                                             |             |         |                |          |            |                                                                                                                                                                                                                                                                                                                |           |                                   |  |
| X -                                                                        | ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET |             | I -     | INFORMATION    |          |            | <div style="display: flex; justify-content: space-between;"> <div> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> </div> <div> Is there an election, voter registration, special event, or other City and/or County related event occurring during date of the above event? </div> </div> |           |                                   |  |
| A -                                                                        | APPROPRIATE ACTION                          |             | D -     | DECISION       |          |            |                                                                                                                                                                                                                                                                                                                |           |                                   |  |
| G -                                                                        | GUIDANCE                                    |             | C -     | COMMENT        |          |            |                                                                                                                                                                                                                                                                                                                |           |                                   |  |
| S -                                                                        | SIGNATURE                                   |             | R -     | RECOMMENDATION |          |            |                                                                                                                                                                                                                                                                                                                |           |                                   |  |
|                                                                            |                                             |             |         |                |          |            | EVENT NAME:                                                                                                                                                                                                                                                                                                    |           |                                   |  |
|                                                                            |                                             |             |         |                |          |            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                                                                                                                                                                                                                            |           | Requires Mayor & Council Approval |  |
|                                                                            |                                             |             |         |                |          |            | SIGNATURE:                                                                                                                                                                                                                                                                                                     |           | 1-16--25                          |  |
|                                                                            |                                             |             |         |                |          |            |                                                                                                                                                                                                                                                                                                                |           | Council Meeting Date:             |  |
|                                                                            |                                             |             |         |                |          |            |                                                                                                                                                                                                                                                                                                                |           | Last Action Date:                 |  |

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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PLEASE FORWARD THIS COMPLETE PACKET TO THE DEPARTMENT SPECIFIED ON THE ABOVE ROUTE SEQ NO LATER THAN THREE DAYS OF RECEIVING THIS REQUEST. APPROVAL INITIALS ON THIS ROUTING FORM SERVES AS APPROVAL FOR THE ENTIRE PACKET UNLESS OTHERWISE SPECIFIED IN THE DEPARTMENT CONCERNS SECTION. FOR EFFECTIVE TRACKING THERE IS NO NEED TO SIGN ADDITIONAL AND/OR REDUNDANT DOCUMENTS.

## SUMMARY SHEET FOR NEW 2025 ALCOHOL LICENSE

**NAME OF BUSINESS** WaWa Southeast LLC  
WaWa 6302

**ADDRESS OF BUSINESS** 824 E Oglethorpe Hwy  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** WaWa Southeast LLC

**NAME OF LOCAL MANAGER** Sarah R. Malone

**APPROVED BY GBI** YES 01-06-2025

**APPROVED BY ZONING** YES 01-30-2025

**APPROVED BY INSPECTIONS  
DEPARTMENT** YES 01-31-2025

**APPROVED BY HFD** YES 02-03-2025

**TYPE OF LICENSE** Consumption off premise  
Beer and wine

**SUNDAY SALES** NO

**NOTES:** This business will operate as a convenience store.

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 02-06-2025



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** YR 2025 Alcohol Beverage License Renewals  
**Prepared by:** Deridra Weeks  
**Presented by:** Deridra Weeks

**PURPOSE:** 2025 Alcohol Beverage License Renewals

**BACKGROUND:** Current establishments request renewal of their Alcohol Beverage License for Year 2025.

**FUNDING:** None

**RECOMMENDATION:** Approval

**ATTACHMENTS:**

1. Family Dollar 20381 Summary Sheet
2. Family Dollar 24745 Summary Sheet

**PREVIOUS COUNCIL DISCUSSION:** None



## SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2025

**NAME OF BUSINESS** Family Dollar 20381

**ADDRESS OF BUSINESS** 402 S Main St  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** Family Dollar Stores of GA LLC

**NAME OF LOCAL MANAGER** Niesha Parks

**APPROVED BY HPD** YES 01-27-2025

**APPROVED BY ZONING** YES 01-28-2025

**APPROVED BY INSPECTIONS  
DEPARTMENT** YES 01-30-2025

**APPROVED BY HFD** YES 01-30-2025

**TYPE OF LICENSE** Consumption off premise  
Beer, and wine

**SUNDAY SALES** No

**VIOLATION HISTORY** No violations past 12 months

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

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 02-06-2025

## SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2025

**NAME OF BUSINESS** Family Dollar 24745

**ADDRESS OF BUSINESS** 912 Elma G Miles Pkwy  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** Family Dollar Stores of GA LLC

**NAME OF LOCAL MANAGER** Niesha Parks

**APPROVED BY HPD** YES 01-27-2025

**APPROVED BY ZONING** YES 01-28-2025

**APPROVED BY INSPECTIONS  
DEPARTMENT** YES 01-30-2025

**APPROVED BY HFD** YES 01-30-2025

**TYPE OF LICENSE** Consumption off premise  
Beer, and wine

**SUNDAY SALES** No

**VIOLATION HISTORY** No violations past 12 months

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

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 02-06-2025



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** BL Alcohol Beverage & Food Sales Quarterly Report  
**Prepared by:** Deridra Weeks  
**Presented by:** Deridra Weeks

**PURPOSE:** To inform Mayor and Council of the status of the Alcohol Beverage and Food Sales Quarterly Report for Class I, II, and IV.

**BACKGROUND:** All Class I, II, and IV alcohol beverage establishments must complete an alcohol beverage and food sales quarterly report. This report is due on or before the 20th of the month following the end of each calendar quarter.

**FUNDING:** None

**RECOMMENDATION:** None

**ATTACHMENTS:**

1. Fourth Quarterly Report

**PREVIOUS COUNCIL DISCUSSION:** None





# 2024 Quarterly Alcohol Food & Sales Report

| Organization                                                                | Type  | Address                    | Owner                                   | 1st Qtr                    | 2nd Qtr                    | 3rd Qtr                    | 4th Qtr                                 | YTD %                                   | Date Received                                                           |
|-----------------------------------------------------------------------------|-------|----------------------------|-----------------------------------------|----------------------------|----------------------------|----------------------------|-----------------------------------------|-----------------------------------------|-------------------------------------------------------------------------|
| <b>Class 1 - Restaurant with full kitchen no bar (90% food)</b>             |       |                            |                                         |                            |                            |                            |                                         |                                         |                                                                         |
| HINESVILLE TACOS LLC<br>DBA: FLACOS HOUSE                                   | B,W   | 744B E OGLETHORPE HWY      | MARILU MICHEL                           | A - 1.5 %<br>F - 98.5 %    | A - 1.89 %<br>F - 98.11 %  | A - 1.27 %<br>F - 98.73 %  | A - 1.43 %<br>F - 98.57 %               | A - 1.52 %<br>F - 98.48 %               | 1st - 4/19/2024<br>2nd - 7-19-24<br>3rd - 10-20-24<br>4th - 01/20/2025  |
| MASSA AFRICAN RESTAURANT<br>DBA: MASSA AFRICAN RESTAURANT                   | B     | 812 ELMA G MILES PKWY      | MASSA GAELLE FOKOU                      | F - 93 %                   | A - .81 %<br>F - 99.19 %   | A - .005 %<br>F - 94 %     | A - .76 %<br>F - 91.66 %                | A - .65 %<br>F - 92.01 %                | 1st - 04/18/2024<br>2nd - 7-19-24<br>3rd - 10-14-24<br>4th - 1-17-25    |
| SAWADEE THAI CUISINE LLC<br>DBA: SAWADEE THAI CUISINE LLC                   | B,W   | 351C DEAL ST               | VIMOLRAT PROMPALIN                      | A - 1 %<br>F - 99 %        | A - 1 %<br>F - 99 %        | A - 1 %<br>F - 99 %        | A - 1 %<br>F - 99 %                     | A - 1 %<br>F - 99 %                     | 1st - 04/19/2024<br>2nd - 7-17-24<br>3rd - 10/21/24<br>4th - 1-17-25    |
| <b>Class 2 - Restaurant with full kitchen and a bar (60% food)</b>          |       |                            |                                         |                            |                            |                            |                                         |                                         |                                                                         |
| BRG BEVERAGES LLC<br>DBA: CHILIS GRILL AND BAR                              | B,L,W | 623 W OGLETHORPE HWY       | GREGORY J CYRIER Ashley Linville - Mgr  | A - 8.27 %<br>F - 91.73 %  | A - 9.29 %<br>F - 90.71 %  | A - 7.51 %<br>F - 92.49 %  | A - 7.51 %<br>F - 92.49 %               | A - 8.35 %<br>F - 91.65 %               | 1st - 04/17/2024<br>2nd - 07/8/24<br>3rd - 10-10-24                     |
| EL CAZADOR MEXICAN RESTAURANT 2 INC<br>DBA: EL CAZADOR MEXICAN RESTAURANT 2 | B,L,W | 809 WILLOWBROOK DR STE 114 | BERNARDINO JAMIE LUCIA V LINVILLE - Mgr | A - 13.88 %<br>F - 86.12 % | A - 12.73 %<br>F - 87.27 % | A - 12.06 %<br>F - 87.84 % | A - 15.08 %<br>C - 100 %<br>F - 84.92 % | A - 13.75 %<br>C - 100 %<br>F - 86.25 % | 1st - 04/18/2024<br>2nd - 07-18-2024<br>3rd - 10-14-24<br>4th - 1-14-25 |
| FROZEN PARADISE BAR AND GRILL LLC<br>DBA: FROZEN PARADISE BAR AND GRILL LLC | B,L,W | 818 ELMA G MILES PKWY      | DELROY LESLIE                           | A - 3.14 %<br>F - 96.86 %  | A - 6.35 %<br>F - 93.65 %  | A - 5.4 %<br>F - 94.6 %    | A - 6.18 %<br>F - 93.82 %               | A - 5.45 %<br>F - 94.55 %               | 1st - 04/08/2024<br>2nd - 7-19-24<br>3rd - 10/14/24<br>4th - 01-13-2025 |
| GATAS SPORTS BAR & GRILL<br>DBA: GATAS SPORTS BAR & GRILL                   | B,L   | 811 ELMA G MILES PKWY      | FARID GHARACHORLOO Local Manager        |                            |                            |                            |                                         |                                         |                                                                         |
| HINZE ENTERPRISES LLC<br>DBA: ZUM ROSENHOF GERMAN RESTAURANT                | B,L,W | 103 B MIDWAY ST            | ANKA HINZE                              | A - 15 %<br>F - 85 %       | A - 16 %<br>F - 84 %       | A - 16 %<br>F - 84 %       | A - 15 %<br>F - 85 %                    | A - 16 %<br>F - 84 %                    | 1st - 04/09/2024<br>2nd - 07/10/24<br>3rd - 10-04-24<br>4th - 1-10-24   |
| JJs BAR AND GRILL LP<br>DBA: JJs BAR AND GRILL                              | B,L,W | 726 E OGLETHORPE HWY       | JOSE ESPADAORITZ                        | A - 26 %<br>F - 74 %       | A - 25 %<br>F - 75 %       | A - 26 %<br>F - 74 %       | A - 25 %<br>F - 75 %                    | A - 25 %<br>F - 75 %                    | 1st - 04/19/2024<br>2nd - 7-19-24<br>3rd - 10-20-24<br>4th - 01-17-2025 |
| KYOTO GA INC<br>DBA: KYOTO GA INC                                           | B,L,W | 213 W OGLETHORPE HWY       | WU NI                                   | A - 3 %<br>F - 97 %        | A - 3 %<br>F - 97 %        | A - 3 %<br>F - 97 %        | A - 3 %<br>F - 97 %                     | A - 3 %<br>F - 97 %                     | 1st - 04/19/2024<br>2nd - 7-19-24<br>3rd - 10-20-24<br>4th - 01-20-2025 |

| Organization                                                                                                        | Type  | Address                                 | Owner                            | 1st Qtr                                                  | 2nd Qtr                                                  | 3rd Qtr                                                  | 4th Qtr                                                  | YTD %                                                    | Date Received                                                               |
|---------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------|----------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------|
| LATIN DREAM ENTERPRISES INC<br>DBA: LATIN DREAM ENTERPRISES INC                                                     | B,L,W | 230 W GENERAL<br>SCREVEN WAY STE<br>100 | ANA MOREL                        | A - 25 %<br>F - 75 %                                     | A - 16.8 %<br>F - 83.2 %                                 | A - 14 %<br>F - 86 %                                     | A - 18.26 %<br>F - 81.74 %                               | A - 19.69 %<br>F - 80.31 %                               | 1st - 04/19/2024<br>2nd - 7-19-24<br>3rd - 10-14-24<br>4th - 01-17-2025     |
| MEXICALI FRESH 4 LLC<br>DBA: MEXICALI FRESH 4 LLC                                                                   | B,L,W | 863 W OGLETHORPE<br>HWY                 | ABSALON GOMEZ                    |                                                          |                                                          |                                                          | A - 4 %<br>F - 96 %                                      | A - 4 %<br>F - 96 %                                      | 4th - 1-13-25                                                               |
| O.D. CRABHOUSE INC<br>DBA: O.D. CRABHOUSE INC                                                                       | B,L,W | 708 E OGLETHORPE<br>HWY                 | HONG CHEN                        | A - 4.3 %<br>F - 95.7 %                                  | A - 4.3 %<br>F - 95.7 %                                  | A - 4.2 %<br>F - 95.8 %                                  | A - 4.3 %<br>C - 100 %<br>F - 95.7 %                     | A - 4.27 %<br>C - 100 %<br>F - 95.73 %                   | 1st - 04/12/2024<br>2nd - 7-19-24<br>3rd - 10-20-24<br>4th - 1-7-25         |
| RARE HOSPITALITY INTERNATIONAL INC<br>DBA: LONGHORN STEAKHOUSE 5564                                                 | B,L,W | 825 W OGLETHORPE<br>HWY                 | DANIEL TRACEY                    | A - 9 %<br>F - 91 %                                      | A - 9 %<br>F - 91 %                                      | A - 8.76 %<br>F - 91.24 %                                | A - 8.24 %<br>F - 91.76 %                                | A - 8.52 %<br>F - 91.48 %                                | 1st - 04/16/2024<br>2nd - 07-16-<br>2024<br>3rd - 10-18-24<br>4th - 1-16-25 |
| RODEO MEXICAN RESTAURANT<br>DBA: RODEO MEXICAN RESTAURANT                                                           | B,L,W | 304 W OGLETHORPE<br>HWY                 | LEONIDES<br>ESCALERA             | A - 15 %<br>F - 85 %                                     | A - 16 %<br>F - 84 %                                     | A - 16 %<br>F - 84 %                                     | A - 15 %<br>F - 85 %                                     | A - 15 %<br>F - 85 %                                     | 1st - 04-16-24<br>2nd - 07-11-<br>2024<br>3rd - 10-18-24<br>4th - 1-14-25   |
| RUBY TUESDAY OPERATIONS LLC<br>DBA: RUBY TUESDAY 3415                                                               | B,L,W | 543 W OGLETHORPE<br>HWY                 | YOLANDA KIZER -<br>Local Manager | A - 7 %<br>F - 93 %                                      | A - 8 %<br>F - 92 %                                      | A - 8 %<br>F - 92 %                                      | A - 8 %<br>F - 92 %                                      | A - 8 %<br>F - 92 %                                      | 1st - 04/10/2024<br>2nd - 7-18-24<br>3rd - 10-18-24<br>4th - 10-10-25       |
| <b>Class 4 - Bowling Alley, Pool Room (60% food and billards or bowling with a minimum of 15% being food alone)</b> |       |                                         |                                  |                                                          |                                                          |                                                          |                                                          |                                                          |                                                                             |
| BIG C INVESTMENTS INC<br>DBA: DOODLES                                                                               | B,L   | 105 W GENERAL<br>SCREVEN WAY            | CLAYTON T<br>ANDERSON            | A - 44.53 %<br>C - 55.47 %<br>F - 38.70 %<br>R - 16.77 % | A - 36.01 %<br>C - 63.99 %<br>F - 44.52 %<br>R - 19.47 % | A - 35.36 %<br>C - 64.64 %<br>F - 46.36 %<br>R - 18.28 % | A - 40.63 %<br>C - 59.37 %<br>F - 43.62 %<br>R - 15.75 % | A - 39.13 %<br>C - 60.87 %<br>F - 43.24 %<br>R - 17.63 % | 1st - 04/19/2024<br>2nd - 07-19-24<br>3rd - 10-21-24<br>4th - 01/20/2025    |
| FANGS FOOD AND ARCADE LLC<br>DBA: FANGS ISLAND                                                                      | B,L,W | 521 B W OGLETHORPE<br>HWY               | MING NI                          | A - 16 %<br>F - 55 %<br>R - 29 %                         | A - 21 %<br>F - 67 %<br>R - 12 %                         | A - 17 %<br>F - 60 %<br>R - 23 %                         | A - 16 %<br>F - 60 %<br>R - 24 %                         | A - 18 %<br>F - 60 %<br>R - 22 %                         | 1st - 4/19/2024<br>2nd - 7-19-24<br>3rd - 10-17-24<br>4th - 01/17/25        |



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025

**Agenda Item:** HFD & HPD Alcohol Beverage & Food Sales Quarterly Report

**Prepared by:** Wendy Bruce Sochia, Jean Marie Reynolds

**Presented by:** Tracey Howard

**PURPOSE:** To Present to Mayor and Council Consideration, Fourth Quarter (October 2024 through December 2024) Fire and Police Department Quarterly Alcohol on Premises

**BACKGROUND:** Quarterly activity from Fire Department reports and Police Department logs.

**FUNDING:** None

**RECOMMENDATION:**

**ATTACHMENTS:**

1. Combined FD-PD Alcohol Consumption Report Oct- Dec 2024

**PREVIOUS COUNCIL DISCUSSION:**



**Alcoholic Beverage License for Consumption on Premises Renewal:**  
**Incident Reporting Form (Fire Department)**

|                                                              |                                     | 10/1/2024  |
|--------------------------------------------------------------|-------------------------------------|------------|
| Establishment                                                | Incident                            | 12/31/2024 |
| <b>Chili's</b><br><b>623 W Oglethorpe Hwy</b>                | Medical Assist                      |            |
|                                                              | Vehicle Accident                    | 1          |
|                                                              | Emergency Medical Call              |            |
|                                                              | Alarm System Activation, No Fire    |            |
|                                                              | No Incident on Arrival              |            |
|                                                              | Cancelled en route                  |            |
|                                                              | <b>TOTAL</b>                        | <b>1</b>   |
| <b>Doodles</b><br><b>103 E General Screven Way</b>           | Medical Assist                      |            |
|                                                              | Vehicle Accident                    | 1          |
|                                                              | Emergency Medical Call              |            |
|                                                              | No Incident on Arrival              |            |
|                                                              | Cancelled en route                  |            |
|                                                              | <b>TOTAL</b>                        | <b>1</b>   |
| <b>El Cazador</b><br><b>809 Willowbrook Plaza</b>            | Vehicle Accident                    |            |
|                                                              | Cancelled en route                  |            |
|                                                              | Medical Assist                      |            |
|                                                              | Emergency Medical Call              |            |
|                                                              | Smoke scare, odor of smoke          |            |
|                                                              | <b>TOTAL</b>                        |            |
| <b>Fang's Island</b><br><b>521B W Oglethorpe Hwy</b>         | Medical Assist                      |            |
|                                                              | Cooking fire, confined to container |            |
|                                                              | Alarm system activation, no fire    |            |
|                                                              | Cancelled en route                  |            |
|                                                              | Emergency Medical Call              |            |
|                                                              | <b>TOTAL</b>                        |            |
| <b>Flacos Tacos 4</b><br><b>744B W Oglethorpe Hwy</b>        | Medical Alarm                       |            |
|                                                              | Medical Assist                      |            |
|                                                              | Cooking fire, confined to container |            |
|                                                              | Gas Leak                            | 1          |
|                                                              | Cancelled en route                  |            |
|                                                              | Vehicle Accident                    |            |
|                                                              | Emergency Medical Call              |            |
|                                                              | <b>TOTAL</b>                        | <b>1</b>   |
| <b>Frozen Paradise</b><br><b>818 EG Miles Pkwy</b>           | Medical Assist                      |            |
|                                                              | Cooking fire, confined to container |            |
|                                                              | Cancelled en route                  |            |
|                                                              | Emergency Medical Call              |            |
|                                                              | <b>TOTAL</b>                        | <b>0</b>   |
| <b>JJ's Bar and Grill</b><br><b>726 E Oglethorpe Highway</b> | Alarm system activation, no fire    |            |
|                                                              | Medical Assist                      | 2          |
|                                                              | Gas Leak                            |            |
|                                                              | Chemical Spill or Leak              |            |
|                                                              | Vehicle Accident with injuries      | 1          |
|                                                              | Cooking Fire Contained              |            |
|                                                              | No incident found on arrival        |            |

**Alcoholic Beverage License for Consumption on Premises Renewal:**  
**Incident Reporting Form (Fire Department)**

|                                  |                                      |          |
|----------------------------------|--------------------------------------|----------|
|                                  | Overdose                             |          |
|                                  | Suicide Attempt                      |          |
|                                  | Cancelled en route                   |          |
|                                  | <b>TOTAL</b>                         | <b>3</b> |
| <hr/>                            |                                      |          |
| <b>Kyoto GA Inc</b>              |                                      |          |
| <b>213 W Oglethorpe Hwy</b>      | Vehicle Accident                     |          |
|                                  | Water or Steam Leak                  |          |
|                                  | Vehicle Fire                         |          |
|                                  | Medical Assist                       |          |
|                                  | <b>TOTAL</b>                         | <b>0</b> |
| <hr/>                            |                                      |          |
| <b>Latin Dream</b>               |                                      |          |
| <b>230 W General Screven Way</b> | Medical Assist                       |          |
|                                  | Vehicle Accident Parking Lot         |          |
|                                  | Fire Alarm                           |          |
|                                  | Alarm system activation, no fire     |          |
|                                  |                                      | <b>0</b> |
| <hr/>                            |                                      |          |
| <b>Longhorn Steakhouse</b>       |                                      |          |
| <b>825 W Oglethorpe Highway</b>  | Alarm system activation, no fire     |          |
|                                  | Medical Assist                       | <b>1</b> |
|                                  | Vehicle Accident with injuries       |          |
|                                  | Chemical Spill or Leak               |          |
|                                  | Vehicle Accident Hit and Run         |          |
|                                  | No incident found on arrival         |          |
|                                  | <b>TOTAL</b>                         | <b>1</b> |
| <hr/>                            |                                      |          |
| <b>Massa African Restaurant</b>  |                                      |          |
| <b>812 EG Miles Pkwy</b>         |                                      |          |
|                                  |                                      | <b>0</b> |
| <hr/>                            |                                      |          |
| <b>OD Crabhouse</b>              |                                      |          |
| <b>708 E Oglethorpe Highway</b>  | Alarm system activation, no fire     |          |
|                                  | Medical Assist                       |          |
|                                  | Vehicle Accident with injuries       |          |
|                                  | No incident found on arrival         |          |
|                                  | <b>TOTAL</b>                         | <b>0</b> |
| <hr/>                            |                                      |          |
| <b>Rodeo Mexican Restaurant</b>  |                                      |          |
| <b>304 W Oglethorpe Highway</b>  | Building Fire                        |          |
|                                  | Gas Leak                             |          |
|                                  | Power line down                      |          |
|                                  | Medical Assist                       |          |
|                                  | Chemical Hazard (no spill)           |          |
|                                  | <b>TOTAL</b>                         | <b>0</b> |
| <hr/>                            |                                      |          |
| <b>Ruby Tuesday</b>              |                                      |          |
| <b>543 W Oglethorpe Hwy</b>      | Grass Fire                           |          |
|                                  | Medical Assist                       |          |
|                                  | Arcing, shorted electrical equipment |          |
|                                  | Emergency Medical Call               |          |
|                                  | Smoke scare, odor of smoke           |          |
|                                  | Vehicle Accident                     |          |
|                                  | <b>TOTAL</b>                         | <b>0</b> |

**Alcoholic Beverage License for Consumption on Premises Renewal:**  
**Incident Reporting Form (Fire Department)**

**Sawadee Thai Cuisine**  
**531C Deal Street**

Alarm system activation, no fire  
 Cancelled en route  
 Gas Leak  
 Sprinkler Activation, no fire  
 No incident found on arrival  
 Vehicle Accident with injuries  
 Cooking fire contained  
 Medical Assist  
 Arcing, shorted electrical equipment  
 Public Service Assistance  
 Emergency Medical Call  
 Chemical Spill or Leak

**TOTAL 0**

**Zum Rosenhof**  
**103 Midway Street**

Grass Fire  
 Medical Assist  
 Arcing, shorted electrical equipment  
 Emergency Medical Call  
 Smoke scare, odor of smoke  
 Vehicle Accident

**TOTAL 0**

**GRAND TOTAL**



**Alcoholic Beverage License for Consumption on Premises Renewal  
Incident Reporting Form (Police Department)**

| ESTABLISHMENT                           | ACTIVITY                      | 10/01/2024 -<br>12/31/2024 |
|-----------------------------------------|-------------------------------|----------------------------|
|                                         |                               |                            |
| <b>CHILI'S BAR AND GRILL</b>            | DRUG VIOLATIONS               | 1                          |
|                                         | FALSE ALARM - BUSINESS        | 2                          |
|                                         | ASSIST CITIZEN                | 1                          |
|                                         | SUSPICIOUS ACT                | 3                          |
|                                         | OTHER CALLS FOR SERVICE       | 2                          |
|                                         | SUSPICIOUS PERSON             | 1                          |
|                                         |                               |                            |
|                                         | Total                         | 10                         |
|                                         |                               |                            |
| Friday Night/Saturday Morning Incidents | ACCIDENTAL DAMAGE             | 1                          |
|                                         |                               |                            |
|                                         | Total                         | 1                          |
|                                         |                               |                            |
|                                         |                               |                            |
| <b>DOODLES BILLIARDS</b>                | ASSIST CITIZEN                | 1                          |
|                                         | ASSIST OTHER AGENCY           | 1                          |
|                                         | OTHER CALLS FOR SERVICE       | 1                          |
|                                         | OTHER VIOLATIONS              | 1                          |
|                                         | THEFT BY TAKING UNDER \$500   | 1                          |
|                                         | WALK AND TALK                 | 1                          |
|                                         |                               |                            |
|                                         | Total                         | 6                          |
| Friday Night/Saturday Morning Incidents |                               |                            |
|                                         | OTHER CALLS FOR SERVICE       | 1                          |
|                                         |                               |                            |
|                                         | Total                         | 1                          |
|                                         |                               |                            |
| <b>EL CAZADOR RESTAURANT</b>            | SECURITY CHECK                | 1                          |
|                                         | SUSPICIOUS ACT                | 1                          |
|                                         | VEHICLE/FIXED OBJECT OLLISION | 1                          |
|                                         | WALK AND TALK                 | 1                          |
|                                         |                               |                            |
|                                         | Total                         | 4                          |
| Friday Night/Saturday Morning Incidents |                               |                            |
|                                         |                               |                            |

**Alcoholic Beverage License for Consumption on Premises Renewal  
Incident Reporting Form (Police Department)**

| ESTABLISHMENT                           | ACTIVITY                                  | 10/01/2024 -<br>12/31/2024 |
|-----------------------------------------|-------------------------------------------|----------------------------|
|                                         | Total                                     |                            |
|                                         |                                           |                            |
| <b>FANG'S ISLAND</b>                    |                                           |                            |
|                                         |                                           |                            |
|                                         | Total                                     | 0                          |
| Friday Night/Saturday Morning Incidents |                                           |                            |
|                                         |                                           |                            |
|                                         | Total                                     | 0                          |
|                                         |                                           |                            |
| <b>FLACO'S TACOS 4</b>                  | ASSIST OTHER AGENCY                       |                            |
|                                         |                                           |                            |
|                                         | Total                                     | 0                          |
| Friday Night/Saturday Morning Incidents |                                           |                            |
|                                         | Total                                     | 0                          |
|                                         |                                           |                            |
| <b>FROZEN PARADISE BAR AND GRILL</b>    |                                           |                            |
|                                         |                                           |                            |
|                                         | Total                                     | 0                          |
| Friday Night/Saturday Morning Incidents | AGGRAVATED ASSAULT WITH A GUN             | 1                          |
|                                         | WALK AND TALK                             | 4                          |
|                                         | DIRECT PATROLS                            | 3                          |
|                                         | SUSPICIOUS ACTS                           | 2                          |
|                                         | VEHICLE COLLISION                         | 1                          |
|                                         | DRUG VIOLATIONS                           | 1                          |
|                                         | THEFT BY TAKING OVER \$500 POCKET PICKING | 1                          |
|                                         | Total                                     | 13                         |
|                                         |                                           |                            |
| <b>JJ'S BAR AND GRILL</b>               | SUSPICIOUS PERSON                         | 1                          |
|                                         | DISORDERLY CONDUCT                        | 1                          |
|                                         | Total                                     | 2                          |
| Friday Night/Saturday Morning Incidents | ASSIST CITIZEN                            | 1                          |
|                                         | SUSPICIOUS PERSON                         | 1                          |
|                                         | Total                                     | 2                          |

**Alcoholic Beverage License for Consumption on Premises Renewal  
Incident Reporting Form (Police Department)**

| ESTABLISHMENT                           | ACTIVITY                             | 10/01/2024 -<br>12/31/2024 |
|-----------------------------------------|--------------------------------------|----------------------------|
| <b>KYOTO'S</b>                          |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |
| Friday Night/Saturday Morning Incidents |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |
|                                         |                                      |                            |
| <b>LATIN DREAM</b>                      |                                      |                            |
|                                         |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |
| Friday Night/Saturday Morning Incidents |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |
|                                         |                                      |                            |
| <b>LONGHORN STEAKHOUSE</b>              |                                      |                            |
|                                         | SUSPICIOUS ACT                       | 2                          |
|                                         | FALSE ALARM - BUSINESS               | 4                          |
|                                         | ASSIST CITIZEN                       | 1                          |
|                                         | THEFT BY TAKING OVER \$500 - BICYCLE | 1                          |
|                                         |                                      |                            |
|                                         | Total                                | 8                          |
| Friday Night/Saturday Morning Incidents |                                      |                            |
|                                         |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |
|                                         |                                      |                            |
| <b>MASSA AFRICAN RESTAURANT</b>         |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |
| Friday Night/Saturday Morning Incidents |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |
|                                         |                                      |                            |
| <b>O.D. CRABHOUSE</b>                   |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |
| Friday Night/Saturday Morning Incidents |                                      |                            |
|                                         |                                      |                            |
|                                         | Total                                | 0                          |



**Alcoholic Beverage License for Consumption on Premises Renewal  
Incident Reporting Form (Police Department)**

| ESTABLISHMENT                           |  | ACTIVITY |                             | 10/01/2024 - 12/31/2024 |
|-----------------------------------------|--|----------|-----------------------------|-------------------------|
|                                         |  |          |                             |                         |
| RODEO MEXICAN RESTAURANT                |  |          | SUSPICIOUS ACT              | 1                       |
|                                         |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          | Total                       | 1                       |
| Friday Night/Saturday Morning Incidents |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          | Total                       | 0                       |
|                                         |  |          |                             |                         |
| RUBY TUESDAY                            |  |          | SUSPICIOUS ACTS             | 2                       |
|                                         |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          | Total                       | 2                       |
| Friday Night/Saturday Morning Incidents |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          | Total                       | 0                       |
|                                         |  |          |                             |                         |
| SAWADEE THAI CUISINE                    |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          | Total                       | 0                       |
| Friday Night/Saturday Morning Incidents |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          | Total                       | 0                       |
|                                         |  |          |                             |                         |
| ZUM ROSENHOFF GERMAN RESTAURANT         |  |          | THEFT BY TAKING UNDER \$500 | 1                       |
|                                         |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          | Total                       | 1                       |
| Friday Night/Saturday Morning Incidents |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          |                             |                         |
|                                         |  |          | Total                       | 0                       |
|                                         |  |          |                             |                         |



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Public Comment  
**Prepared by:** Christy Deloach  
**Presented by:** Mayor Karl Riles

**PURPOSE:** To Allow Citizens to Address Mayor and Council.

**BACKGROUND:**

**FUNDING:**

**RECOMMENDATION:**

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Mayor Riles' Report  
**Prepared by:** Christy Deloach  
**Presented by:** Mayor Karl Riles

### ACTION ITEMS:

None

### INFORMATIONAL ITEMS:

None





## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Councilmember Reid's Report  
**Prepared by:** Darlene Parker  
**Presented by:** Gary Gillard

### ACTION ITEMS:

### INFORMATIONAL ITEMS:

N/A



## **City of Hinesville, Georgia, Council Meeting**

**Date:**

February 6, 2025

**Agenda Item:**

Councilmember Floyd's Report

**Prepared by:**

**Presented by:**

**ACTION ITEMS:**

**INFORMATIONAL ITEMS:**



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** Mayor Pro Tem Nelson's Report  
**Prepared by:** Wendy Bruce Sochia  
**Presented by:** Vicky C. Nelson

### ACTION ITEMS:

None

### INFORMATIONAL ITEMS:

None





## **City of Hinesville, Georgia, Council Meeting**

**Date:** February 6, 2025  
**Agenda Item:** Councilmember Newby's Report  
**Prepared by:** Kimberly St. Onge  
**Presented by:** Dexter Newby

**ACTION ITEMS:**

**INFORMATIONAL ITEMS:**



## **City of Hinesville, Georgia, Council Meeting**

**Date:** February 6, 2025  
**Agenda Item:** Councilmember Ortiz, Jr's Report  
**Prepared by:** Jean Marie Reynolds  
**Presented by:** José Ortiz

**ACTION ITEMS:**

**INFORMATIONAL ITEMS:**



## City of Hinesville, Georgia, Council Meeting

**Date:** February 6, 2025  
**Agenda Item:** City Manager Howard's Report  
**Prepared by:** Christy Deloach  
**Presented by:** Kenneth Howard

### ACTION ITEMS:

None

### INFORMATIONAL ITEMS:

None