

MAYOR
Karl A. Riles

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie Darden III



MAYOR PRO TEM
Vicky C. Nelson

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

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

1. INVOCATION

Richard Hayes, Chaplain of the Hinesville Fire Department and Pastor of New Day Community Church.

2. MINUTES

To approve the minutes from the February 20, 2025, Council Meeting.

3. UNFINISHED BUSINESS

3.1. REZONING PETITION 2024-031-H

To Present for Mayor and Council Consideration, a Rezoning Petition to Rezone 15.3 Acres of Land, More or Less, from R-8 (Single-Family-Residential-8) to MFR (Multi-family Residential). Property is located on Ellie Lane in Hinesville and is further described as LCTM Parcel 047AA202. (District #5)

Action Item

4. PRESENTATIONS

5. PLANNING AND ZONING

5.1. SOUTHEASTERN BANK

To Present for Mayor and Council Consideration, Request for Design Approval for Southeastern Bank on E. Martin Luther King, Jr., Drive. (District #2)

Action Item

5.2. OSTEEEN LAW GROUP

To Present for Mayor and Council Consideration, Request for Design Approval for Osteen Law Group Office Building on E. Court Street. (District #2)

Action Item

6. PUBLIC HEARING

6.1. VARIANCE REQUEST 2025-001-H

To Present for Mayor and Council Consideration, a Variance Request for a street jog off/set from the minimum requirement of 150 feet to 134 feet for The Cove at Fifteen West, Further Described as LCTM Parcels 028024 and 028025. (District #5)

"Home for a Day or a Lifetime"

Action Item

6.2. VARIANCE REQUEST 2025-002-H

To Present for Mayor and Council Consideration, a Variance Request to Reduce the Number of Parking Spaces from 64 to 49 spaces, Further Described as LCTM Parcels 056B096, 056B095, 056B196, and 056B086. (District #2)

Action Item

6.3. REZONING PETITION 2025-003-H

To Present for Mayor and Council Consideration, a Rezoning Petition to Rezone 2 Acres of Land, More or Less, from MFR (Multi-Family Residential) to PDD (Planned Development). Property is located on the corner of West Court Street, Ashmore Street, West M.L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158, and 056A159. (District #1)

Action Item

6.4. REZONING PETITION/PUD AMENDMENT 2025-004-H

To Present for Mayor and Council Consideration, a Rezoning Petition to amend an existing PUD (Planned Unit Development). Property is located off Airport Road in Hinesville and is Further Described as LCTM Parcels 040B020. (District #4)

Action Item

6.5. REZONING PETITION/PUD AMENDMENT 2025-005-H AND ANNEXATION ORDINANCE #2025-001

To Present for Mayor and Council Consideration, Petition to Annex and Rezone 22.43 Acres of Land, More or Less, from A-1 (Agricultural) to PUD (Planned Unit Development) to Amend and Expand and Existing PUD.

Informational Item

6.6. REZONING PETITION 2025-006-H

To Present for Mayor and Council Consideration, a Rezoning Petition to Rezone 37.21 Acres of Land, More or Less, from R-8 (Single-Family-Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development). Property is located on Pipken Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006, and 045C139. (District #3)

Action Item

7. NEW BUSINESS

7.1. PROPOSED WRECKER SERVICE RATE CHANGE FOR NON-CONSENSUAL TOWING

Adoption of proposed Wrecker Rates for Non-Consensual Towing.

Action Item

7.2. RESOLUTION #2025-01 CITY OF CIVILITY (RENEWAL)

To Present for Mayor and Council Consideration, Resolution #2025-01 – City of Civility (Renewal). The City of Civility designation for City of Hinesville is up for renewal and will expire

"Home for a Day or a Lifetime"

in April 2025. The Georgia Cities Solution would like to continue recognizing our commitment to fostering civility within the community.

Action Item

7.3. CITY OF HINESVILLE DEVELOPMENT AUTHORITY BOARD

To Present for Mayor and Council Consideration, City of Hinesville Development Authority Board Appointments will Expire on March 7, 2025. Appointments are Made by Mayor and Council (Vicky C. Nelson), and (Jose A. Ortiz Jr.).

Informational Item

7.4. FALSE ALARM REVIEW BOARD

To Present for Mayor and Council Consideration, False Alarm Review Board Appointments to be filled. Appointments are Made by Mayor and Council.

Informational Item

8. BUSINESS LICENSE

8.1. CLASS V ALCOHOL LICENSE REQUEST

To Present for Mayor and Council Consideration, Liberty County Chamber of Commerce License.

Action Item

8.2. NEW ALCOHOLIC BEVERAGE LICENSE FOR 2025 CHANGE IN OWNERSHIP

To Present for Mayor and Council Consideration, Nouria Energy Retail, Inc is applying for a new 2025 Alcohol Beverage License to sell beer and wine for off-premise consumption at 151 East M. L. King Jr Dr, 715 East Oglethorpe Hwy, 770 Charles C. Frasier Blvd, 791 Elma G. Miles Pkwy and 904 Elma G. Miles Pkwy.

Action 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

"Home for a Day or a Lifetime"

- 15.1. COUNCILMEMBER ORTIZ, JR'S REPORT
- 16. CITY MANAGER KENNETH HOWARD
 - 16.1. CITY MANAGER HOWARD'S REPORT
 - 16.2. HINESVILLE YOUTH COUNCIL (HYC) STATE CAPITOL VISIT
 - To Present to Mayor and Council the Hinesville Youth Council (HYC) State Capitol Visit.
 - Informational Item*
 - 16.3. MOVE OVER LAW
 - To provide an update on the Move Over Law and related citations to Mayor and Council.
 - Informational Item*
 - 16.4. CITY PLANNING WORKSHOP MEMO
- 17. ADJOURN

"Home for a Day or a Lifetime"



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Rezoning Petition 2024-031-H
Prepared by: Todd Kennedy
Presented by: Jeff Ricketson

PURPOSE: A rezoning petition has been submitted by KC Brothers Construction to rezone 15.3 acres of land, more or less 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).

BACKGROUND: This item was previously heard by the Mayor and Council at their June 6, 2024 meeting. Item was tabled to the November 2024 meeting. It was tabled to the January 16, 2025 meeting and tabled to the February Meeting, but now scheduled to the March 6, 2025 meeting.

FUNDING: N/A

RECOMMENDATION: May 21, 2024. LCPC Commissioners recommended approval with standard and special conditions which are (1) wetland delineation shall be required and approved by the Army Corps of Engineers prior to site plan review. (2) Before approval of the preliminary plat and ownership of Ellie Lane shall be determined.

ATTACHMENTS:

1. Rezoning Petition 2024-031-H

PREVIOUS COUNCIL DISCUSSION: Tabled item on January 16, 2025

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

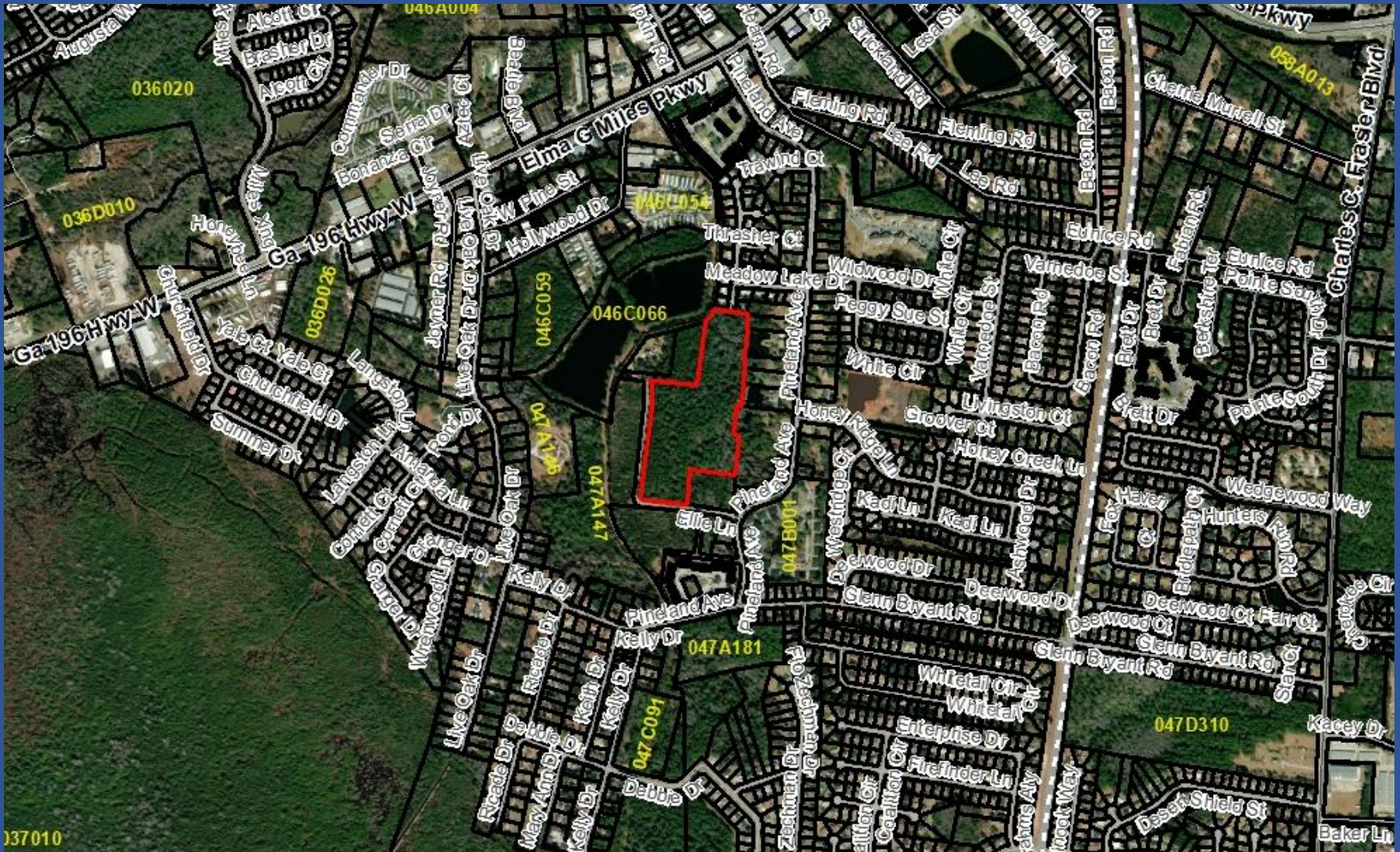


Ellie Lane



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.

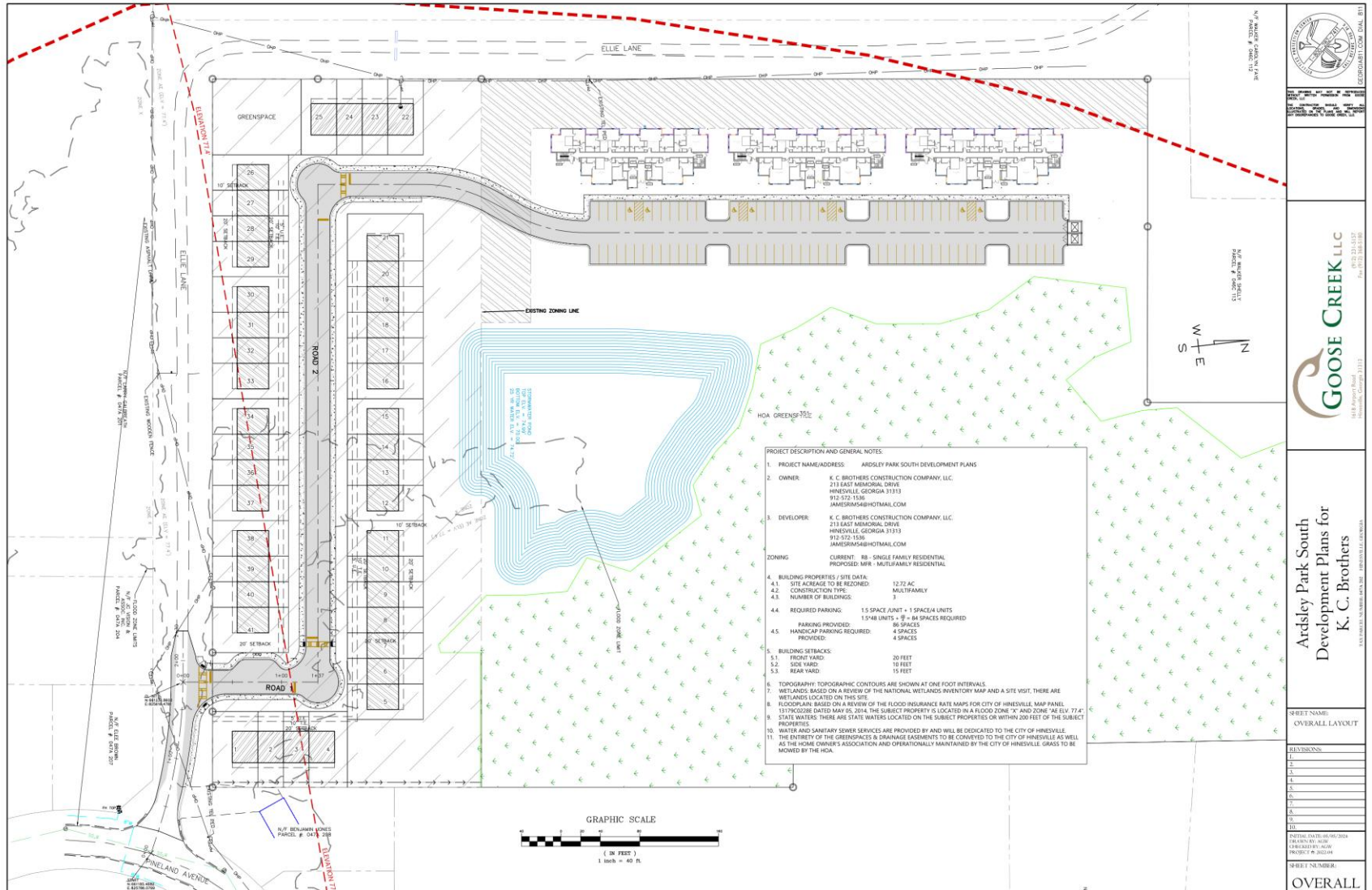
The subject parcel is located along Ellie Lane in Hinesville, Georgia. The project is proposed to include the remaining portion of Parcel 047A 202 that is not zoned ATR (roughly 15.3 AC), and rezone it to MFR. This property will be developed for multifamily apartments and include several greenspaces 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: March 6, 2025
Agenda Item: Southeastern Bank
Prepared by: Mardee Sanchez
Presented by: Jeff Ricketson

PURPOSE: Request for Design Approval for Southeastern Bank on E. Martin Luther King, Jr., Drive. (District #2)

BACKGROUND: A new bank with drive-thru lanes is proposed on E. Martin Luther King, Jr., Drive. The property is in the Hinesville Downtown Redevelopment Overlay District and therefore requires design approval.

At its meeting on February 3rd, 2025, the Design Review Board recommended approval.

FUNDING: None

RECOMMENDATION: Design approval for the Southeastern Bank on E. Martin Luther King, Jr., Drive.

ATTACHMENTS:

1. SEB HCC presentation 2025-03-06

PREVIOUS COUNCIL DISCUSSION:

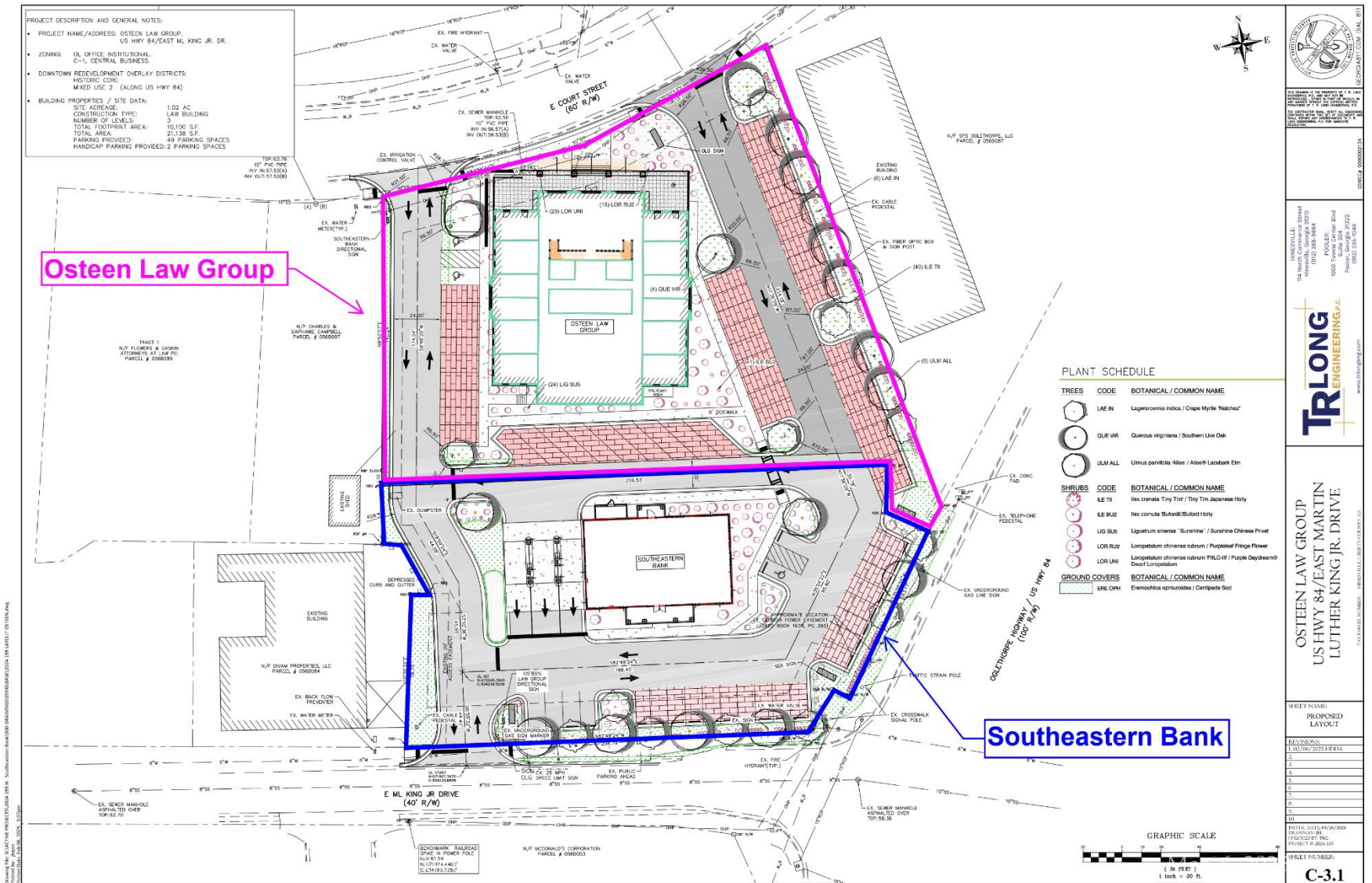
Design Review

Southeastern Bank

on E. ML King, Jr., Drive



Site Plan



Southeastern Bank – E. MLK, Jr., Dr.



Southeastern Bank – Oglethorpe Hwy.



Southeastern Bank – Front



Southeastern Bank – Front/Left



Southeastern Bank – Front/Right



Southeastern Bank – Rear

(screening for HVAC to be white vinyl)



SOUTHEASTERN
BANK



Page 33 of 261

Southeastern Bank – Eulonia



Southeastern Bank – Eulonia



Southeastern Bank – Eulonia



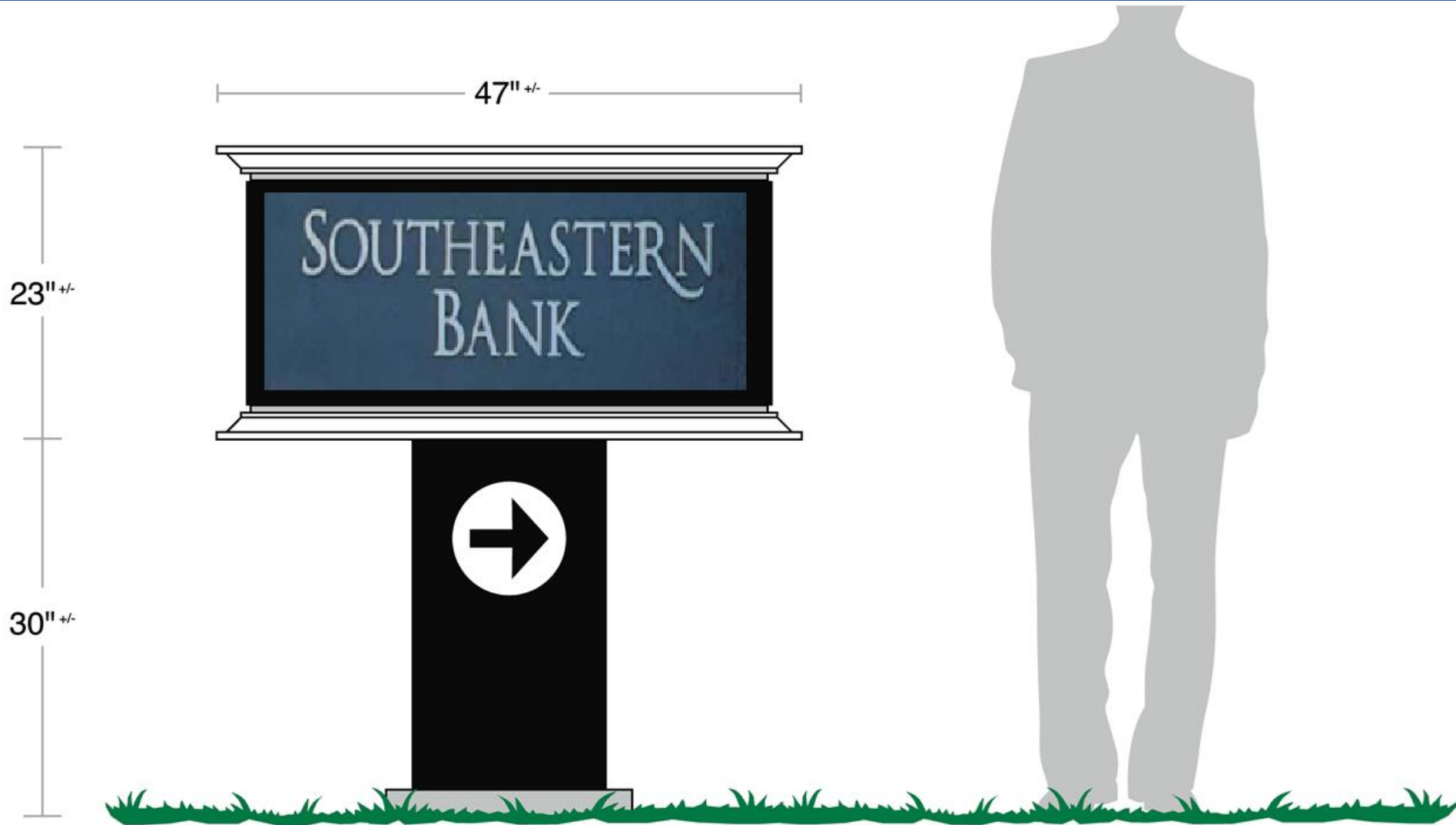
Monument Sign

Subject:

Bank



Directional Signs



Design Review Board Recommendation

Southeastern Bank

DESIGN APPROVAL



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Osteen Law Group
Prepared by: Mardee Sanchez
Presented by: Jeff Ricketson

PURPOSE: Request for Design Approval for Osteen Law Group Office Building on E. Court Street (District #2)

BACKGROUND: A new three-story office building is proposed on E. Court Street for the Osteen Law Group. The property is in the Hinesville Downtown Redevelopment Overlay District and therefore requires design approval.

At its meeting on February 3rd, 2025, the Design Review Board recommended approval.

FUNDING: None

RECOMMENDATION: Design approval for Osteen Law Group office building on E. Court Street.

ATTACHMENTS:

1. Osteen HCC presentation 2025-03-06

PREVIOUS COUNCIL DISCUSSION:

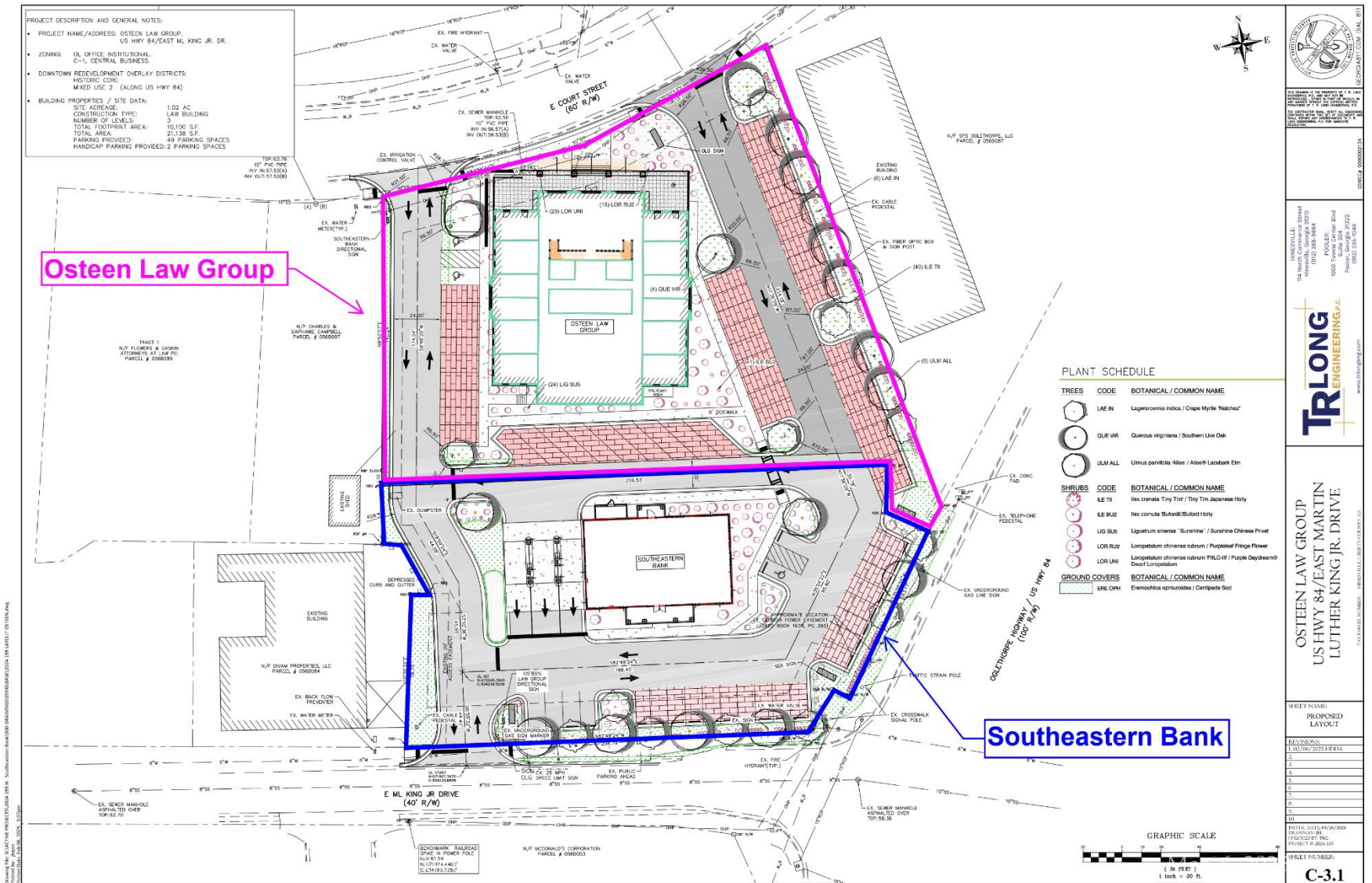
Design Review

Osteen Law Group

on E Court Street



Site Plan



Current view from E. Court St.



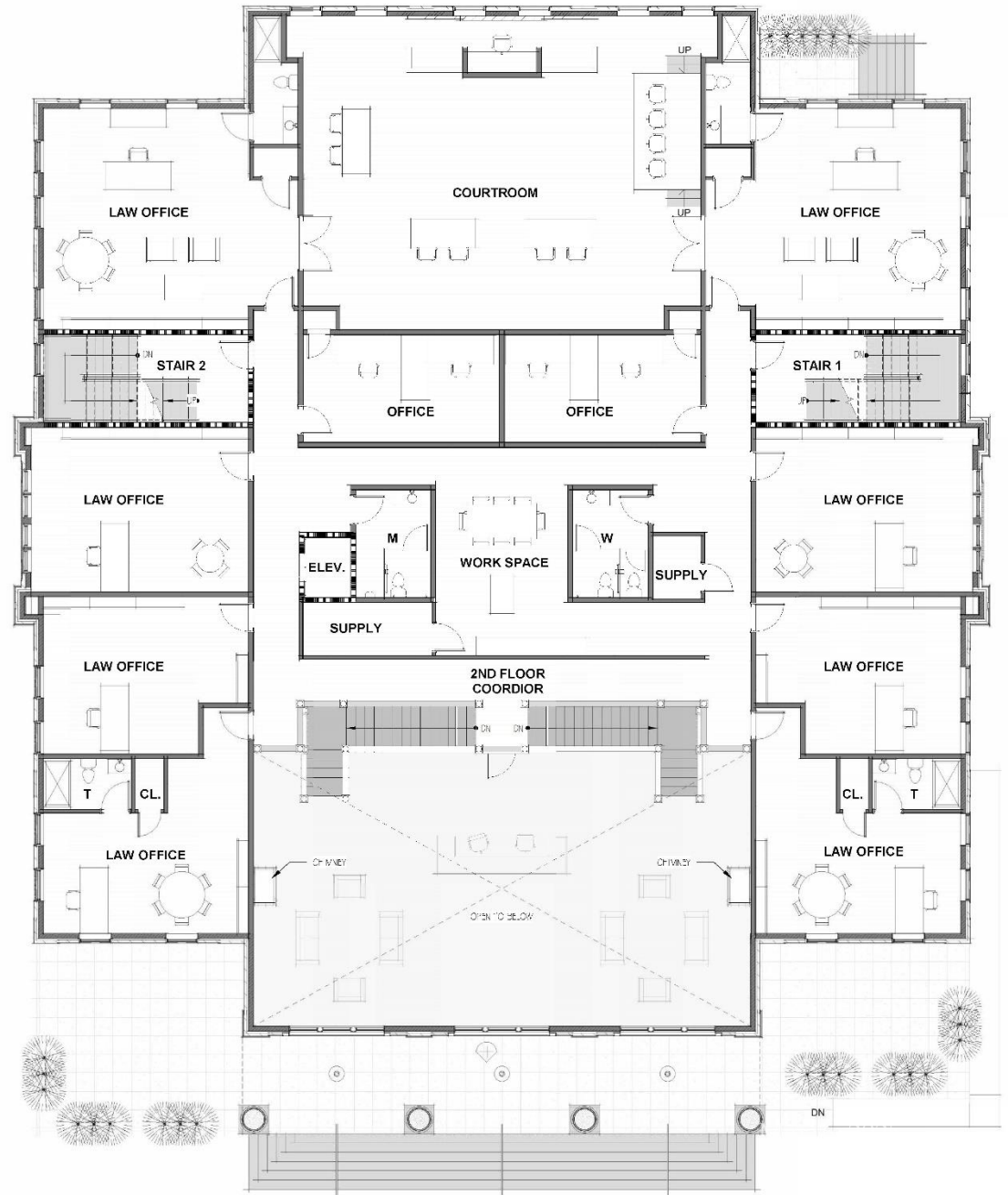
Osteen Law Group



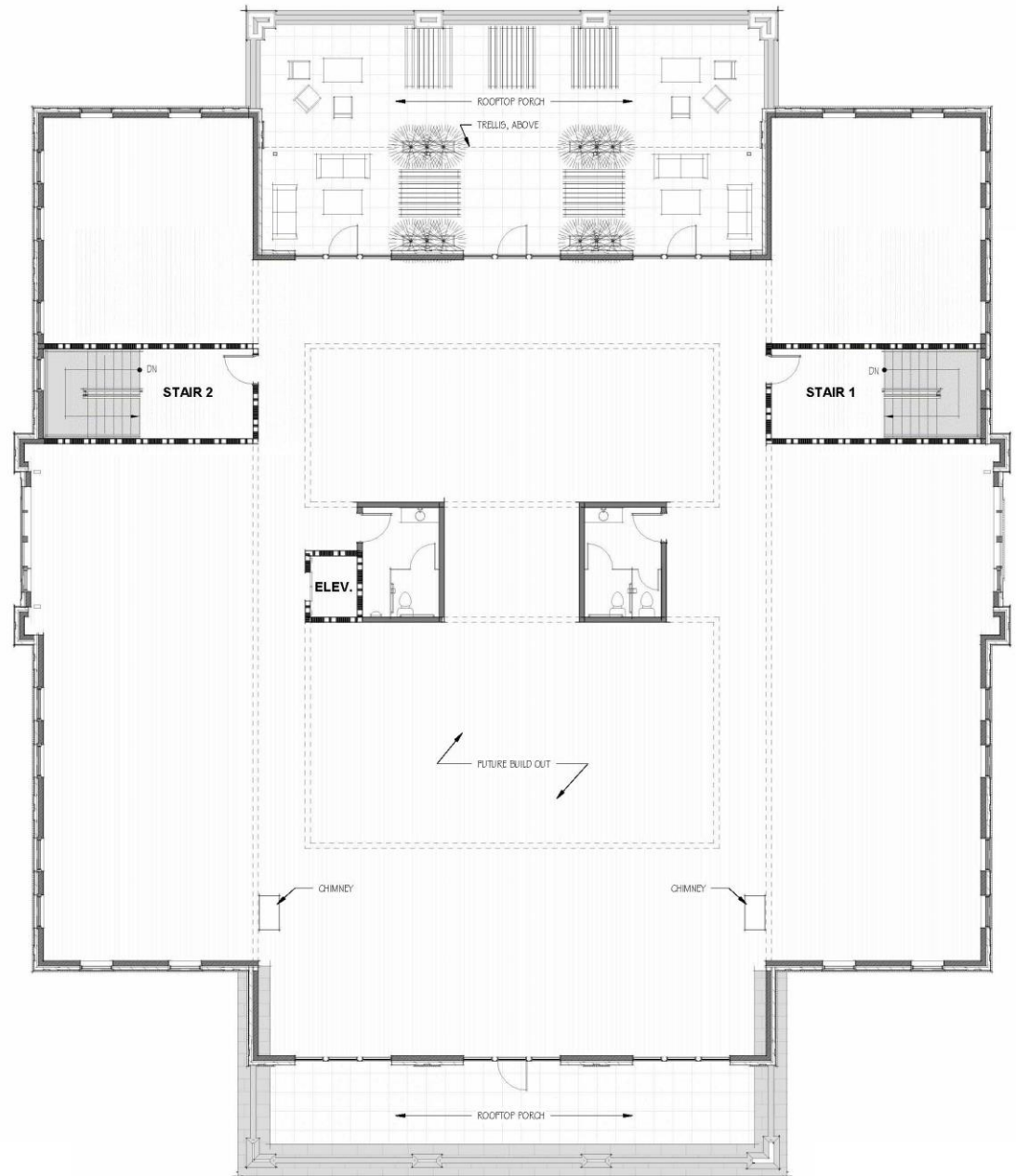
First Floor Plan



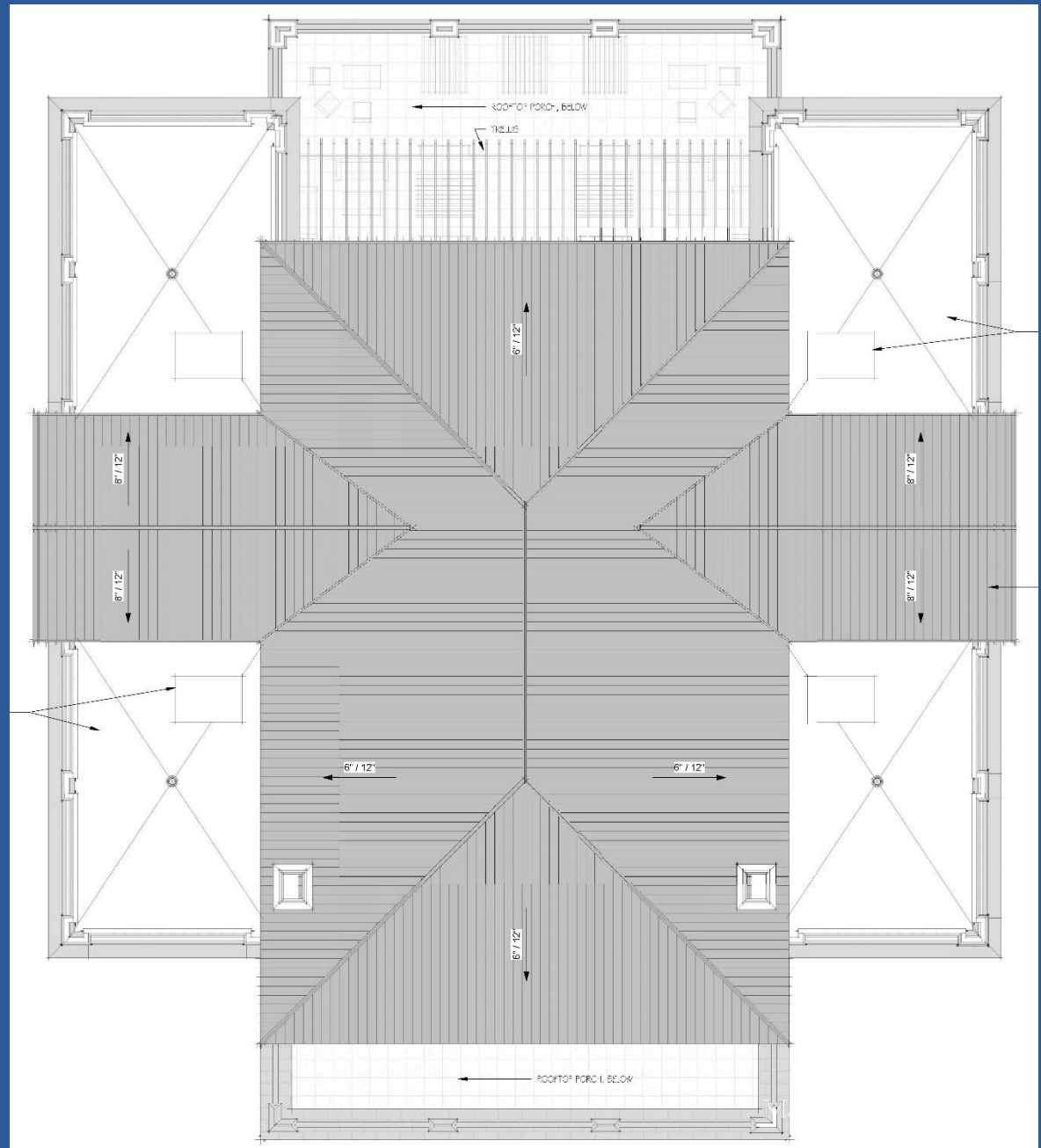
Second Floor Plan



Third Floor Plan



Roof (standing seam)



Compatibility with other historic buildings



B&W



OLD JAIL -
STANDING BEAM METAL ROOF, CHIMNEYS



LIBERTY COUNTY COURTHOUSE -
COLUMNS, ELEVATED ENTRANCE



HERITAGE BANK -
COLUMNS AND PORTICO AT ENTRANCE



COCA-COLA BUILDING -
CAST STONE MASONRY PANELS AND ACCENTS

Mar. 6, 2021

MATERIALS LEGEND

B-1



BRICK - 1
DESCRIPTION: ACME BRICK
COLOR - RIDGEMAR, VELOUR TEXTURE

CS-1



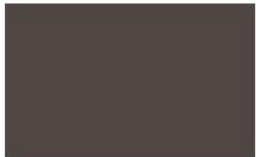
CAST STONE - 1
DESCRIPTION: ARRIS-CAST CAST STONE
COLOR - MONTECITO, SMOOTH TEXTURE

CS-2



CAST STONE - 2
DESCRIPTION: ARRIS-CAST CAST STONE
COLOR - MONTECITO, ROCKED TEXTURE

WF-1



WINDOW FRAME - 1
DESCRIPTION: MARVIN ULTIMATE
COLOR - BRONZE

R-1



ROOF - 1
DESCRIPTION: STANDING SEAM METAL ROOF
COLOR - CHARCOAL GRAY

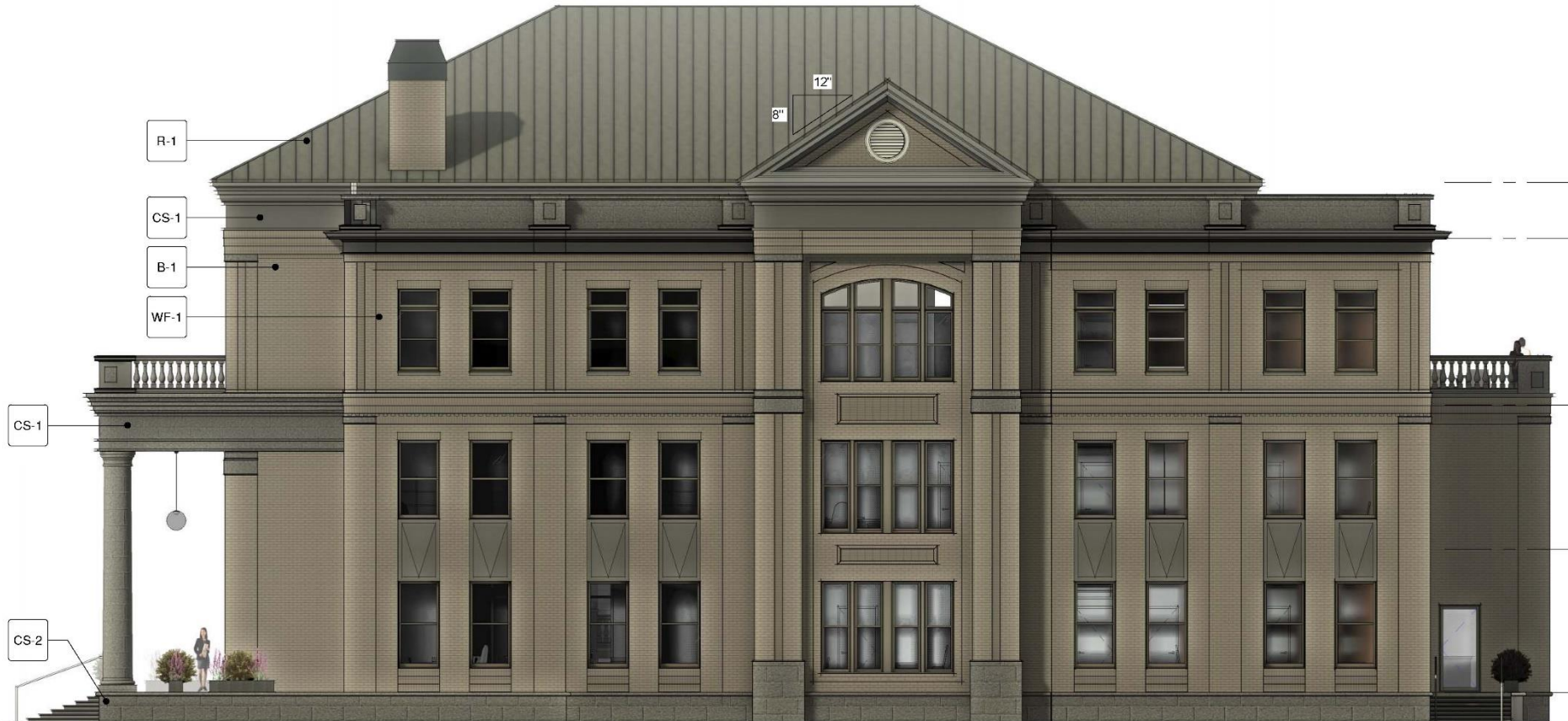
Materials



Back



Right



Left



Left side heading to Historic Courthouse



Right side heading towards Oglethorpe



Monument Sign

(1) D/F fabricated alum monument signs with halo lighted dimensional copy



Directional Signs



Design Review Board Recommendation

Osteen Law Group

DESIGN APPROVAL



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Variance Request 2025-001-H
Prepared by: Todd Kennedy
Presented by: Jeff Ricketson

PURPOSE: A Variance Request has been submitted by the owner, Trevor Sikes, with RTS Homes for a street jog off/set. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteenth Street West. The property is located on West 15th Street and is further described as LCTM Parcels 028024 and 028025.

BACKGROUND: N/A

FUNDING: N/A

RECOMMENDATION: February 18, 2025. LCPC Commissioners recommended DISAPPROVAL.

ATTACHMENTS:

1. 2025-001_Cove variance presentation 2025-03-06

PREVIOUS COUNCIL DISCUSSION: N/A

Variance Request 2025-001-H

A variance request has been submitted by RTS Homes, LLC (Trevor Sikes, owner) to reduce the minimum street jog (road offset) from 150 feet to 134 feet at the proposed subdivision The Cove at Fifteen West on W. 15th Street in Hinesville. The parcels are LCTM 028024 and 028025.

Public Notification

Variance Request 2025-001-H

A variance request has been submitted by the owner Trevor Sikes with RTS Homes for a street jog off / set. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteen West. Property is located on West 15th Street and is further described as LCTM Parcel 028024 and 028025. Property is bounded now or formerly as follows: NORTH, EAST, SOUTH and WEST, by RTS Homes LLC.

Variance Request 2025-002-H

A variance request has been submitted by Obro, Inc. to reduce the required number parking spaces from 74 to 44 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. Property is located on East 11th Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196 and 056B086. Property is bounded now or formerly as follows: NORTH by East Court Street; EAST by land of SPS Oglethorpe LLC; SOUTH by East M.L. King Jr. Drive and W Oglethorpe Highway; and WEST by lands of Charles and Daphanie Campbell and DIVAM Properties LLC.

Rezoning Petition 2025-003-H

A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M.L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 56A159 047B196. Property is bounded now or formerly as follows: NORTH by lands of Margie Kozma Lufburrow, Maria E. Holland and Franklin Lamar & Lisa Dowd; EAST by lands of Hodges Family Limited, Jerry L. and Elise Johnson Sr. and David A. Bradley; SOUTH by lands of Lawrence Hammock Rentals; and WEST by lands of Church of Christ of Hinesville Ga., Inc.

Rezoning Petition/PUD Amendment 2025-004-H

A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures LLC, owner of Swamptown, LLC. for a PUD Revision from townhomes to 40 row homes (single-family detached dwellings). Property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020. Property is bounded now or formerly as follows: NORTH by lands of Simcoe at Mosswood LLC and Soyna R. Golden; EAST by lands of Jordan A. Gentile, Robert L. and Lisa A. Jones, William Parks, Carmen C. Laboy, James and Loretta Respass, Noah Rodriguez, Boniface and Alicia A. Duffy, Kenneth I. & Sheila Thompson and Robin G. and Manuela M. Wheale; SOUTH by lands of House of Prayer Christian Churches and Noel J. Osteen; and WEST by Airport Road.

Rezoning Petition/PUD Amendment and Annexation 2025-005-H

A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to rezone 22.43 acre +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential subdivision. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001. Property is bounded now or formerly as follows: NORTH by lands of Dorchester Holdings LLC and Ft. Stewart Military Reservation; EAST by lands of Mary Lou Fraser Community; SOUTH by lands of Dorchester Holdings LLC; and WEST by lands of Dorchester Holdings LLC.

Rezoning Petition 2025-006-H

A rezoning petition has been submitted by Evans T&T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 045C139. Property is bounded now and formerly as follows: NORTH by Pipkin Road; EAST by lands of F.W. Pipkin III and F.W. Pipkin Jr., Elizabeth Pipkin; SOUTH by lands of Wiregrass Veterinary Properties LLC and Cypress Bend LLC; WEST by lands of Dryden Enterprises Inc. and The Michael Bryant Life Trust.

Rezoning Petition / PUD Amendment 2025-007-LC

A rezoning petition was submitted by Marian Elaine Smith on behalf of the owner, Laurel View Properties, LLC for a PUD Revision at Laurel View. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 302001 (portion thereof). Property is bounded now or formerly as follows: NORTH by lands of Laurel View Properties; and EAST by lands The Bluffs at Laurel View LLC; and SOUTH by lands of the Liberty County Industrial Authority; and WEST by lands of the Liberty County Industrial Authority.

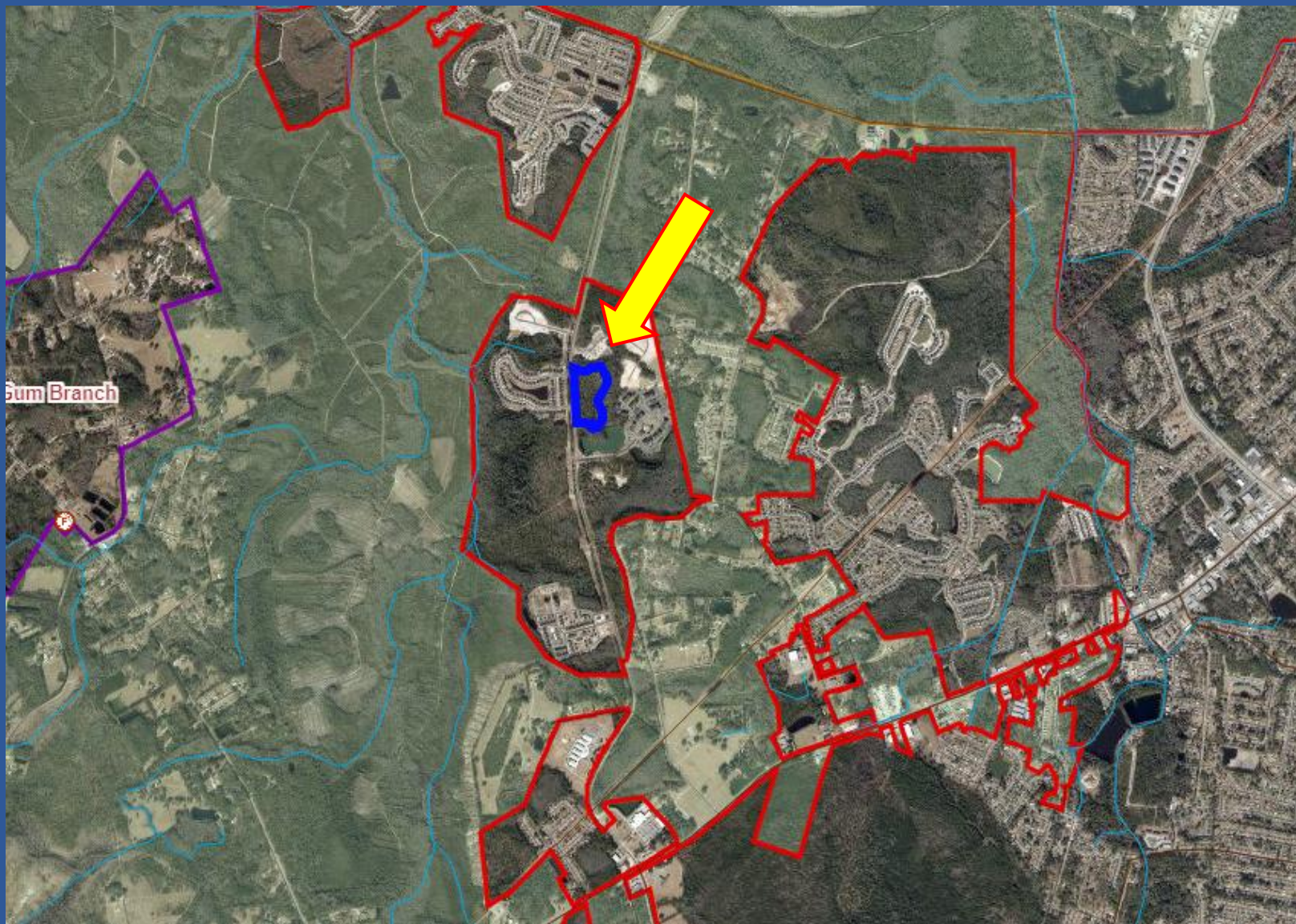
Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting February 18, 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, March 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, March 4, 2025, 6:00 p.m. – The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, Hinesville. 50068 1/30/25 RL

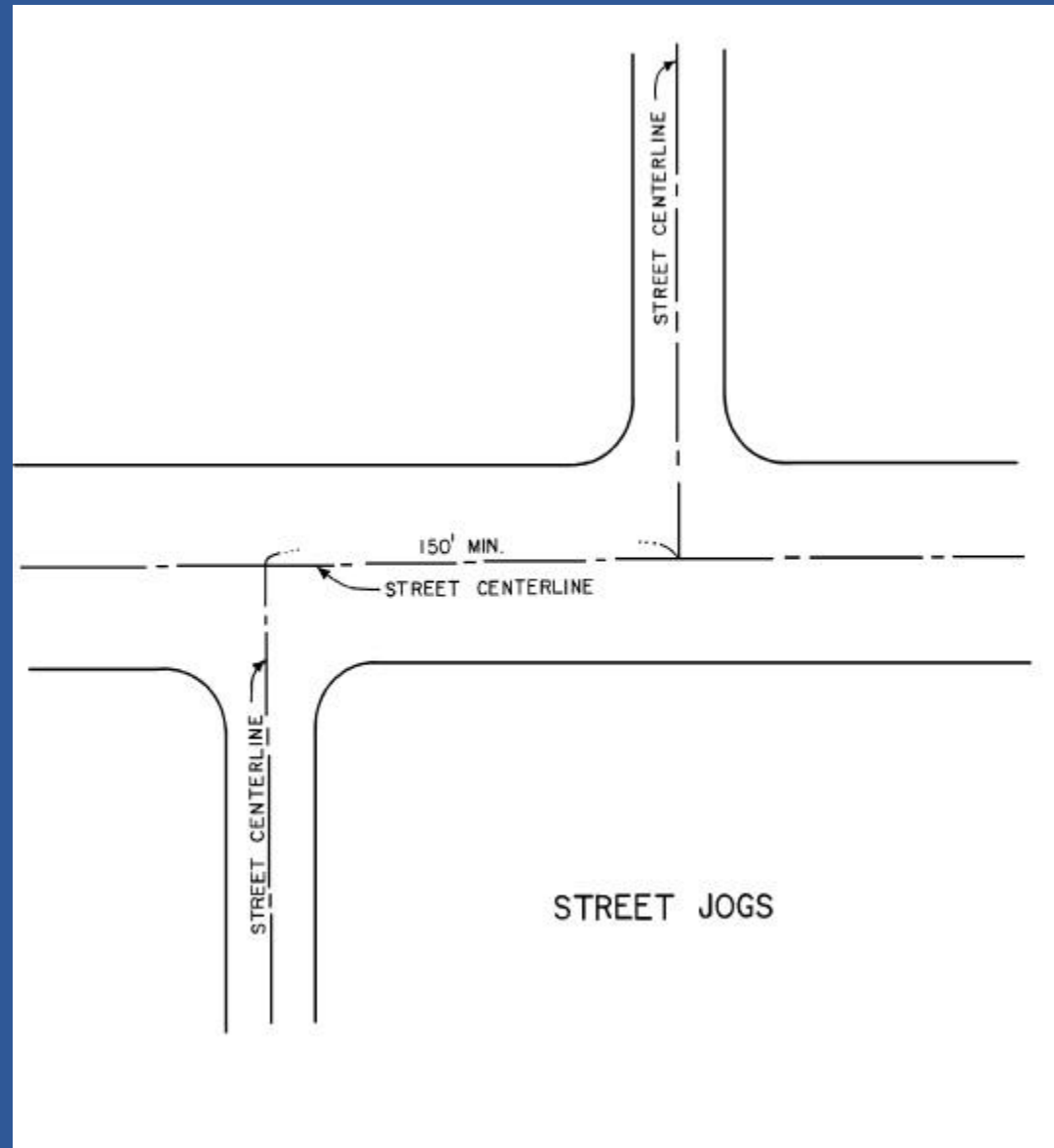




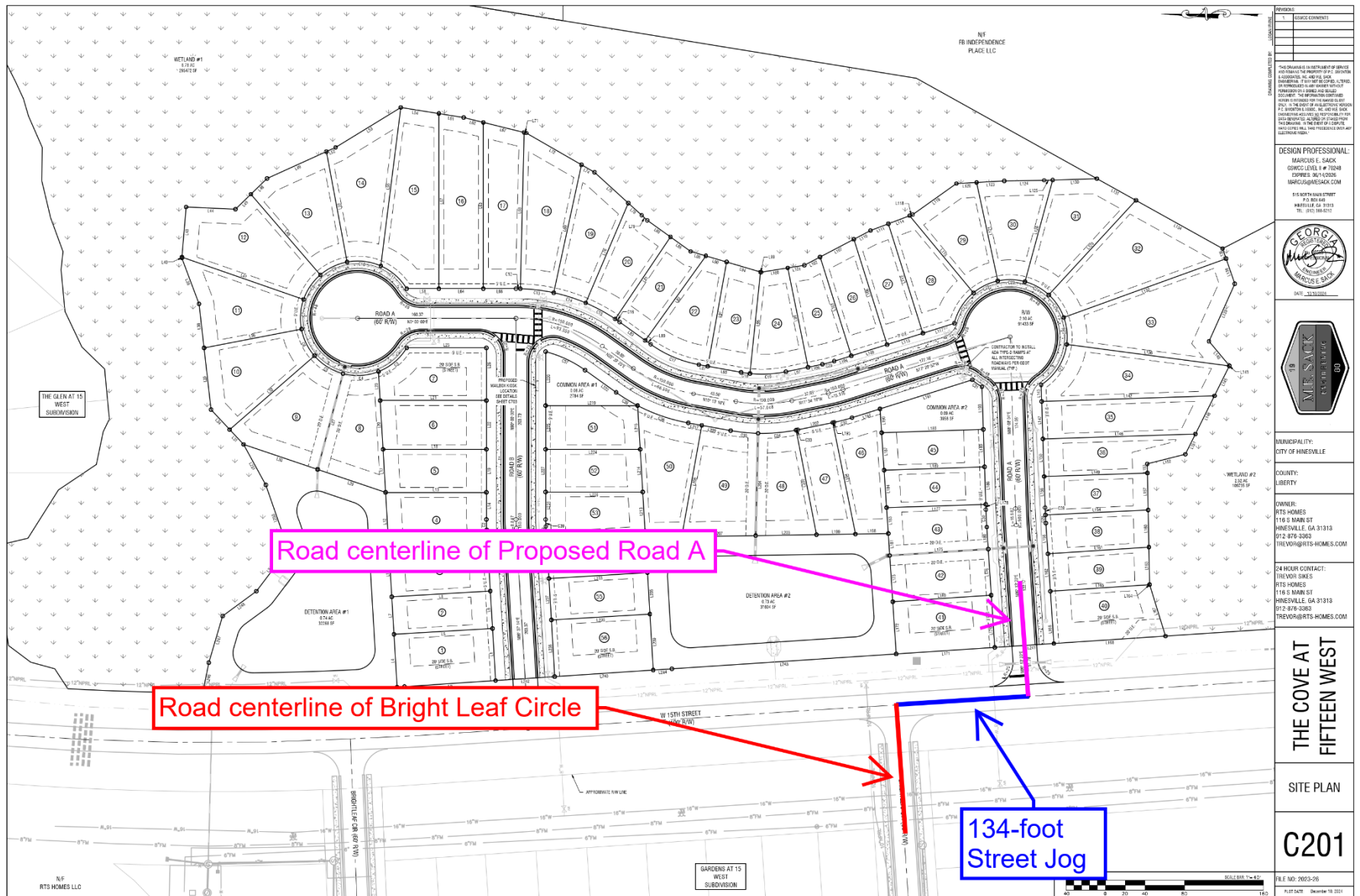


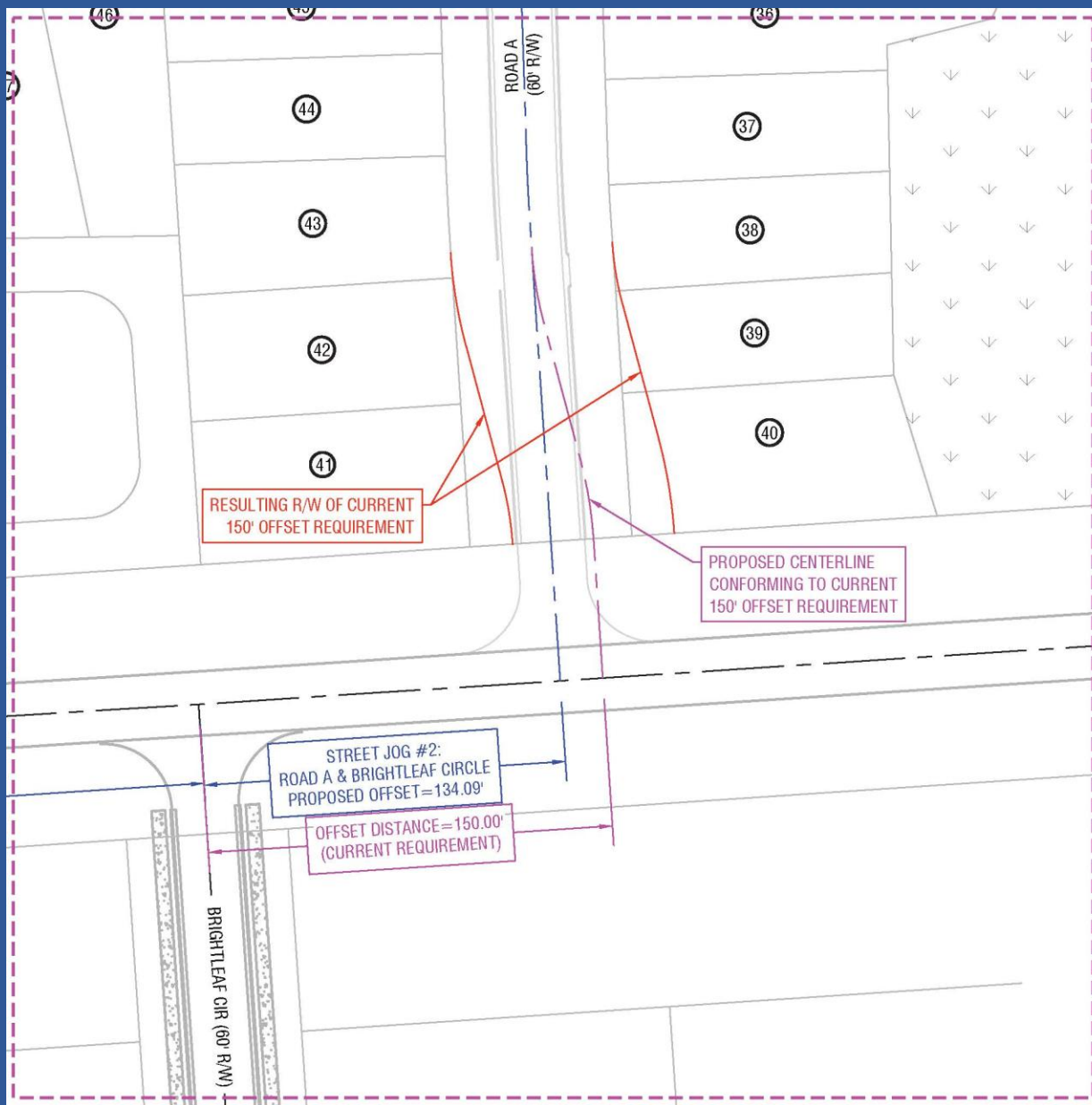
Street Jogs

UDO §504-7 prohibits street jogs with centerlines offset by less than 150 feet.



Proposed Street Jog





Criteria 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, there are not.*
2. The application of the requirements to this particular property would create an unnecessary hardship;
 - *No, it would not.*
3. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible; and
 - *Yes, it will.*
4. The variance, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Division.
 - *It would not cause a substantial detriment or impairment.*

LCPC Recommendation

Disapproval

Variance Request 2025-1-H





City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Variance Request 2025-002-H
Prepared by: Todd Kennedy
Presented by: Jeff Ricketson

PURPOSE: A Variance Request has been submitted by Obro, Inc. to reduce the required number of parking spaces from 64 to 49 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. The property is located on East Court Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196, and 056B086.

BACKGROUND: N/A

FUNDING: N/A

RECOMMENDATION: February 18, 2025. LCPC Commissioners recommended APPROVAL.

ATTACHMENTS:

1. 2025-002_Variance Presentation

PREVIOUS COUNCIL DISCUSSION: N/A

Variance Request 2025-002-H

A variance request has been submitted by Obro, Inc. to reduce the required number parking spaces from 64 to 49 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. Property is located on East Court Street and is further described as portions of LCTM Parcels 056B096, 056B095, 056B196 and 056B086.

Public Notification

Variance Request 2025-001-H

A variance request has been submitted by the owner Trevor Sikes with RTS Homes for a street jog off / set. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteen West. Property is located on West 15th Street and is further described as LCTM Parcel 028024 and 028025. Property is bounded now or formerly as follows: NORTH, EAST, SOUTH and WEST, by RTS Homes LLC.

Variance Request 2025-002-H

A variance request has been submitted by Obro, Inc. to reduce the required number parking spaces from 74 to 44 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. Property is located on East Court Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196 and 056B086. Property is bounded now or formerly as follows: NORTH by East Court Street; EAST by land of SPS Ogleshorpe LLC; SOUTH by East M.L. King Jr. Drive and W Ogleshorpe Highway; and WEST by lands of Charles and Daphanie Campbell and DIVAM Properties LLC.

Rezoning Petition 2025-003-H

A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M.L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 56A159 047B196. Property is bounded now or formerly as follows: NORTH by lands of Margie Kozma Lufburrow, Maria E. Holland and Franklin Lamar & Lisa Dowd; EAST by lands of Hodges Family Limited, Jerry L. and Elise Johnson Sr. and David A. Bradley; SOUTH by lands of Lawrence Hammock Rentals; and WEST by lands of Church of Christ of Hinesville Ga., Inc.

Rezoning Petition/PUD Amendment 2025-004-H

A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures LLC, owner of Swamptown, LLC, for a PUD Revision from townhomes to 40 row homes (single-family detached dwellings). Property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020. Property is bounded now or formerly as follows: NORTH by lands of Simcoe at Mosswood LLC and Soyna R. Golden; EAST by lands of Jordan A. Gentile, Robert L. and Lisa A. Jones, William Parks, Carmen C. Laboy, James and Loretta Respass, Noah Rodriguez, Boniface and Alicia A. Duffy, Kenneth I. & Sheila Thompson and Robin G. and Manuela M. Wheale; SOUTH by lands of House of Prayer Christian Churches and Noel J. Osteen; and WEST by Airport Road.

Rezoning Petition/PUD Amendment and Annexation 2025-005-H

A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to rezone 22.43 acre +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential subdivision. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001. Property is bounded now or formerly as follows: NORTH by lands of Dorchester Holdings LLC and Ft. Stewart Military Reservation; EAST by lands of Mary Lou Fraser Community; SOUTH by lands of Dorchester Holdings LLC; and WEST by lands of Dorchester Holdings LLC.

Rezoning Petition 2025-006-H

A rezoning petition has been submitted by Evans T&T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 045C139. Property is bounded now and formerly as follows: NORTH by Pipkin Road; EAST by lands of F. W. Pipkin III and F. W. Pipkin Jr., Elizabeth Pipkin; SOUTH by lands of Wiregrass Veterinary Properties LLC and Cypress Bend LLC; WEST by lands of Dryden Enterprises Inc. and The Michael Bryant Life Trust.

Rezoning Petition / PUD Amendment 2025-007-LC

A rezoning petition was submitted by Marian Elaine Smith on behalf of the owner, Laurel View Properties, LLC for a PUD Revision at Laurel View. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 302001 (portion thereof). Property is bounded now or formerly as follows: NORTH by lands of Laurel View Properties; and EAST by lands The Bluffs at Laurel View LLC; and SOUTH by lands of the Liberty County Industrial Authority; and WEST by lands of the Liberty County Industrial Authority.

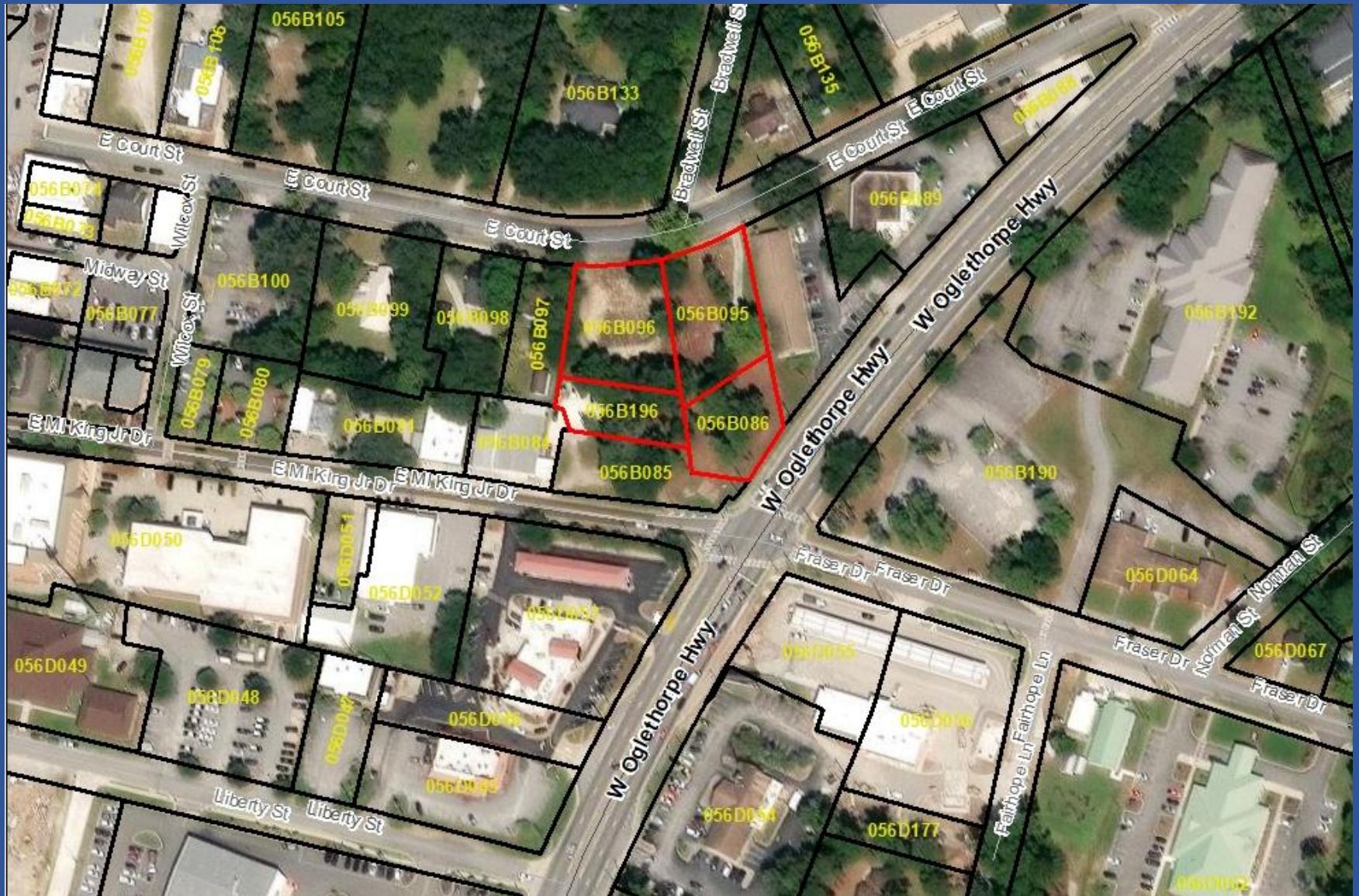
Public Hearings
The Liberty Consolidated Planning Commission will hold a public meeting February 18, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority:

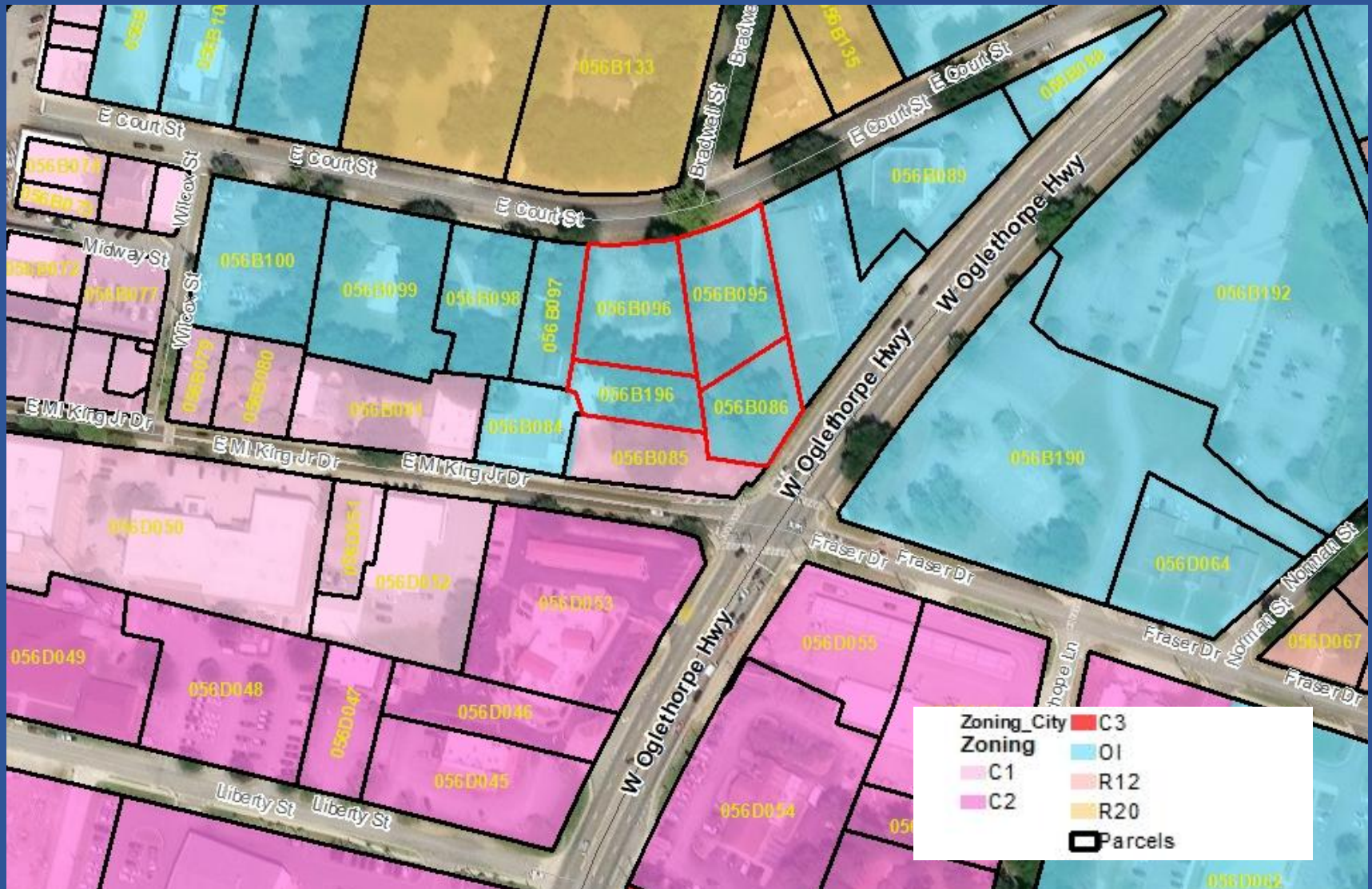
Thursday, March 6, 2025, 3:00 p.m. - The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M. L. King Jr. Drive, Hinesville.
Tuesday, March 4, 2025, 6:00 p.m. - The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, Hinesville.
50068 1/30/25 RL



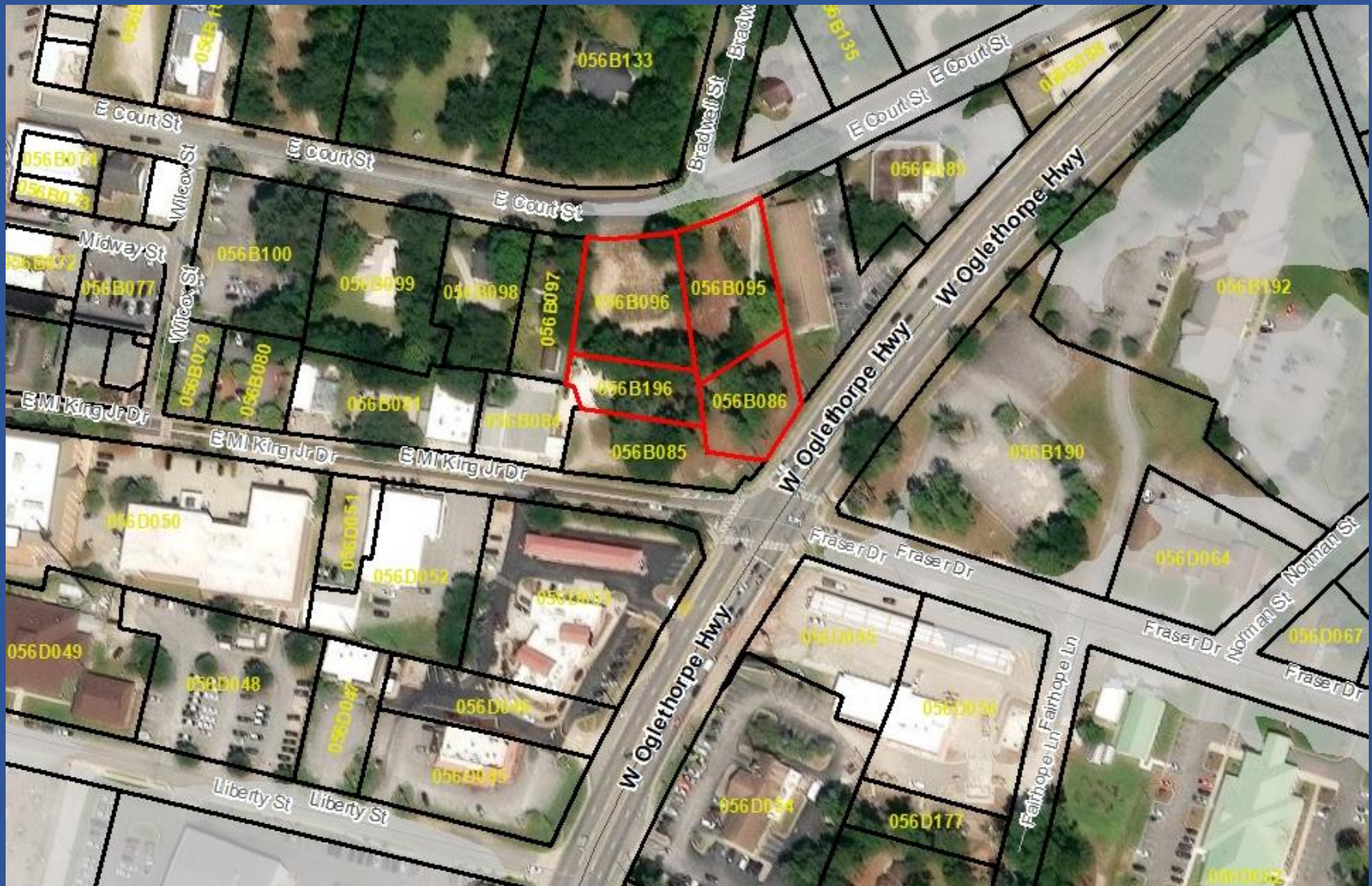
Vicinity Map



Zoning Map



Flood Map



Wetlands



Narrative

The proposed Osteen Law Group building will have a total gross square footage of 18,600 divided over two floors. The first floor is proposed to have 10,100 SF, while the second floor will have 8,500 SF. As part of the site design and according to the Liberty County Unified Development Ordinances (UDO), the parking requirement for Offices, primarily serving clients off-site (e.g. law firms) is 1 space for every 200 SF of gross floor space. With that said, the parking calculations are as follows:

Parking requirement: 1 space for every 200 SF
Building gross area: 18,600 SF
Lobby area: 1,500 SF
Courtroom area: 1,380 SF
Total accountable area: 15,720
Parking required: 79 spaces

Additionally, as shown in the UDO, in cases where the need for the number of spaces required is affected by the availability of publicly owned parking, the required parking may be reduced up to 20%, which means that:

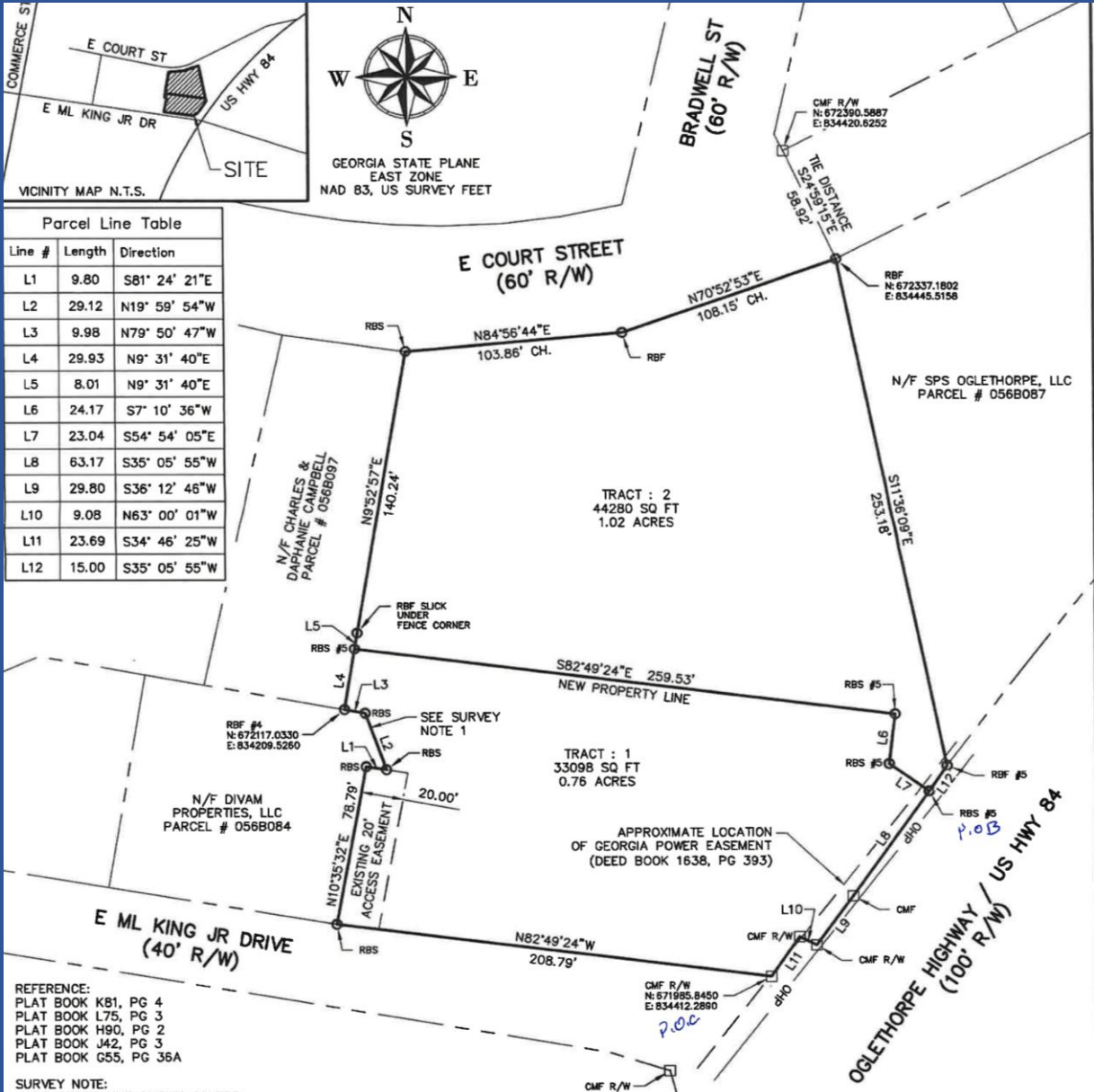
Parking required reduction per publicly owned parking: $79 \text{ spaces} - 20\% = 64 \text{ spaces}$.
Parking provided: 49 spaces (including 2 Accessible Parking spaces)

Based on the Firm's previous experience and the fact that the building is designed to accommodate 30 offices, it is safe to assume that 30 parking spaces for employees as well as 10 parking spaces for costumers will be needed, as that is the most clients that they have ever had at any given time.

It is worth mentioning that less than a block away, along E Court St. and Wilcox St., is a public parking lot that provide extra parking if, at some point, is required. Additionally, E Court St is a 35 feet wide, street that can handle on-street parking on both sides of the when needed.

In order to accommodate the proposed layout, we respectfully request a variance from the parking ordinance for this site to allow the operation of the Osteen Law Firm, allowing us to proceed with 49 total parking spaces on site, as the site won't meet the parking requirements. Eventually, there may be a future addition of a third floor to be built with an approximate area of 2,760 SF, which is also being included in this requested reduction.

Plat



The site plan illustrates the proposed 100-foot Right-of-Way (R/W) for Oglethorpe Highway. The plan shows the layout of the Southeastern Bank building, parking areas, and surrounding streets: E Court Street (60' R/W) to the north and E ML King Jr Drive (40' R/W) to the south. Key features and annotations include:

- Streets and Right-of-Way:** E COURT STREET (60' R/W) at the top, E ML KING JR DRIVE (40' R/W) at the bottom, and OGLETHORPE HIGHWAY (100' R/W) running diagonally from the bottom right to the top right.
- Buildings and Landscaping:** The Southeastern Bank building is centrally located. Other buildings shown include the OSTEEN LAW GROUP, CHARLES & NIE CAMPBELL, and an existing building on the left. Landscaping is indicated by green hatching and circles representing trees.
- Signage and Traffic Control:** Various signs are marked, including "SOUTHEASTERN BANK DIRECTIONAL SIGN", "OSTEEN LAW GROUP DIRECTIONAL SIGN", "SPEED LIMIT SIGN", "PARKING AHEAD", and "TRAFFIC SIGNAL POLE".
- Utilities and Infrastructure:** Annotations for existing and proposed utilities include "EX. FIRE HYDRANT", "EX. WATER VALVE", "EX. SINKER MANHOLE", "EX. CABLE PEDestal", "EX. UNDERGROUND GAS LINE", "EX. CROSSWALK SIGNAL POLE", and "EX. CONCRETE PAD".
- Other Features:** A "DEPRESSED CURB AND GUTTER" is shown along the bottom left, and a "TRAFFIC STRAIN POLE" is located near the bottom right.

Parking Space Table

Required Parking	Building Gross Area	Required Parking Space Amount	Parking Reduction Amount	Proposed Parking
1 space for every 200 sq ft of gross floor space and 1 space for every company vehicle.	15,720 sq ft	79 spaces	20% reduction per Section 402-3 – UDO = <u>64 spaces.</u>	<u>49 spaces</u> including 2 Accessible Parking Spaces.

Nearby Public Parking Lot



Street Parking on Court St and Bradwell St



Street Parking on Court St and Bradwell St



Street Parking on Court and Bradwell



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
 - *Yes.*
4. The variance, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Division.
 - *No, due to the close proximity to the availability of public parking and street parking*

LCPC Recommendation

Approval

Variance Request 2025-002-H





City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Rezoning Petition 2025-003-H
Prepared by: Todd Kennedy
Presented by: Jeff Ricketson

PURPOSE: A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J Wheeler to rezone 2 acres of land, more or less, from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single-family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M.L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158, and 056A159.

BACKGROUND: N/A

FUNDING: N/A

RECOMMENDATION: February 18, 2025. LCPC Commissioners recommended APPROVAL with standard conditions.

ATTACHMENTS:

1. 2025-003_Rezoning Petition

PREVIOUS COUNCIL DISCUSSION: N/A

Rezoning Petition 2025-003-H

A petition has been submitted by the City of Hinesville on behalf of owner, Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-Family Residential) to PDD (Planned Development District) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M L King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 056A159.

Public Notification

Variance Request 2025-001-H

A variance request has been submitted by the owner Trevor Sikes with RTS Homes for a street jog off / set. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteen West. Property is located on West 15th Street and is further described as LCTM Parcel 028024 and 028025. Property is bounded now or formerly as follows: NORTH, EAST, SOUTH and WEST, by RTS Homes LLC.

Variance Request 2025-002-H

A variance request has been submitted by Olbro, Inc. to reduce the required number parking spaces from 74 to 44 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. Property is located on East Court Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196 and 056B086. Property is bounded now or formerly as follows: NORTH by East Court Street; EAST by land of SPS Ogleshorpe LLC; SOUTH by East M.L. King Jr. Drive and W Ogleshorpe Highway; and WEST by lands of Charles and Daphanie Campbell and DIVAM Properties LLC.

Rezoning Petition 2025-003-H

A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M.L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 56A159 047B196. Property is bounded now or formerly as follows: NORTH by lands of Margie Kozma Lufburrow, Maria E. Holland and Franklin Lamar & Lisa Dowd; EAST by lands of Hodges Family Limited, Jerry L. and Elise Johnson Sr. and David A. Bradley; SOUTH by lands of Lawrence Hammock Rentals; and WEST by lands of Church of Christ of Hinesville Ga., Inc.

Rezoning Petition/PUD

Amendment 2025-004-H

A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures LLC, owner of Swamptown, LLC, for a PUD Revision from townhomes to 40 row homes (single-family detached dwellings). Property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020. Property is bounded now or formerly as follows: NORTH by lands of Simcoe at Mosswood LLC and Soyna R. Golden; EAST by lands of Jordan A. Gentile, Robert L. and Lisa A. Jones, William Parks, Carmen C. Laboy, James and Loretta Respass, Noah Rodriguez, Boniface and Alicia A. Duffy, Kenneth L. & Sheila Thompson and Robin G. and Manuela M. Wheale; SOUTH by lands of House of Prayer Christian Churches and Noel J. Osteen; and WEST by Airport Road.

Rezoning Petition/PUD Amendment and Annexation 2025-005-H

A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to rezone 22.43 acre +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential subdivision. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001. Property is bounded now or formerly as follows: NORTH by lands of Dorchester Holdings LLC and Ft. Stewart Military Reservation; EAST by lands of Mary Lou Fraser Community; SOUTH by lands of Dorchester Holdings LLC; and WEST by lands of Dorchester Holdings LLC.

Rezoning Petition 2025-006-H

A rezoning petition has been submitted by Evans T&T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 045C139. Property is bounded now and formerly as follows: NORTH by Pipkin Road; EAST by lands of F.W. Pipkin III and F.W. Pipkin Jr., Elizabeth Pipkin; SOUTH by lands of Wiregrass Veterinary Properties LLC and Cypress Bend LLC; WEST by lands of Dryden Enterprises Inc. and The Michael Bryant Life Trust.

Rezoning Petition / PUD

Amendment 2025-007-LC

A rezoning petition was submitted by Marian Elaine Smith on behalf of the owner, Laurel View Properties, LLC for a PUD Revision at Laurel View. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 302001 (portion thereof). Property is bounded now or formerly as follows: NORTH by lands of Laurel View Properties; and EAST by lands The Bluffs at Laurel View LLC; and SOUTH by lands of the Liberty County Industrial Authority; and WEST by lands of the Liberty County Industrial Authority.

Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting February 18, 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, March 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, March 4, 2025, 6:00 p.m. – The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, Hinesville.
50068 1/30/25 RL

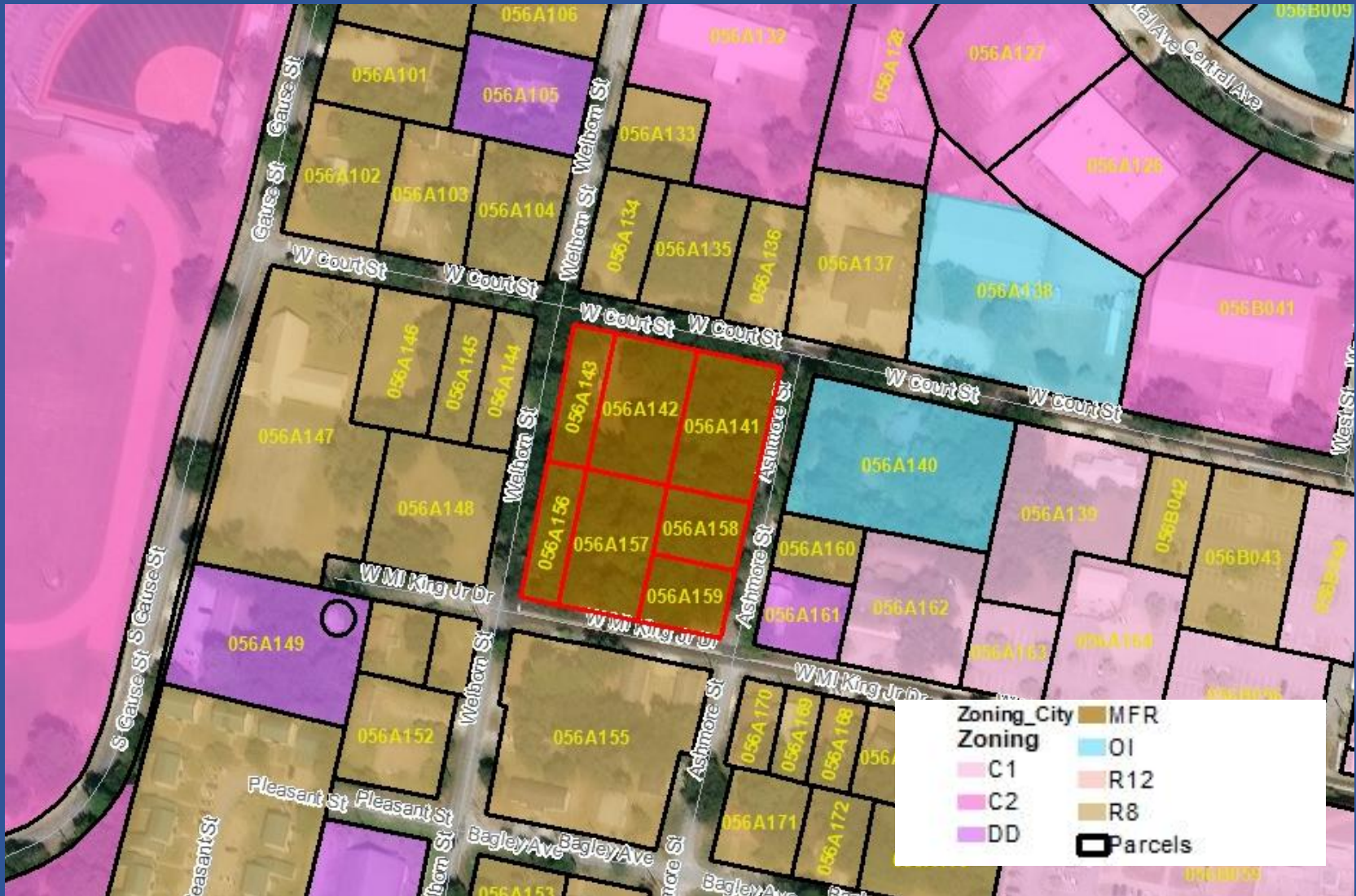
Public Notification



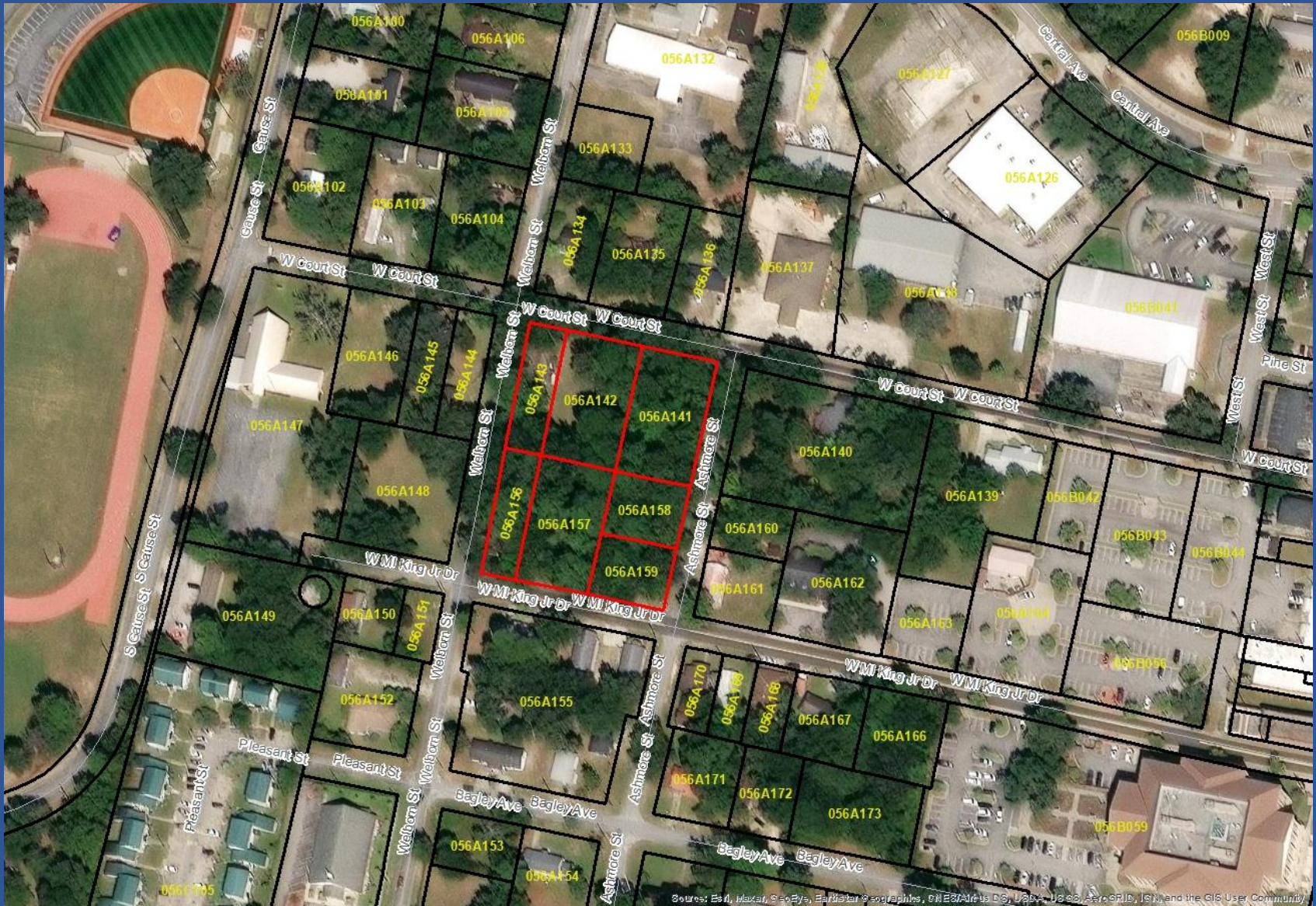
Vicinity Map



Zoning Map



Flood Map



Wetlands



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Narrative

February 12, 2025

**Liberty Consolidated Planning Commission
The Historic Courthouse
100 Main Street, Suite 7520
Hinesville, GA 31313**

RE: Court Street Project Re-Zoning From MFR to PDD request.

Dear Mr. Ricketson,

In a public, private partnership with the State of Georgia Department of Community Affairs, Terry J. Wheeler, the City of Hinesville requests to Re-Zone one city block from MFR to PDD in conformance with the Liberty County Unified Development Ordinance.

The Court Street Workforce Housing Project is targeting an affordable price point to reduce the current housing shortfall. The project consumes an entire City block in downtown Hinesville. The proposed project contains thirty-one (31) single-family detached three-bedroom townhomes, with square footage approximately 1300 sf. Each of the townhomes fronts along one of the existing boundary roads with a courtyard and parking to the rear of the units.

The project will include water, sewer, grading & drainage improvements to meet the need of a residential community. The site is being developed with a heavy emphasis on utilizing low-impact development techniques, employing a permeable paver system and a rain garden to eliminate stormwater runoff from the site. In addition, improvements to the sidewalk system around the project will create a walkable community to match the City's efforts in the renovation of the Downtown Area.

Thank you



Ryan Arnold
Assistant City Manager
Community Development Director



LOW COUNTRY CUSTOMS
DBA AIO SOUTH, LLC

912-432-7726
309 North Main Street
Hinesville, GA 31313

March 5, 2025

Dear Mr. Ricketson,

This rezoning application is from MFR to PDD is part of a first ever public private partnership in Liberty County to address affordable workforce housing.

The proposed project contains thirty-one (31) single-family detached three-bedroom homes, with square footage of approximately 1300 square feet. Each of the townhome fronts along one of the existing boundary roads with a courtyard and parking to the rear of the units.

The project will include water, sewer, grading & drainage improvements to meet the needs of a residential community. The site is being developed with a heavy emphasis on utilizing low-impact development techniques, employing a permeable paver system and a rain garden to eliminate stormwater runoff from the site. In addition, improvements to the sidewalk system around the project will create a walkable community to match the City's efforts in the renovation of the Downtown Area.

It is my hope that this project will serve as a model of public - private residential development for the state.

Thank you for your consideration,

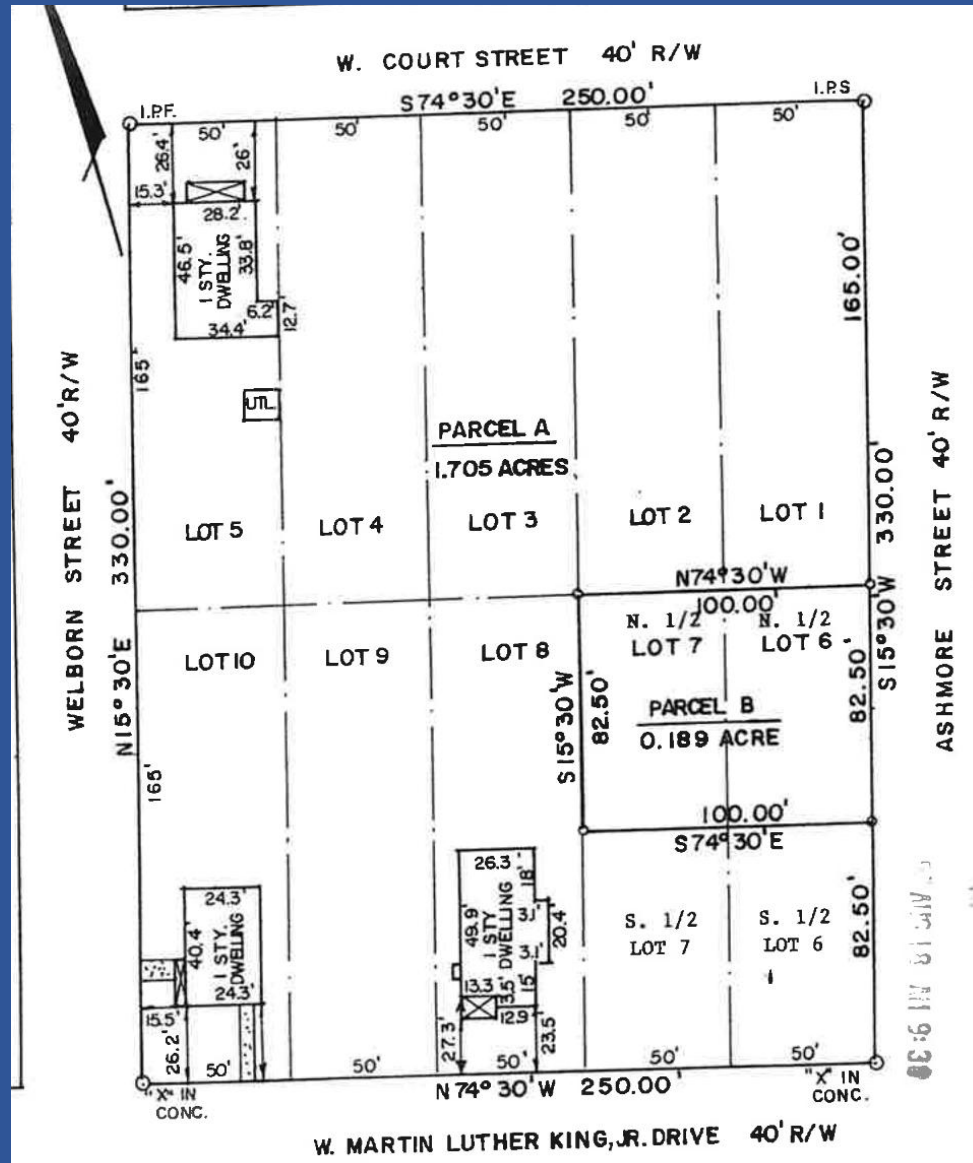
Josh Wheeler

Owner

Phone: 912-271-1313

Email: Josh@libertygroupga.com

Plat



Plan

GENERAL NOTES:

1. PROPERTY 1.89 ACRES LOCATED IN HINESVILLE DOWNTOWN DISTRICT, HISTORIC DISTRICT.
2. REZONE TO PDD
3. THIRTY-ONE DETACHED TOWNHOUSE UNITS
4. FRONT YARD SETBACK = 0'
5. SIDE YARD SETBACK = 4' BETWEEN BLDGS.
6. REAR YARD SETBACK = 20'
7. MINIMUM LOT WIDTH = 18'
8. PROPERTY NOT SURVEYED
9. EXISTING TREES SHOWN ARE APPROXIMATE LOCATION
10. PROPERTY IS NOT IN A REGULATED FLOOD ZONE
11. NO WETLANDS EXIST ON THE SITE.



SIMILAR PROJECT PICTURES AND MAIN ST. RENDERINGS















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 Mixed-Use.*

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”?
 - *Yes.*
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, this project will be revitalizing a blighted area and cover an entire city block in Downtown Hinesville.*

LCPC Recommendation

Approval

Rezoning Petition 2025-003-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: March 6, 2025

Agenda Item: Rezoning Petition/PUD
Amendment 2025-004-H

Prepared by: Todd Kennedy

Presented by: Jeff Ricketson

PURPOSE: A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures, LLC, for a PUD Revision from townhomes to 40 row homes (single-family detached dwellings). The property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020.

BACKGROUND: N/A

FUNDING: N/A

RECOMMENDATION: February 18, 2025. LCPC Commissioners recommended APPROVAL with standard and special conditions, which are upon approval by City Council, the developer shall provide an updated General Development Plan (GDP) that includes all the approved amendments.

ATTACHMENTS:

1. 2025-004_Rezoning Petition

PREVIOUS COUNCIL DISCUSSION: N/A

Rezoning Petition 2025-004-H

A rezoning petition has been submitted by TR Long Engineering on behalf of Josh Wheeler with Swamptown, LLC. This rezoning petition includes a modification to an existing Planned Unit Development (PUD) to allow Single-Family Dwellings. Property is located on the southeast corner of Airport Road and Crystal Lake Street and is further described as LCTM Parcel 040B020.

Public Notification

Variance Request 2025-001-H

A variance request has been submitted by the owner Trevor Sikes with RTS Homes for a street jog off / set. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteen West. Property is located on West 15th Street and is further described as LCTM Parcel 028024 and 028025. Property is bounded now or formerly as follows: NORTH, EAST, SOUTH and WEST, by RTS Homes LLC.

Variance Request 2025-002-H

A variance request has been submitted by Obro, Inc. to reduce the required number parking spaces from 74 to 44 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. Property is located on East Court Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196 and 056B086. Property is bounded now or formerly as follows: NORTH by East Court Street; EAST by land of SPS Oglethorpe LLC; SOUTH by East M. L. King Jr. Drive and W Oglethorpe Highway; and WEST by lands of Charles and Daphanie Campbell and DIVAM Properties LLC.

Rezoning Petition 2025-003-H

A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M. L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 56A159 047B196. Property is bounded now or formerly as follows: NORTH by lands of Margie Kozma Lufburrow, Maria E. Holland and Franklin Lamar & Lisa Dowd; EAST by lands of Hodges Family Limited, Jerry L. and Elise Johnson Sr. and David A. Bradley; SOUTH by lands of Lawrence Hammock Rentals; and WEST by lands of Church of Christ of Hinesville Ga., Inc.

Rezoning Petition/PUD

Amendment 2025-004-H

A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures LLC, owner of Swamptown, LLC, for a PUD Revision from townhomes to 40 row homes (single-family detached dwellings). Property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020. Property is bounded now or formerly as follows: NORTH by lands of Simcoe at Mosswood LLC and Soyna R. Golden; EAST by lands of Jordan A. Gentile, Robert L. and Lisa A. Jones, William Parks, Carmen C. Laboy, James and Loretta Respasp, Noah Rodriguez, Boniface and Alicia A. Duffy, Kenneth I. & Sheila Thompson and Robin G. and Manuela M. Wheale; SOUTH by lands of House of Prayer Christian Churches and Noel J. Osteen; and WEST by Airport Road.

Rezoning Petition/PUD

Amendment and Annexation 2025-005-H

A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to rezone 22.43 acre +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential subdivision. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001. Property is bounded now or formerly as follows: NORTH by lands of Dorchester Holdings LLC and Ft. Stewart Military Reservation; EAST by lands of Mary Lou Fraser Community; SOUTH by lands of Dorchester Holdings LLC; and WEST by lands of Dorchester Holdings LLC.

Rezoning Petition 2025-006-H

A rezoning petition has been submitted by Evans T&T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 045C139. Property is bounded now and formerly as follows: NORTH by Pipkin Road; EAST by lands of F.W. Pipkin III and F.W. Pipkin Jr., Elizabeth Pipkin; SOUTH by lands of Wiregrass Veterinary Properties LLC and Cypress Bend LLC; WEST by lands of Dryden Enterprises Inc. and The Michael Bryant Life Trust.

Rezoning Petition / PUD

Amendment 2025-007-LC

A rezoning petition was submitted by Marian Elaine Smith on behalf of the owner, Laurel View Properties, LLC for a PUD Revision at Laurel View. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 302001 (portion thereof). Property is bounded now or formerly as follows: NORTH by lands of Laurel View Properties; and EAST by lands The Bluffs at Laurel View LLC; and SOUTH by lands of the Liberty County Industrial Authority; and WEST by lands of the Liberty County Industrial Authority.

Public Hearings

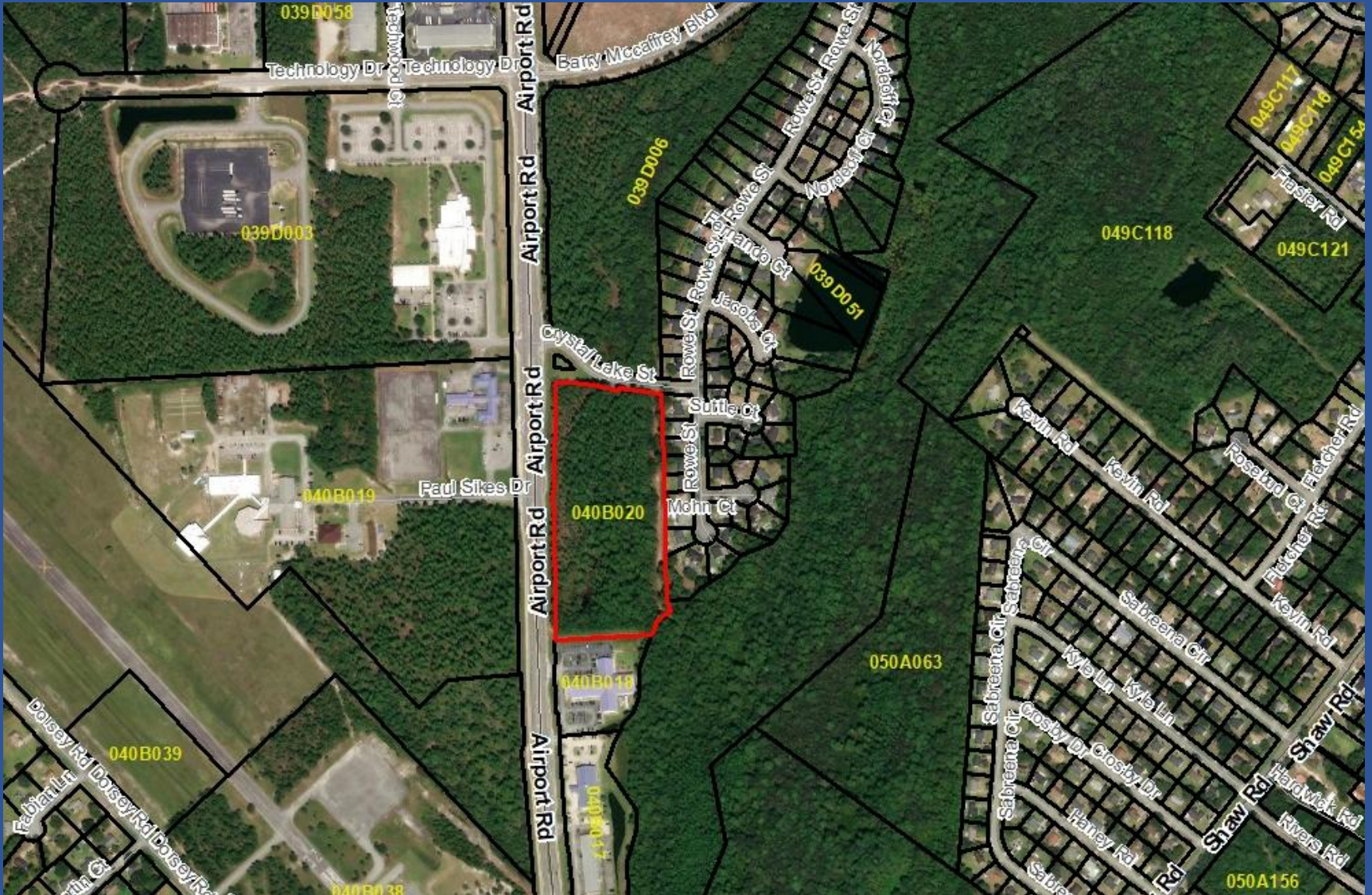
The Liberty Consolidated Planning Commission will hold a public meeting February 18, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority:

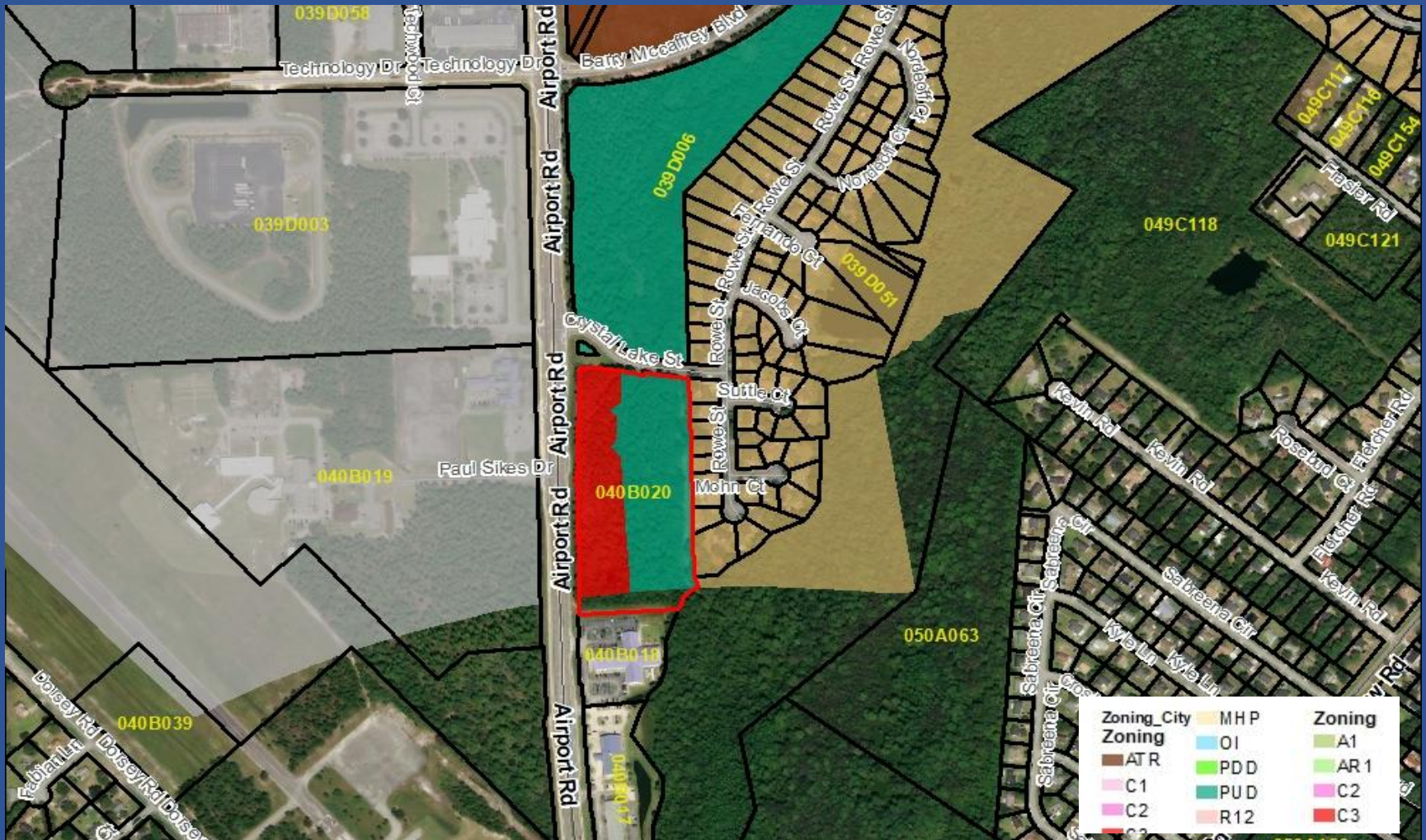
Thursday, March 6, 2025, 3:00 p.m. – The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M. L. King Jr. Drive, Hinesville. Tuesday, March 4, 2025, 6:00 p.m. – The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, Hinesville. 50068 1/30/25 RL



Vicinity Map

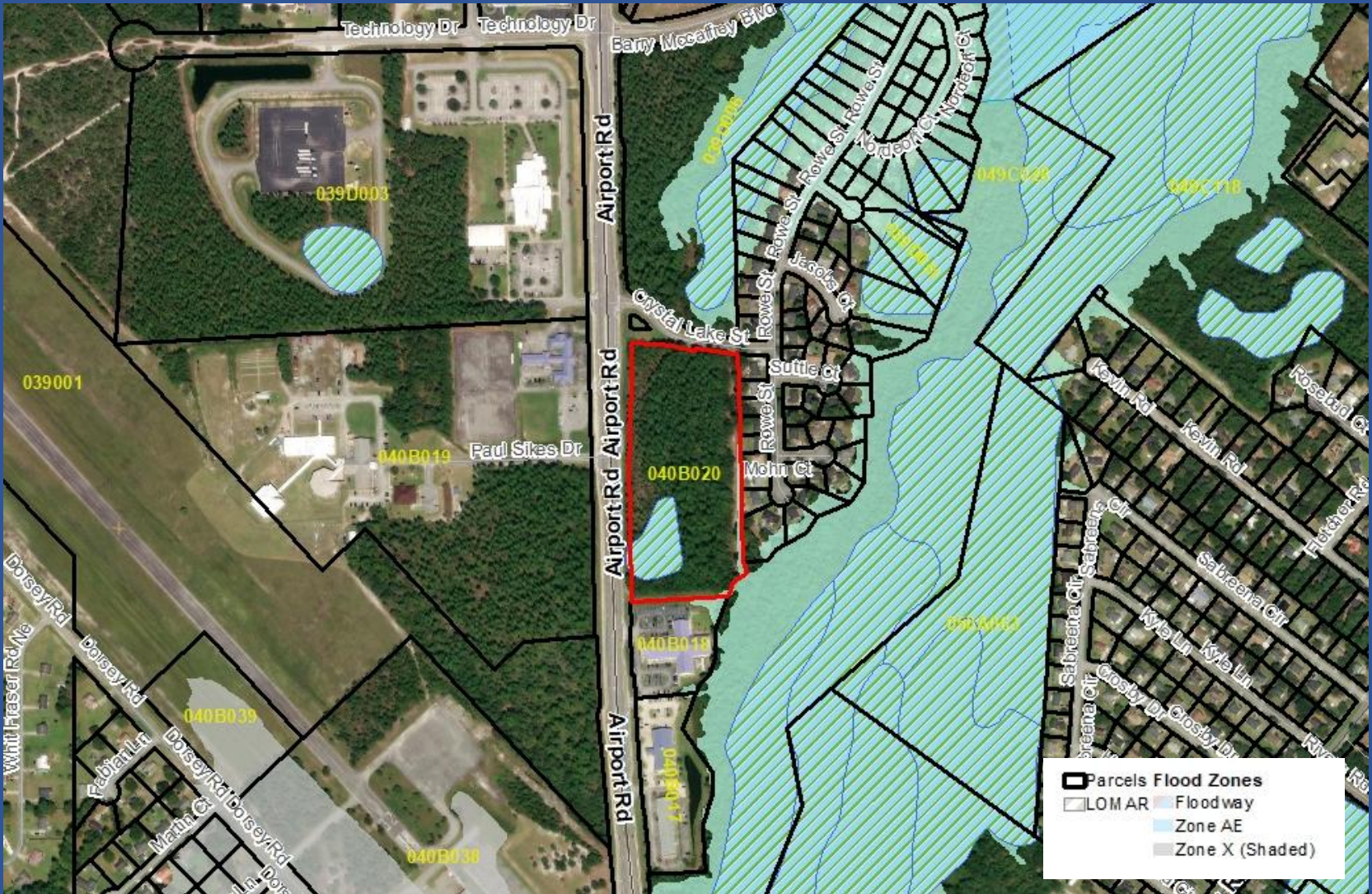


Zoning Map



This aerial map displays the Airport Rd area in San Jose, CA. The map features several roads, including Technology Dr, Airport Rd, Paul Sikes Dr, and various residential streets like Kevin Rd, Sabreana Cir, and Rivers Rd. Numerous parcels are outlined in black, with some labeled with parcel numbers such as 0390001, 0390003, 040B019, 040B020, 040B039, 040B038, 040B018, and 040B017. Wetlands are indicated by blue hatched patterns, and jurisdictional wetlands are shown with a darker blue hatched pattern. A legend at the bottom of the map provides a key for the symbols used: a black outline for 'Parcels', a blue hatched pattern for 'Jurisdictional Wetlands', a darker blue hatched pattern for 'Wetlands - Jurisdictional', and a light blue hatched pattern for 'Wetlands'.

Flood Map

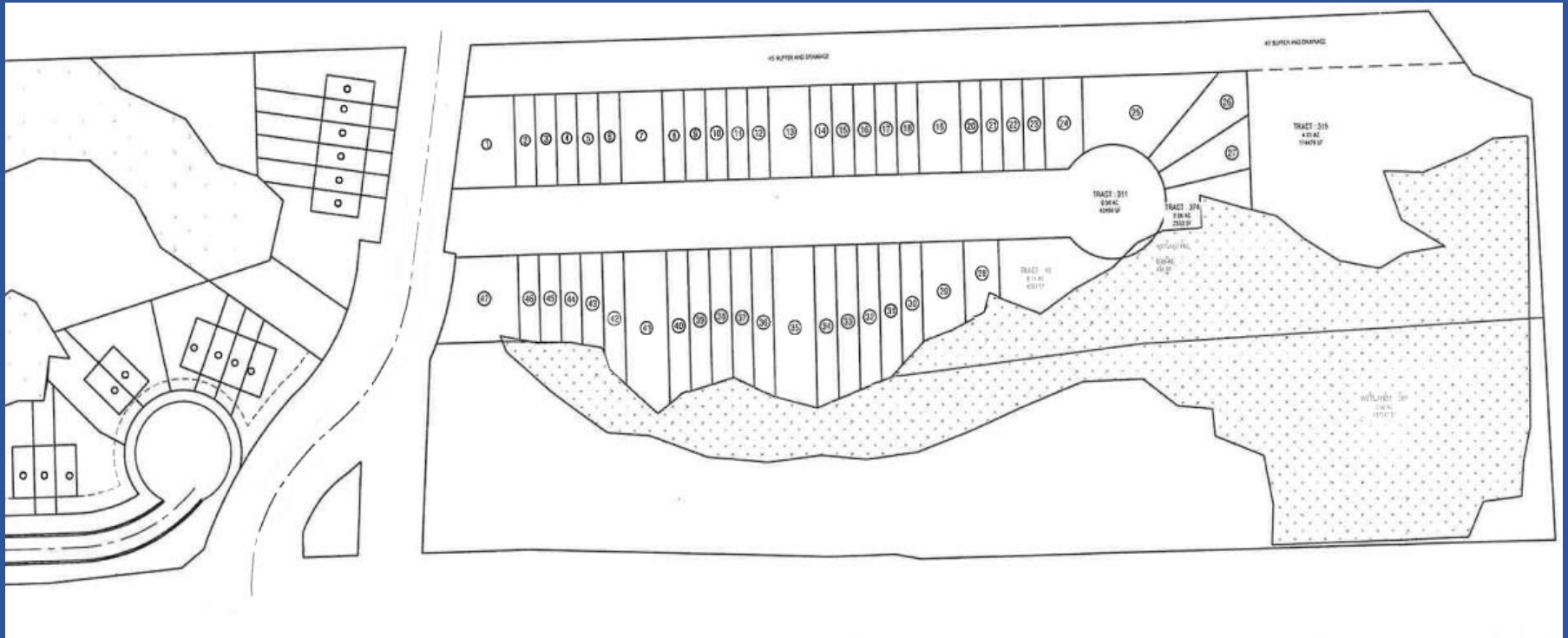


Narrative

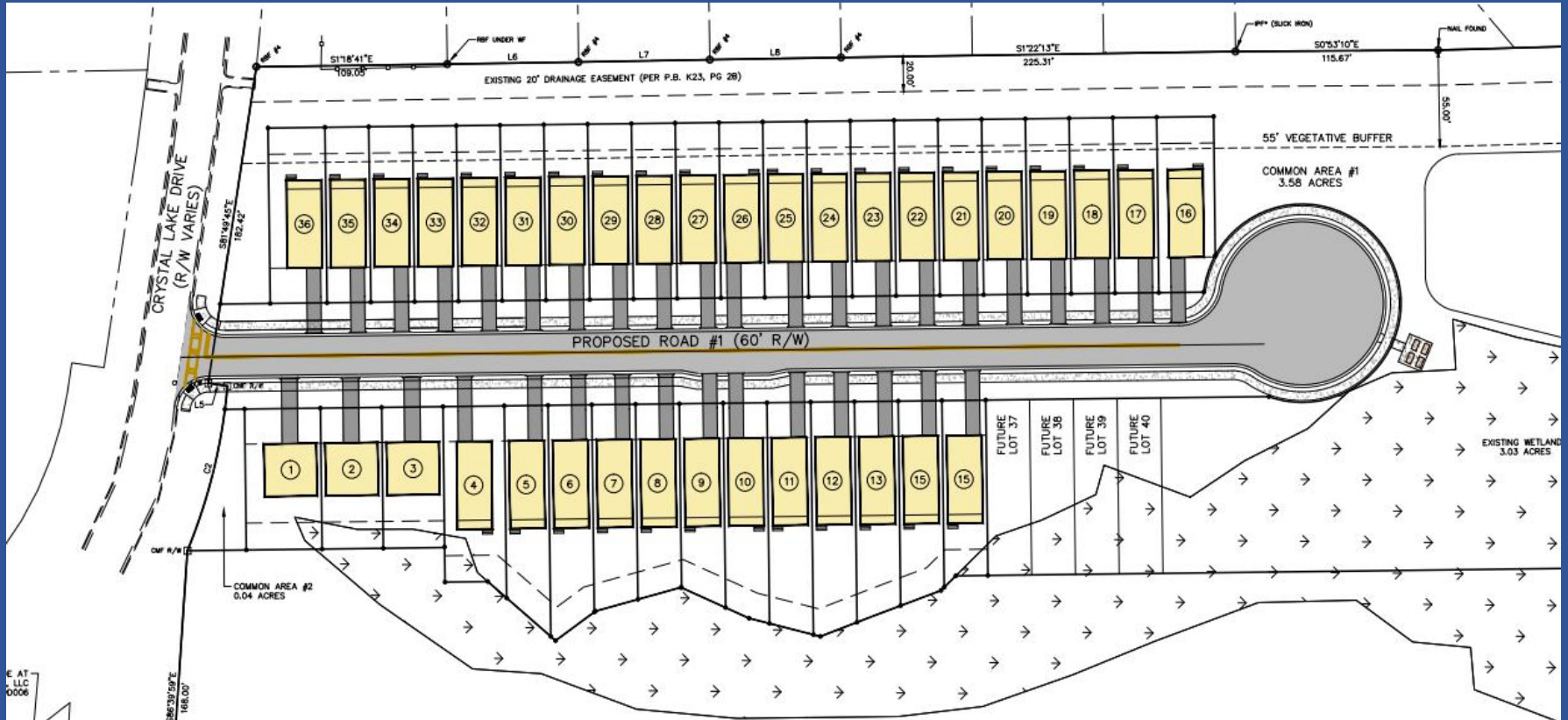
The original PUD call for townhomes. Plans were developed and approved for 41 town homes with 6 future town home units. The developer would like to construct single-family detached dwellings (SFD) in lieu of town homes. The property layout will include 36 single-family detached dwellings (SFD) with 4 future single-family detached dwellings (SFD).

Design of roadways, drainage and utilities will remain the same. This is a net decrease in density.

Existing PUD Concept Plan



Proposed PUD Concept Plan



Development Standards

Existing Single-Family Standards

Minimum Frontage	Minimum Area (SF)	Minimum Depth	Front Setback	Rear Setback	Side Setback
40 feet	4,000	85 feet	15 feet	15 feet	7.5 feet

Proposed Single-Family Standards

Minimum Frontage	Minimum Area (SF)	Minimum Depth	Front Setback	Rear Setback	Side Setback
25 feet	2,000 square feet	85 feet	20 feet	15 feet	2.5 feet









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 current Comprehensive Plan designates this property as Commercial and Mixed Use Corridor. The proposed update to the Comprehensive Plan designates this site as Low Density Residential and Mixed Use Corridor.*

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, due to decrease in the number of units.*

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?

- *Yes, a small portion of the site is within the flood zone.*

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 2025-004-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 Condition

Upon approval by City Council, the developer shall provide an updated General Development Plan (GDP) that includes all the approved amendments.





City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025

Agenda Item: Rezoning Petition/PUD
Amendment 2025-005-H and
Annexation Ordinance #2025-001

Prepared by: Todd Kennedy

Presented by: Jeff Ricketson

PURPOSE: A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to amend and expand the existing Grand Reserve (Davis Tract) PUD and to rezone 22.43 acres +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential development. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001.

BACKGROUND: N/A

FUNDING: N/A

RECOMMENDATION: February 18, 2025. LCPC Commissioners recommended APPROVAL with standard and special conditions, which are (1) upon approval by City Council, the developer shall provide an updated General Development Plan (GDP) that includes all the approved amendments. (2) The spine road shall remain as a collector street and shall remain a requirement of the PUD. (3) The future connection to Grove Point Drive from the spine road shall remain a requirement of the PUD.

ATTACHMENTS:

1. 2025-005_Rezoning and Annexation Petition

PREVIOUS COUNCIL DISCUSSION: N/A

Rezoning Petition/PUD Amendment and Annexation 2025-005-H.

A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to amend and expand the existing PUD and to rezone 22.43 acres +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential development. Annexation into the City of Hinesville is also being petitioned for. Property is located off of Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001.

Public Notification



Variance Request 2025-001-H

A variance request has been submitted by the owner Trevor Sikes with RTS Homes for a street jog off / set. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteen West. Property is located on West 15th Street and is further described as LCTM Parcel 028024 and 028025. Property is bounded now or formerly as follows: NORTH, EAST, SOUTH and WEST, by RTS Homes LLC.

Variance Request 2025-002-H

A variance request has been submitted by Obro, Inc. to reduce the required number parking spaces from 74 to 44 spaces, including 2 accessible parking spaces for the Osteen Law Group office building. Property is located on East Court Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196 and 056B086. Property is bounded now or formerly as follows: NORTH by East Court Street; EAST by land of SPS Oglethorpe LLC; SOUTH by East M L King Jr. Drive and W Oglethorpe Highway; and WEST by lands of Charles and Daphanie Campbell and DIVAM Properties LLC.

Rezoning Petition 2025-003-H

A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M L King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 56A159 047B196. Property is bounded now or formerly as follows: NORTH by lands of Margie Kozma Lufburrow, Maria E. Holland and Franklin Lamar & Lisa Dowd; EAST by lands of Hodges Family Limited, Jerry L. and Elise Johnson Sr. and David A. Bradley; SOUTH by lands of Lawrence Hammock Rentals; and WEST by lands of Church of Christ of Hinesville Ga., Inc.

Rezoning Petition/PUD

Amendment 2025-004-H

A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures LLC, owner of Swamptown, LLC. for a PUD Revision from townhomes to 40 row homes (single-family detached dwellings). Property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020. Property is bounded now or formerly as follows: NORTH by lands of Simcoe at Mosswood LLC and Soyna R. Golden; EAST by lands of Jordan A. Gentile, Robert L. and Lisa A. Jones, William Parks, Carmen C. Laboy, James and Loretta Respasp, Noah Rodriguez, Boniface and Alicia A. Duffy, Kenneth I. & Sheila Thompson and Robin G. and Manuela M. Wheale; SOUTH by lands of House of Prayer Christian Churches and Noel J. Osteen; and WEST by Airport Road.

Rezoning Petition/PUD

Amendment and Annexation 2025-005-H

A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to rezone 22.43 acre +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential subdivision. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001. Property is bounded now or formerly as follows: NORTH by lands of Dorchester Holdings LLC and Ft. Stewart Military Reservation; EAST by lands of Mary Lou Fraser Community; SOUTH by lands of Dorchester Holdings LLC; and WEST by lands of Dorchester Holdings LLC.

Rezoning Petition 2025-006-H

A rezoning petition has been submitted by Evans T&T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 04SC139. Property is bounded now and formerly as follows: NORTH by Pipkin Road; EAST by lands of F.W. Pipkin III and F.W. Pipkin Jr., Elizabeth Pipkin; SOUTH by lands of Wiregrass Veterinary Properties LLC and Cypress Bend LLC; WEST by lands of Dryden Enterprises Inc. and The Michael Bryant Life Trust.

Rezoning Petition / PUD

Amendment 2025-007-LC

A rezoning petition was submitted by Marian Elaine Smith on behalf of the owner, Laurel View Properties, LLC for a PUD Revision at Laurel View. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 302001 (portion thereof). Property is bounded now or formerly as follows: NORTH by lands of Laurel View Properties; and EAST by lands The Bluffs at Laurel View LLC; and SOUTH by lands of the Liberty County Industrial Authority; and WEST by lands of the Liberty County Industrial Authority.

Public Hearings

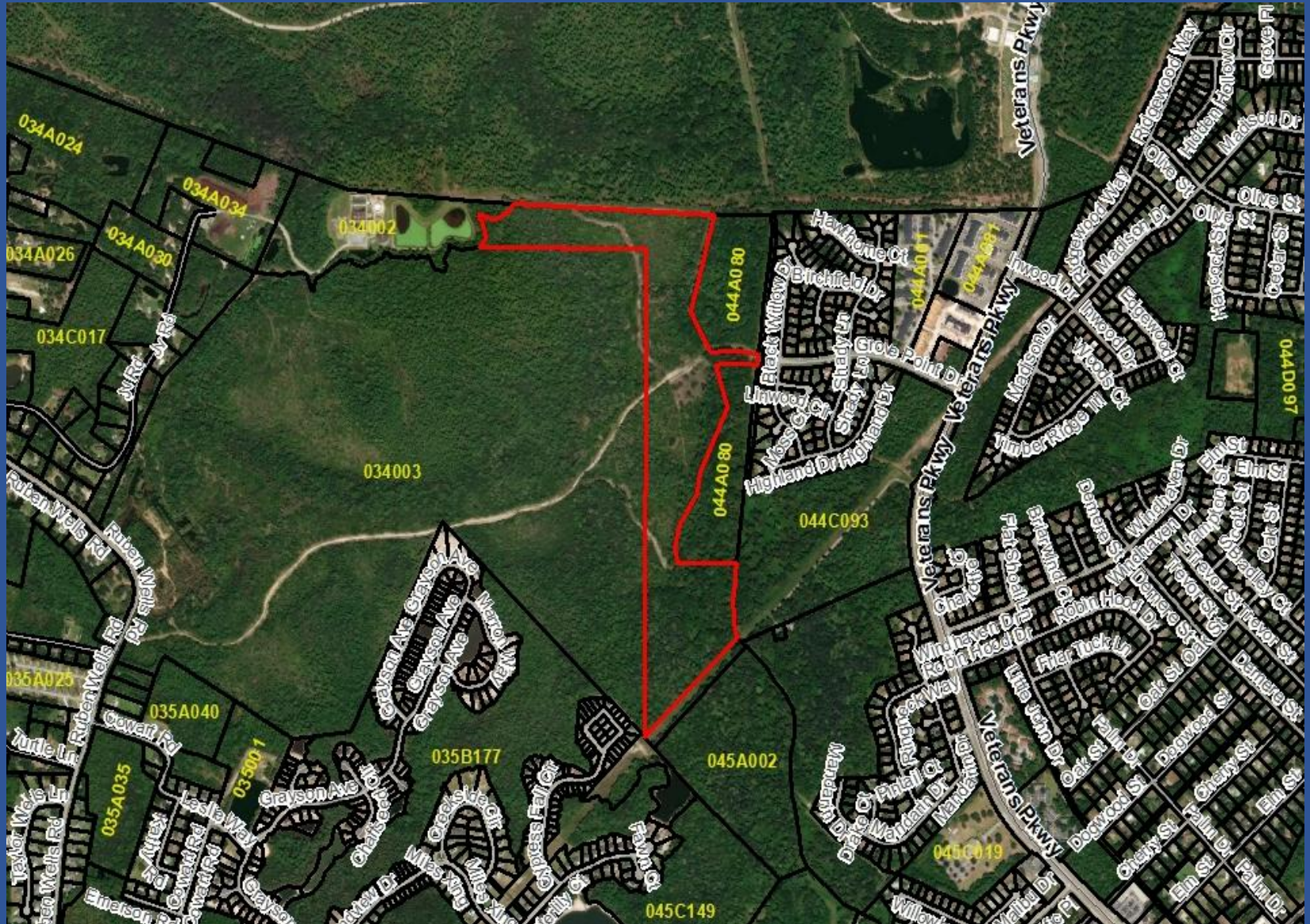
The Liberty Consolidated Planning Commission will hold a public meeting February 18, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the

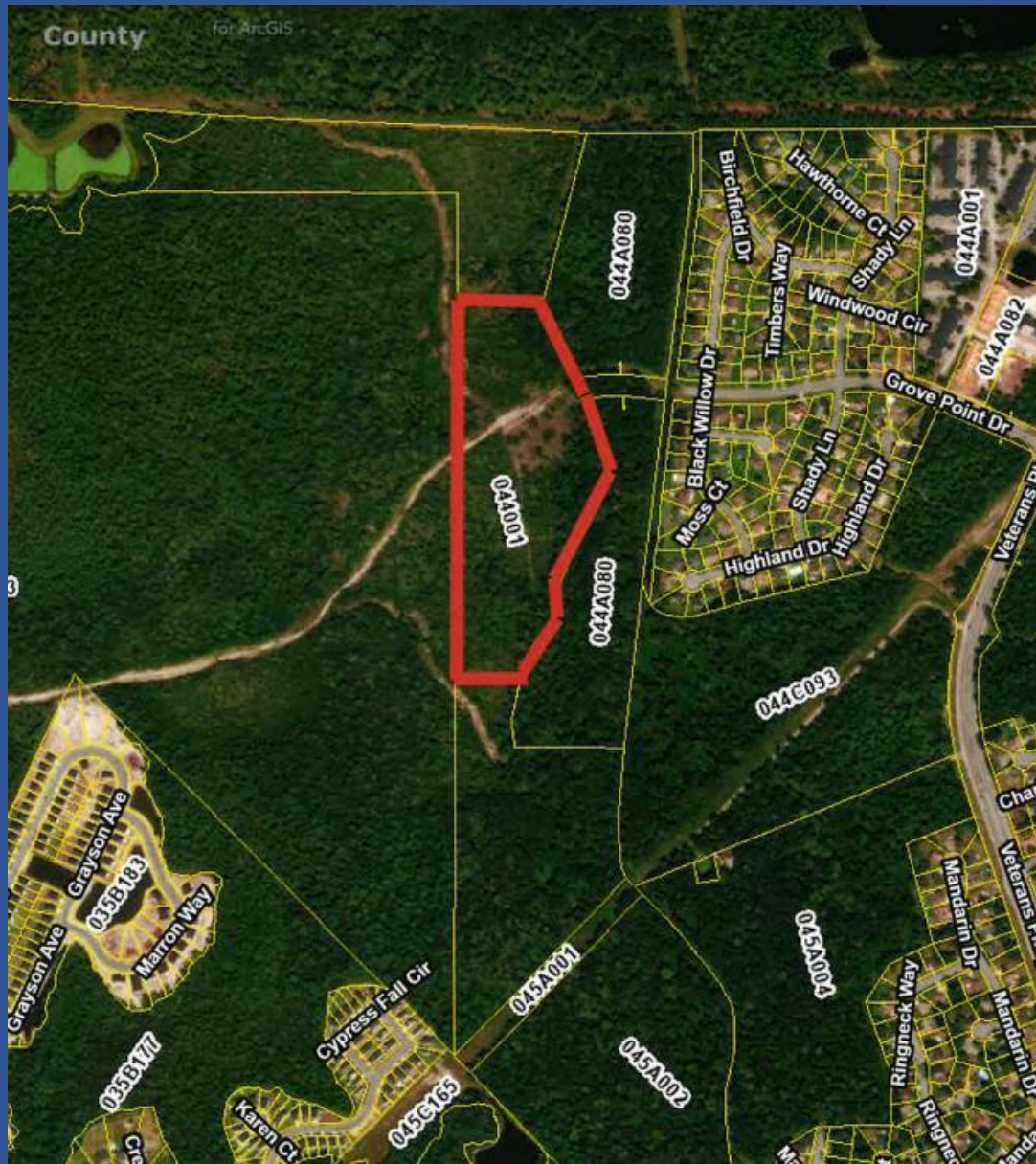
Applicable Governing Authority:

Thursday, March 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, March 4, 2025, 6:00 p.m. – The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, Hinesville. 50068 1/30/25 RL

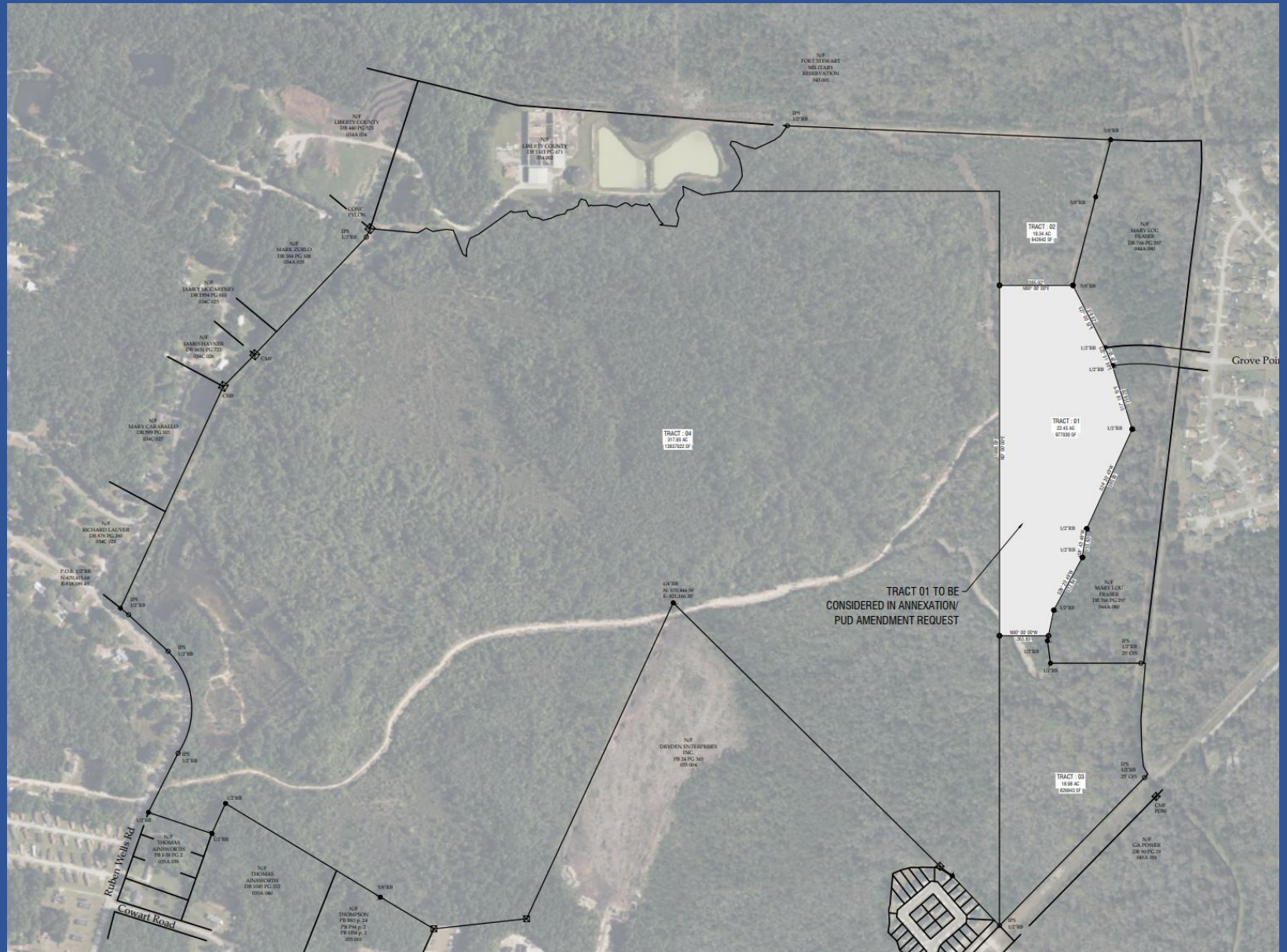
Vicinity Map



Location Map



Survey Map

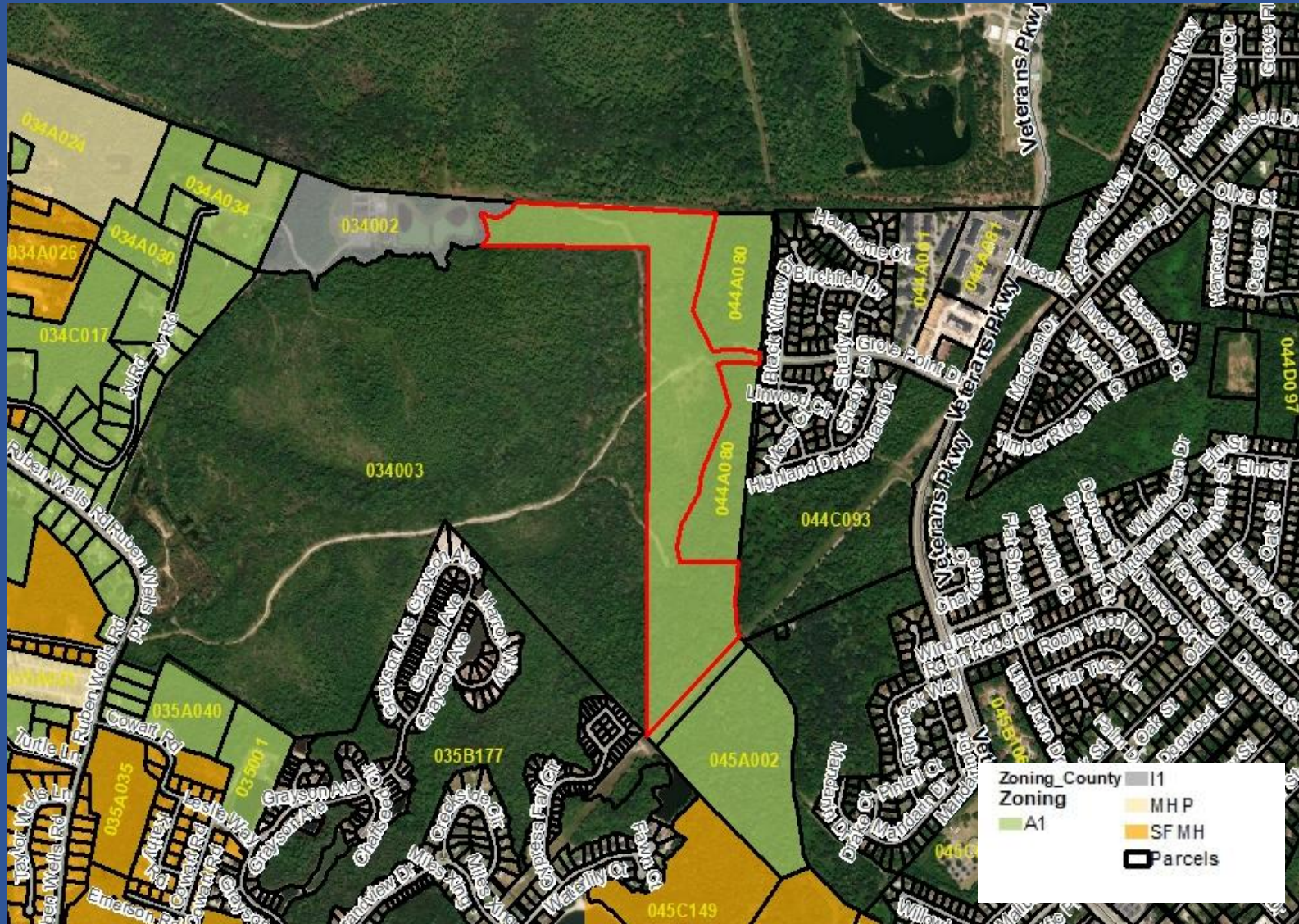


Zoning City

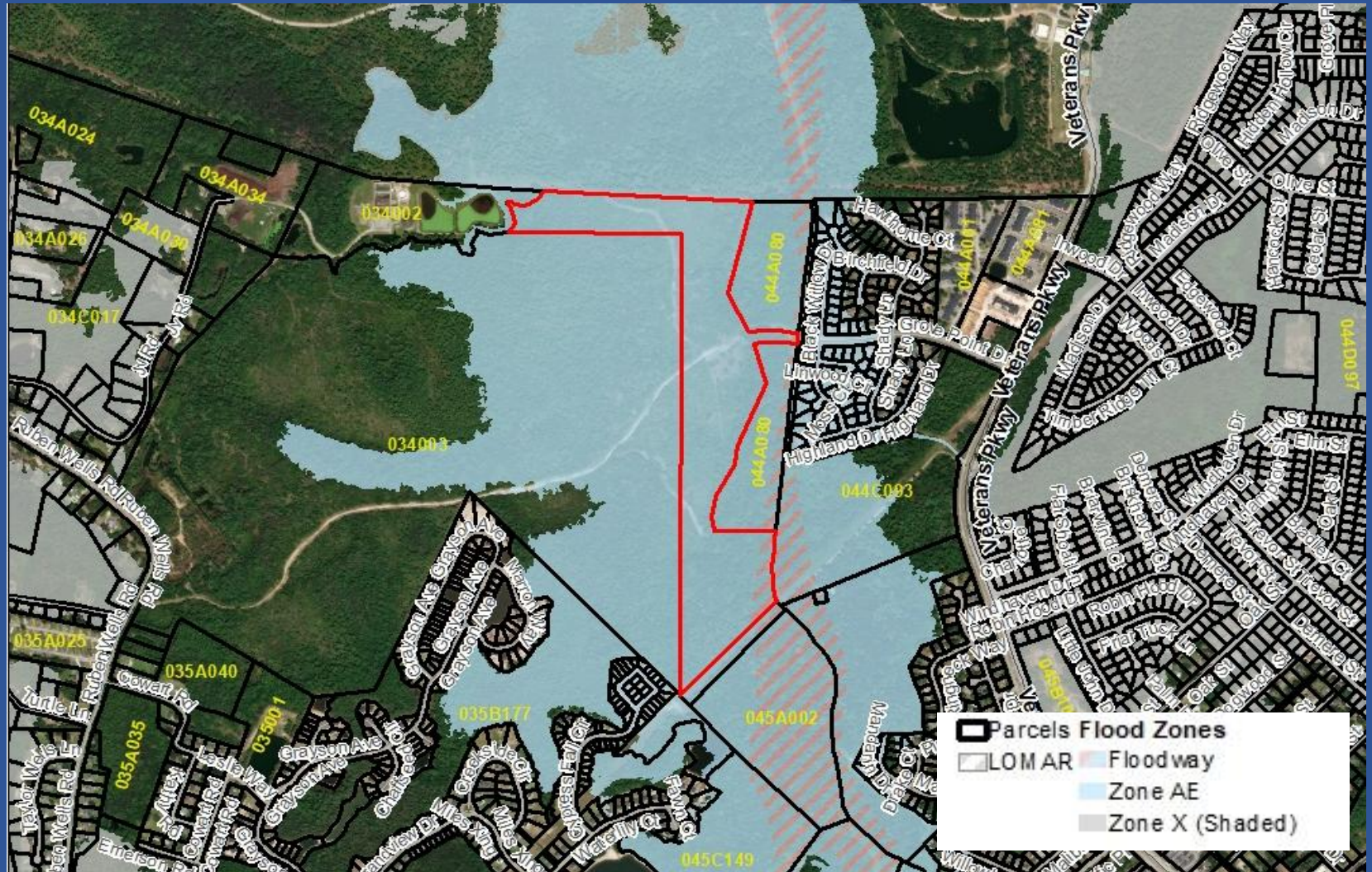
Zoning	MHP	Zoning
ATR	OI	A1
C1	PDD	AR1
C2	PUD	C2
C3	R12	C3

Source: Esri, Maxar, © 2024, BingSatellite, GeoEye, © 2024

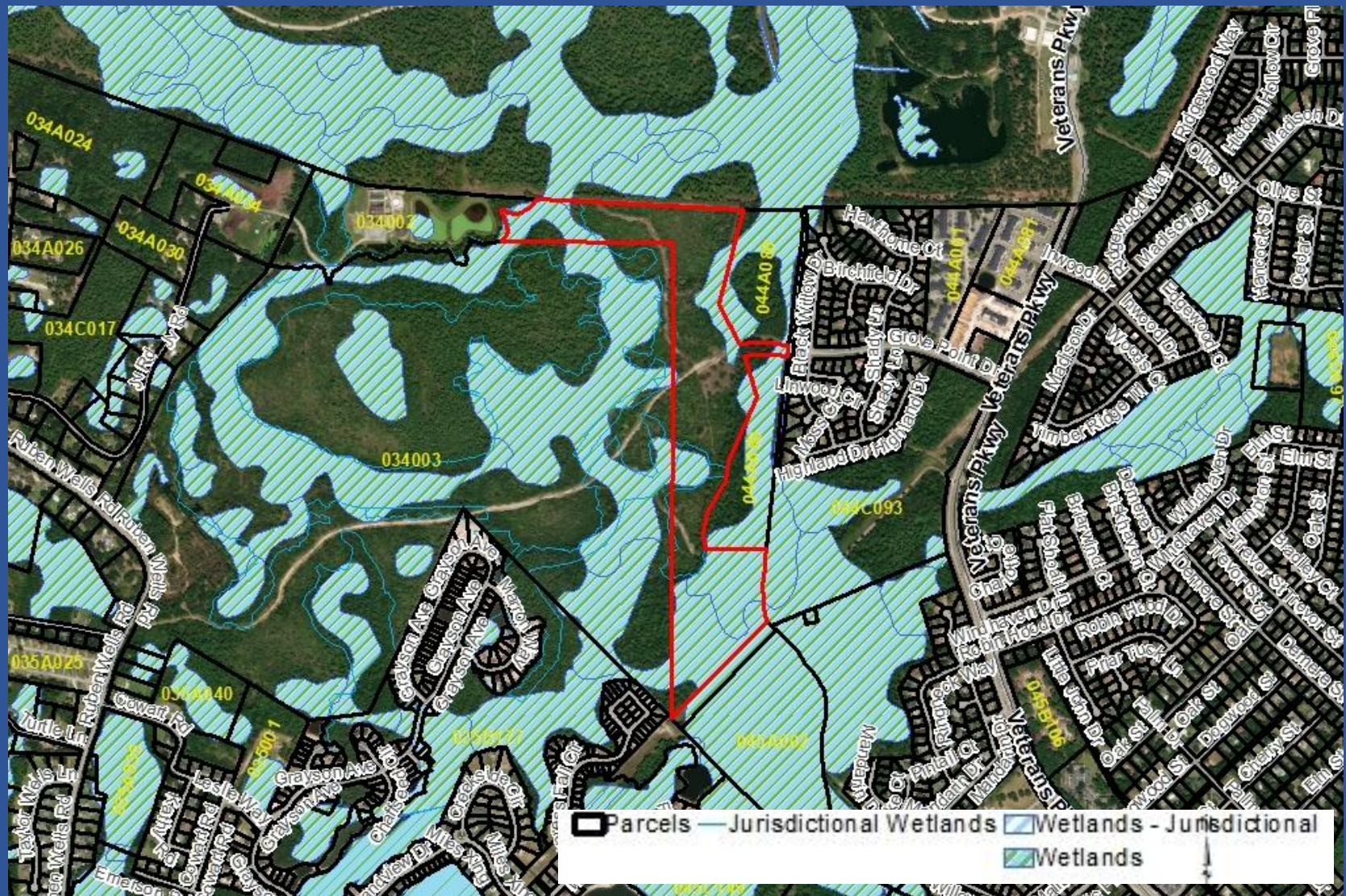
County Zoning Map



Flood Map



Wetlands Map



Survey

[illegible]

Narrative

On behalf of Trevor Sikes (RTS Homes), we are requesting a change to the approved General Development Plan for the above referenced project. The Client has requested revisions to sections I through IV, as outlined in the following details below:

I. General Description

Requesting to add a portion of parcel 044001 to the existing Planned Unit Development for an updated area of 340.05 acres and 166 +/- acres of wetlands.

Parcel Number	Parcel Description	Acreage	Current Zoning
034 003	DORCHESTER HOLDINGS LLC	317.62	PUD
044 001	DORCHESTER HOLDINGS LLC (A PORTION OF)	22.43	A1

II. Roadways

Due to significant reduction in density to include the removal of 200 multifamily units and discussions with City planning, we request to remove the requirement for collector street to the rear of the project. Requesting to amend this section to remove item 1. Collector Streets, as there is no proposed connection to the Grove Point Subdivision any longer.

III. Lots

Adding the following lot development standards to the existing table.

Uses Type	Min Lot Size SF	Min. Depth	Min. Width	Front Setback	Rear Setback	Side Yard
Cottage	3,500	n/a	35'	20'	15'	5'
Town house	1,600	n/a	20'	20'	20'	n/a
Traditional	7,000	80'	70'	20'	15'	5'

*Previous max unit count outlined in GDP was 636, this revision yields a max allowable unit count of 736

*14' separation between buildings to be removed as part of amendment

IV. Multifamily

We are requesting the complete removal of this section, as no multifamily units are planned for this development. Instead, this area is intended for the construction of townhomes, with a maximum of 100 units, compared to the 200 multifamily units originally approved in the original General Development Plan.

PUD Changes

General Description

2021 PUD		2025 PUD Amendment	
Area:	317 acres	Area:	340.05 acres
Wetlands:	158 Acres	Wetlands:	166 acres
Parcel:	034003	Parcel:	034003 and 044001
Proposed Uses:	Single Family Residential and Townhomes/Multifamily	Proposed Uses:	Single Family Residential and Townhomes/Multifamily

Roadways

2021 PUD	2025 PUD Amendment
The spine road will be constructed as a collector Street	Remove the requirement as collector street as no proposed connection to the Grove Point any longer.

PUD Changes

Lots

2021 PUD

Type	Min Frontage	Min Area (SF)	Min Depth	Front Setback	Rear Setback	Side Setback
Patio	45'	4,500	85'	15'	15'	5'
Garden	55'	5,500	85'	15'	15'	5'
Standard	60'	7,000	85'	15'	15'	7.5'
Executive	80'	8,000	85'	15'	20'	10'

*Side setbacks shall be 5' minimum, so long as, 14' separation between buildings is provided.

2025 PUD Amendment

Uses Type	Min Lot Size SF	Min. Depth	Min. Width	Front Setback	Rear Setback	Side Yard
Cottage	3,500	n/a	35'	20'	15'	5'
Town house	1,600	n/a	20'	20'	20'	n/a
Traditional	7,000	80'	70'	20'	15'	5'

*Previous max unit count outlined in GDP was 636, this revision yields a max allowable unit count of 736

*14' separation between buildings to be removed as part of amendment

PUD Changes

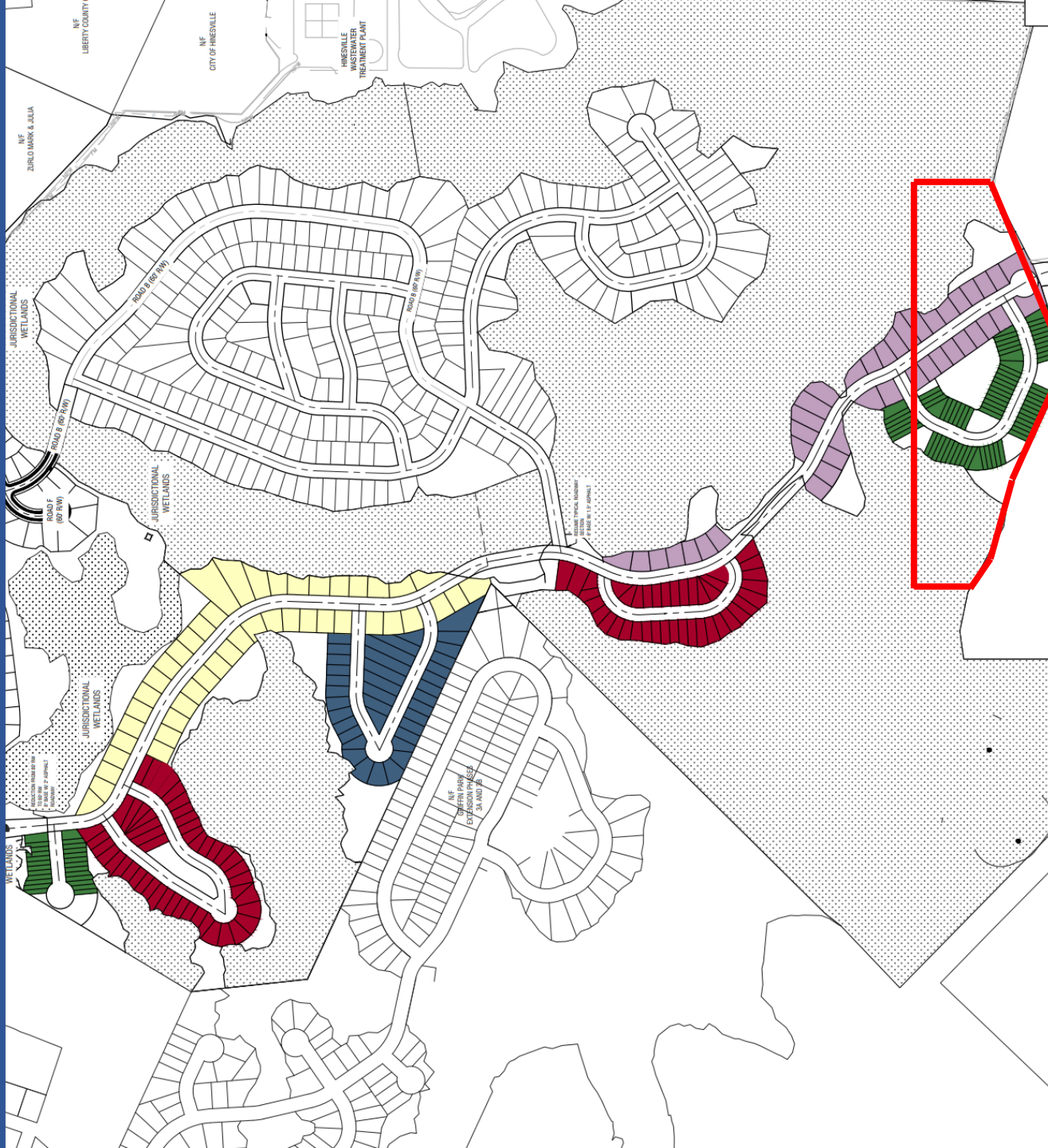
Multifamily

2021 PUD

- 200 Multifamily Units

2025 PUD Amendment

We are requesting the complete removal of this section, as no multifamily units are planned for this development. Instead, this area is intended for the construction of townhomes, with a maximum of 100 units, compared to the 200 multifamily units originally approved in the original General Development Plan.



Area to be annexed

LOT CONFIGURATION:



1. TYPICAL LOT WIDTH: 20' (MIN: 20')
2. MIN LOT AREA: 1,500 SF
3. TOTAL LOTS = 83

20' WIDTH LOT (TOWNHOUSE)



1. TYPICAL LOT WIDTH: 35' (MIN: 35')
2. MIN LOT AREA: 1,500 SF
3. TOTAL LOTS = 80

35' WIDTH LOT (COTTAGE)



1. TYPICAL LOT WIDTH: 45' (MIN: 40')
2. MIN LOT AREA: 4,000 SF
3. TOTAL LOTS = 38

45' WIDTH LOT (PATIO)



1. TYPICAL LOT WIDTH: 60' (MIN: 60')
2. MIN LOT AREA: 7,000 SF
3. TOTAL LOTS = 42

60' WIDTH LOT (STANDARD)



1. TYPICAL LOT WIDTH: 70' (MIN: 70')
2. MIN LOT AREA: 7,000 SF
3. TOTAL LOTS = 46

70' WIDTH LOT (TRADITIONAL)







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 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?
 - *Yes. The proposed elimination of the spine road would have a negative effect for public safety and effect transportation.*

Zoning Analysis

6. Transportation (Continued)

*Proposed elimination of the spine road and future connection to Grove Point Drive is not consistent with the HAMPO Metropolitan Transportation Plan (MTP) and is therefore **CONTRARY TO THE COMPREHENSIVE PLAN.***

HAMPO 2045 MTP

July 2020



HAMPO 2045 Metropolitan Transportation Plan

PROJECT NAME:		15th St/Frank Cochran Connector			HAMPO No: 117		GDOT No: 0	
PROJECT DESCRIPTION:		New Roadway 15th St/Frank Cochran Connector						
STRAHNET/GRIP:		NO		City: Hinesville		County: Liberty County		
Local Road Name:		15th St			GDOT District: 5		Cong. District: 1	
US/ST Road Name:		Existing Volume (2015): 4000			Design Volume (2045): 5391.3957			
Project Type:		New Construction			Regionally Significant: YES		Capacity Adding: YES	
Project Termini		From: Frank Cochran Dr			Project Length (Mi) 2		R. Commision: Coastal	
		To: 15th Street			Exist Lanes: 0		Future Lanes: 2	
Open to Traffic Date:		N/A			Multimodal: NO			
Network Year:		N/A	MTP Band: 4	Unfunded (Long Range)				
Status		Phase	Local	State/Federal		Other		Total
MTP Band: 4		PE	\$0	\$1,324,652.71		\$0.00		\$1,324,652.71
MTP Band: 4		ROW	\$0	\$2,649,305.42		\$0.00		\$2,649,305.42
MTP Band: 4		UTL/CST	\$0	\$13,246,527.10		\$0.00		\$13,246,527.10
		TOTAL	\$0	\$17,220,485.23		\$0.00		\$17,220,485.23
Project Comments and Remarks:		If const without Central Connector consider 4 lanes						
PROJECT LOCATION								



Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
 - *Yes. The elimination of the spine road constructed to a collector street standard and would be detrimental to traffic circulation and contrary to the HAMPO Metropolitan Transportation Plan.*
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?

- *Yes.*

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. The spine road should have a connection to Grove Point Drive. The HAMPO Metropolitan Transportation Plan envisions a connection between Veterans Pkwy and 15th Street through this property and Grove Point Drive was built to a collector street standard with this goal in mind.*

LCPC Recommendation

Approval

Rezoning and Annexation
Petition 2025-005-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

1. Upon approval by City Council, the developer shall provide an updated General Development Plan (GDP) that includes all the approved amendments.
2. The spine road shall remain as a collector street and shall remain a requirement of the PUD.
3. The future connection to Grove Point Drive from the spine road shall remain a requirement of the PUD.





City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Rezoning Petition 2025-006-H
Prepared by: Todd Kennedy
Presented by: Jeff Ricketson

PURPOSE: A rezoning petition has been submitted by Evans T & T Investments to rezone 37.21 acres of land, more or less, from R-8 (Single-Family-Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is Located on Pipken Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006, and 045C139.

BACKGROUND: N/A

FUNDING: N/A

RECOMMENDATION: February 18, 2025. LCPC Commissioners recommended APPROVAL with standard and special conditions, which are (1) a traffic study will be required at the time of preliminary plat submittal. To mitigate any undue traffic burdens, the recommendations of the traffic study shall be incorporated into the design. (2) For the single-family lots, the side street setback shall match the front setback of 20 feet.

ATTACHMENTS:

1. 2025-006_Rezoning Petition

PREVIOUS COUNCIL DISCUSSION: N/A

Rezoning Petition 2025-006-H

A Rezoning Petition has been submitted by Evans T & T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for townhomes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 0455C139.

Public Notification

Variance Request 2025-001-H

A variance request has been submitted by the owner Trevor Sikes with RTS Homes for a street jog off / set. The UDO states that street jogs with offset less than 150 feet are prohibited. RTS Homes is requesting to reduce the required 150 feet to a minimum of 134 feet for The Cove at Fifteen West. Property is located on West 15th Street and is further described as LCTM Parcel 028024 and 028025. Property is bounded now or formerly as follows: NORTH, EAST, SOUTH and WEST, by RTS Homes LLC.

Variance Request 2025-002-H

A variance request has been submitted by Obro, Inc. to reduce the required number parking spaces from 74 to 44 spaces, including 2 accessible parking spaces for the Osteen Law Group offices building. Property is located on East Court Street in Hinesville and is further described as LCTM Parcels 056B096, 056B095, 056B196 and 056B086. Property is bounded now or formerly as follows: NORTH by East Court Street; EAST by land of SPS Oglethorpe LLC; SOUTH by East M.L. King Jr. Drive and W Oglethorpe Highway; and WEST by lands of Charles and Daphanie Campbell and DIVAM Properties LLC.

Rezoning Petition 2025-003-H

A rezoning petition has been submitted by the City of Hinesville on behalf of owner Terry J. Wheeler to rezone 2 acres +/- from MFR (Multi-family Residential) to PDD (Planned Development) for a proposed project containing 31 single family detached dwellings. Property is located on the corner of West Court Street, Ashmore Street, West M.L. King Jr. Drive and Welborn Street in Hinesville and is further described as LCTM Parcels 056A143, 056A142, 056A141, 056A156, 056A157, 056A158 and 56A159 0478196. Property is bounded now or formerly as follows: NORTH by lands of Margie Kozma Lufburrow, Maria E. Holland and Franklin Lamar & Lisa Dowd; EAST by lands of Hodges Family Limited, Jerry L. and Elise Johnson Sr. and David A. Bradley; SOUTH by lands of Lawrence Hammock Rentals; and WEST by lands of Church of Christ of Hinesville Ga., Inc.

Rezoning Petition/PUD

Amendment 2025-004-H

A rezoning petition has been submitted by Josh Wheeler on behalf of owner Salt Creek Ventures LLC, owner of Swamptown, LLC, for a PUD Revision from townhomes to 40 row homes (single-family detached dwellings). Property is located off Airport Road in Hinesville and is further described as LCTM Parcel 040B020. Property is bounded now or formerly as follows: NORTH by lands of Simcoe at Mosswood LLC and Soyna R. Golden; EAST by lands of Jordan A. Gentile, Robert L. and Lisa A. Jones, William Parks, Carmen C. Laboy, James and Loretta Respass, Noah Rodriguez, Boniface and Alicia A. Duffy, Kenneth I. & Sheila Thompson and Robin G. and Marjuela M. Wheale; SOUTH by lands of House of Prayer Christian Churches and Noel J. Osteen; and WEST by Airport Road.

Rezoning Petition/PUD

Amendment and Annexation 2025-005-H

A rezoning petition has been submitted by the owner, Trevor Sikes of RTS Homes to rezone 22.43 acre +/- from A-1 (Agricultural) to PUD (Planned Unit Development) for residential subdivision. Annexation into the City of Hinesville is also being petitioned for. Property is located off Ruben Wells Road in unincorporated Liberty County and is further described as LCTM Parcel 044001. Property is bounded now or formerly as follows: NORTH by lands of Dorchester Holdings LLC and Ft. Stewart Military Reservation; EAST by lands of Mary Lou Fraser Community; SOUTH by lands of Dorchester Holdings LLC; and WEST by lands of Dorchester Holdings LLC.

Rezoning Petition 2025-006-H

A rezoning petition has been submitted by Evans T&T Investments to rezone 37.21 acres +/- from R-8 (Single-family Residential-8) and MFR (Multi-family Residential) to PUD (Planned Unit Development) for town homes and single-family homes. Property is located on Pipkin Road in Hinesville and is further described as LCTM Parcels 046A004, 046A005, 046A006 and 045C139. Property is bounded now and formerly as follows: NORTH by Pipkin Road; EAST by lands of F.W. Pipkin III and F.W. Pipkin Jr., Elizabeth Pipkin; SOUTH by lands of Wiregrass Veterinary Properties LLC and Cypress Bend LLC; WEST by lands of Dryden Enterprises Inc. and The Michael Bryant Life Trust.

Rezoning Petition / PUD

Amendment 2025-007-LC

A rezoning petition was submitted by Marian Elaine Smith on behalf of the owner, Laurel View Properties, LLC for a PUD Revision at Laurel View. Property is located off Islands Highway in unincorporated Liberty County and is further described as LCTM Parcel 302001 (portion thereof). Property is bounded now or formerly as follows: NORTH by lands of Laurel View Properties; and EAST by lands The Bluffs at Laurel View LLC; and SOUTH by lands of the Liberty County Industrial Authority; and WEST by lands of the Liberty County Industrial Authority.

Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting February 18, 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:

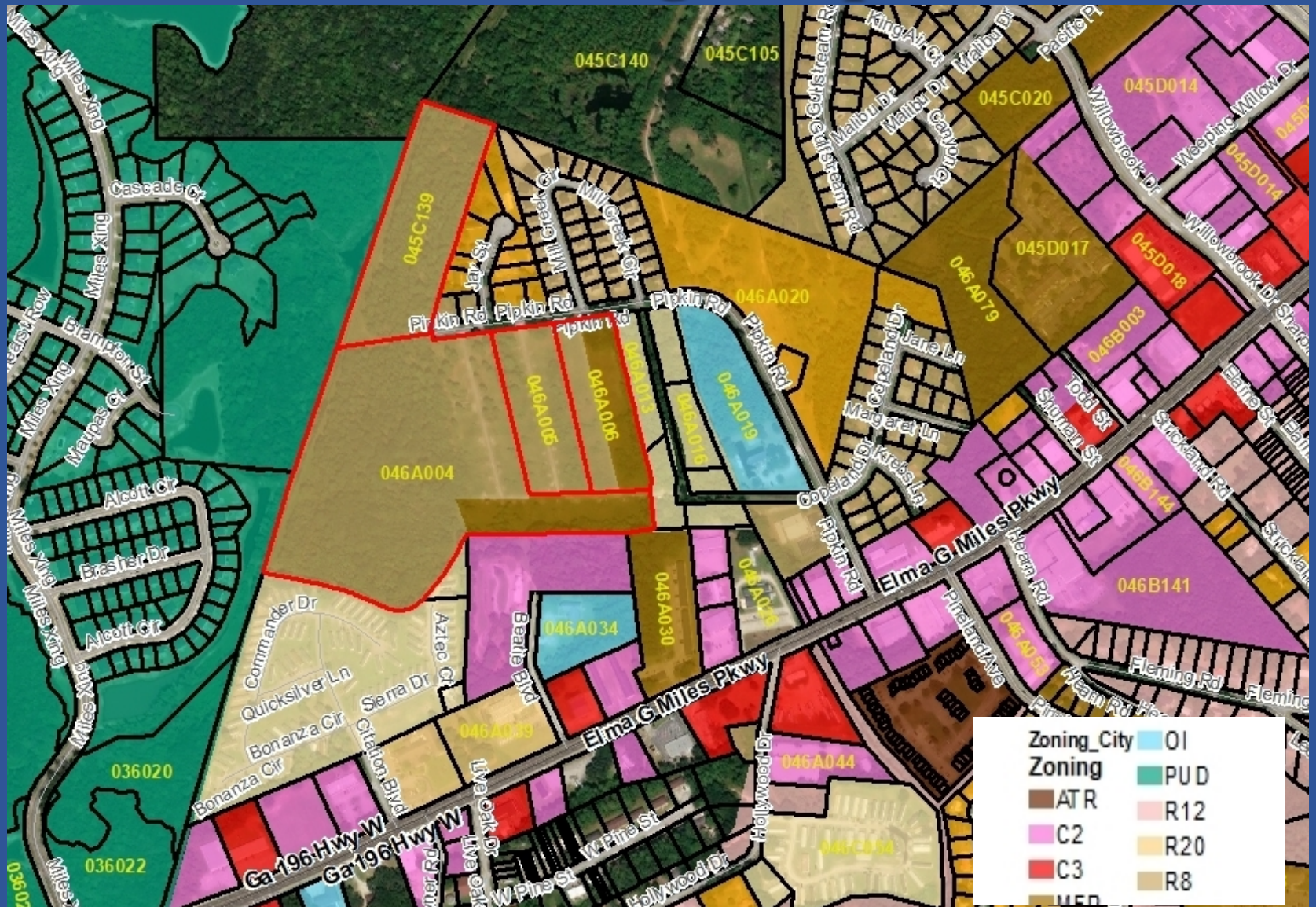
Thursday, March 6, 2025, 3:00 p.m. – The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M.L. King Jr. Drive, Hinesville.
Tuesday, March 4, 2025, 6:00 p.m. – The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, Hinesville.
50068 1/30/25 RL



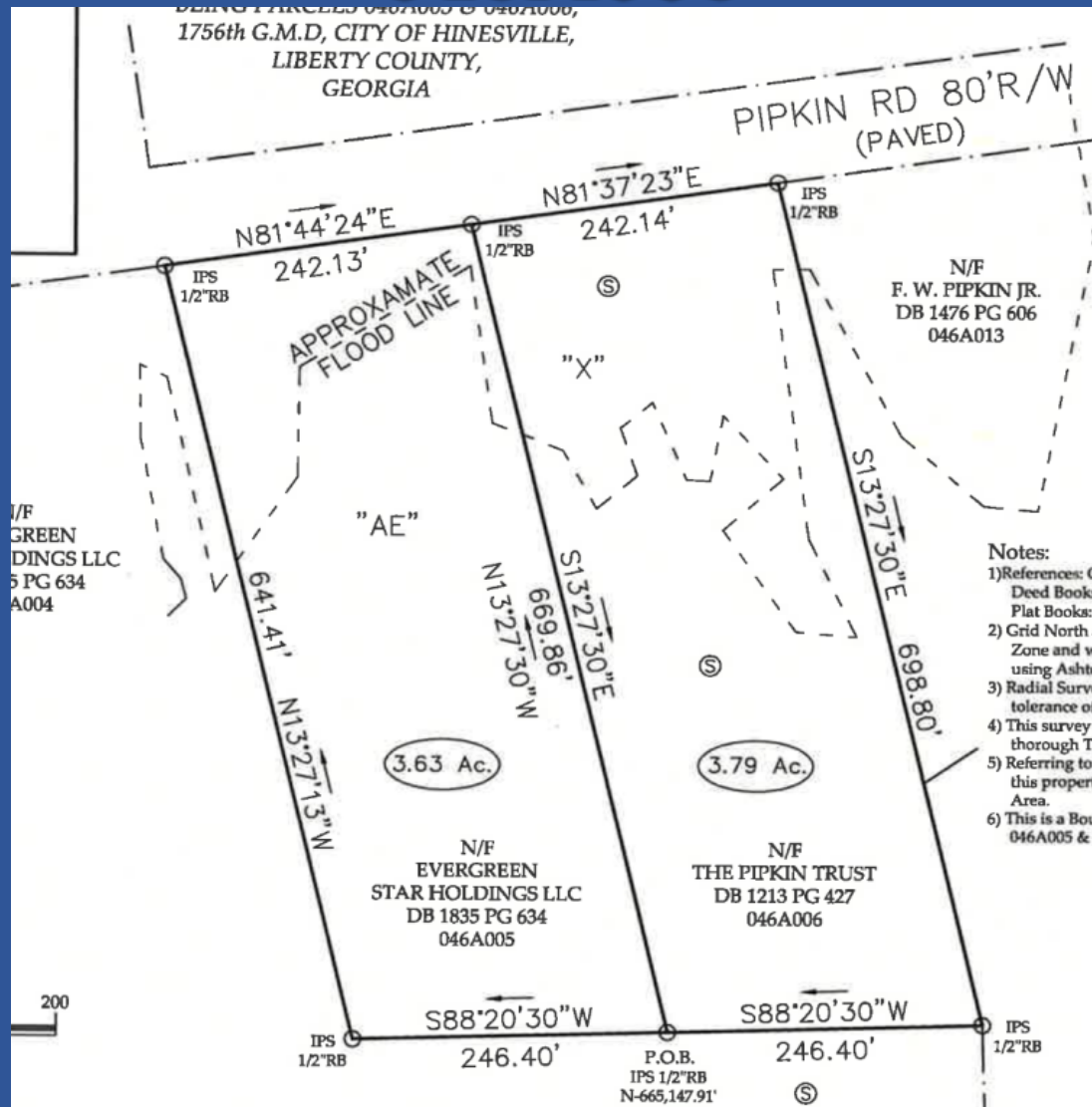
Vicinity Map



Zoning Map



Survey for Parcels 046A005 & 046A006



[illegible]

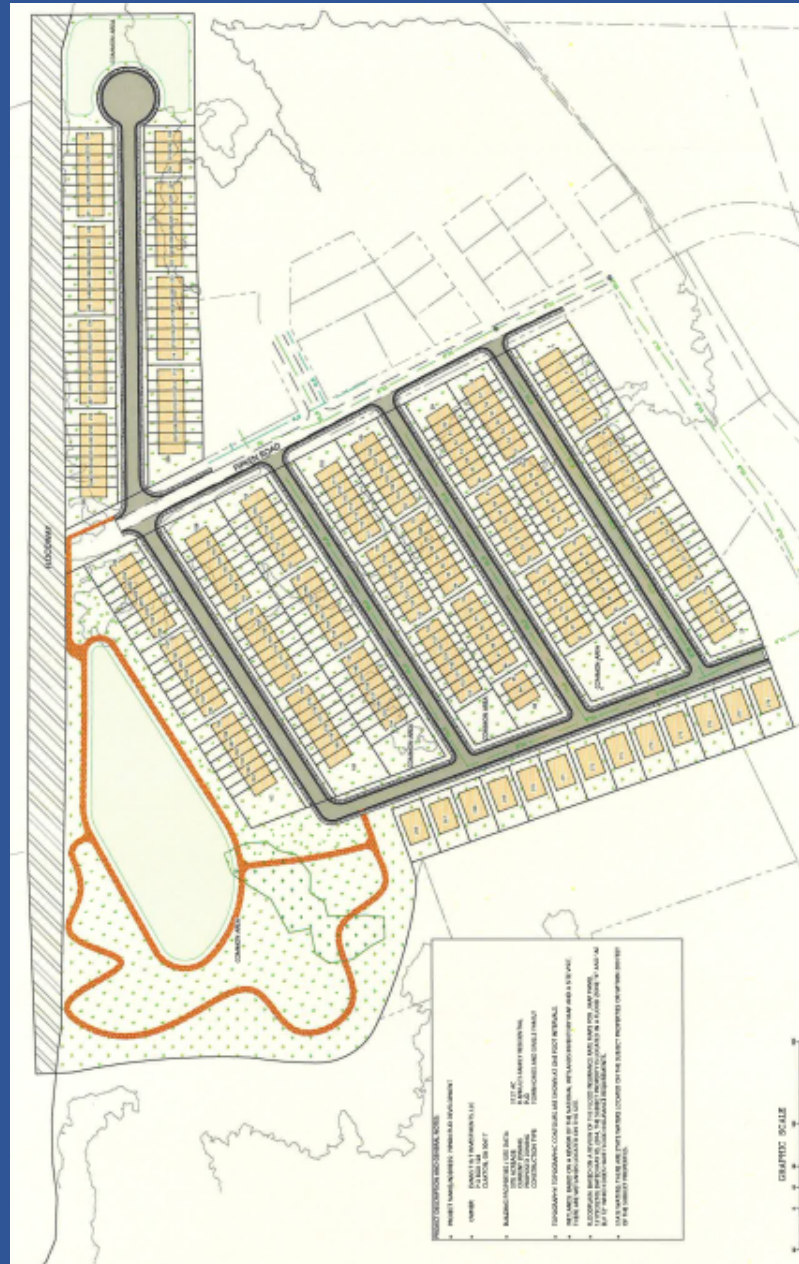
Floodplain



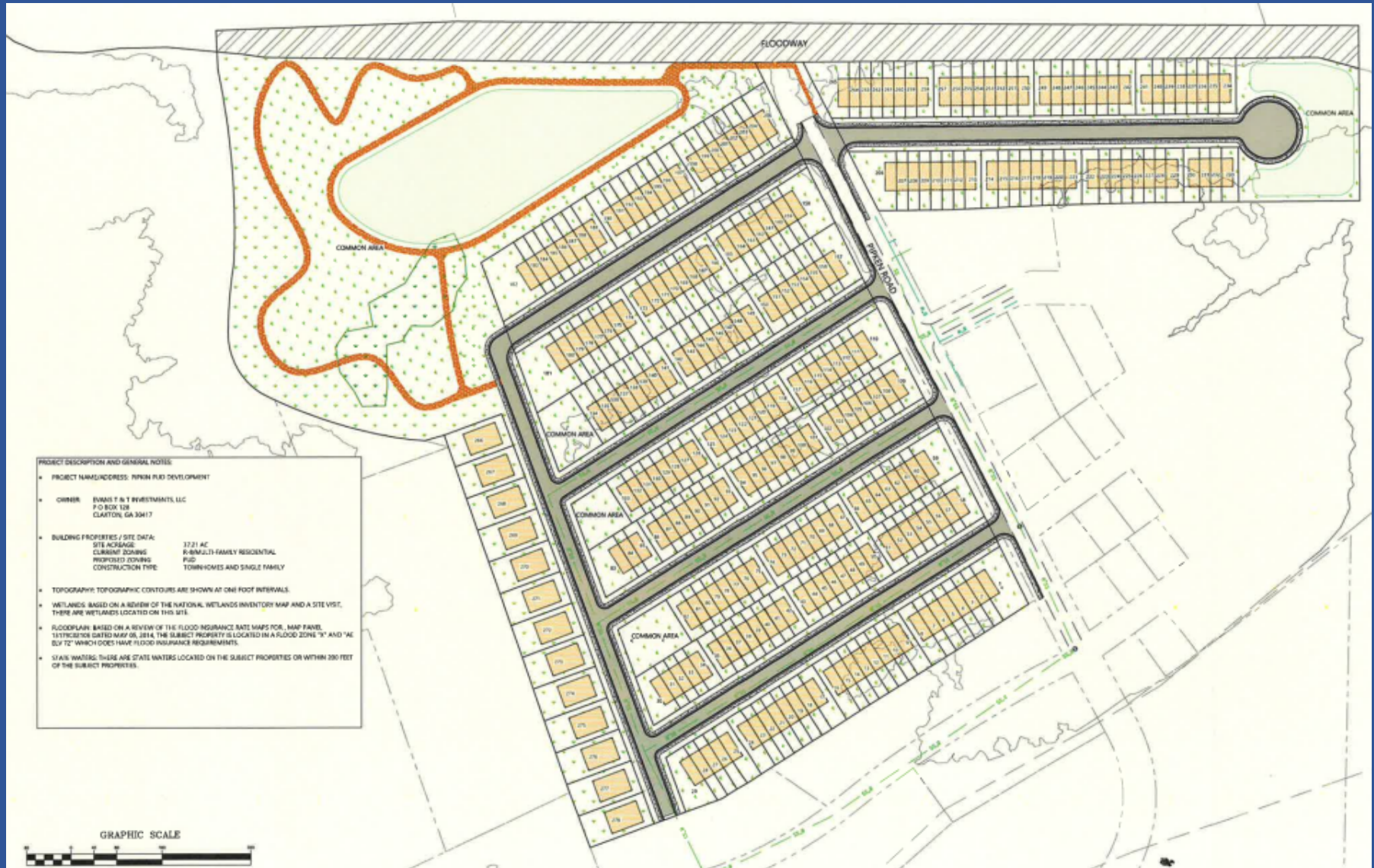
Wetlands



Plan



Plan



Narrative

I. GENERAL DESCRIPTION

The subject parcels included in the proposed development are currently owned by Evans T&T Investments, LLC and are zoned R-8 and MFR. The properties consist of partially developed areas and wooded areas with a same wetland section on the southern edge of the property.

Area:	37.21± acres
Wetlands:	.64± acres
Proposed Use:	Roughly 280 (+/- 10%) Townhouses or Single-Family Dwellings
Parcels:	046A 004, 005, 006, and 045C 139

The owner envisions the new development to feature a substantial recreational area, approximately one-quarter of the total buildable area, dedicated to activities such as walking, biking, and fishing. To accommodate this expansive space, the project necessitates a zoning change to higher-density single-family housing. Additionally, the owner plans to enhance the infrastructure by upgrading the sanitary sewer system, improving stormwater drainage, and renovating existing roadways.

II. ROADWAYS

The proposed roadways will allow for the following criteria:

1. Right-of-way: 60'
2. Design Speed: 15mph
3. Minimum Curve Radii: 100'
4. Curb and Gutter: 24"
5. Lanes: 11'
6. Section: 6" GAB, 1½" Asphalt (or structurally equivalent)
7. Sidewalk: 5' on both sides

All Streets will be subject to City of Hinesville street tree ordinances and street sign requirements and accessibility standards.

Narrative Continued

III. TOWNHOMES

The townhome unit design and layout criteria shall be based on the following criteria:

Front Yard Setback:	20'
Side Yard Setback:	
Non-End Units:	0'
Side Street:	20'
End Units:	10'
Rear Yard Setback:	15'
Minimum Lot Depth:	80'
Minimum Total Lot Area:	1,600SF
Max Lot Coverage:	70%
Minimum Lot Frontage:	20'
Minimum Floor Area:	900 SF

Buffer Area: Single family residences surround the proposed project. Natural buffer and vegetation will be utilized where possible to create natural buffers between adjoining property owners. Opaque privacy fencing may also be used in conjunction with the buffer.

IV. SINGLE FAMILY LOTS

The single family detached lots for this subdivision, if desired, shall exceed the following minimum standards:

Min Frontage	Min Total Area (SF)	Min Depth	Front Setback	Rear Setback	Side Setback
60'	5,500	85'	20'	15'	10'

V. OPEN SPACE

Open Space will consist of a substantial recreational area, approximately 8.34, dedicated to activities such as walking, biking, and fishing. Additional Pocket Green Spaces/Playgrounds will be added as well.

VI. PHASING

The project will likely be designed at one time and constructed in phases. Temporary cul-de-sac will be allowed so long as construction is ongoing on the next phases and so long as a minimum 40' temporary rock turnaround is provided for dead end roads.

VII. SERVICES

Sanitary sewers and water services will be provided by the city of Hinesville. Stormwater detention shall be provided in accordance with City of Hinesville minimum standards.

Narrative

VIII. WETLANDS

Wetland areas will be protected in accordance with State and Federal regulations and disturbances shall be permitted in accordance with the same.

IX. HOMEOWNERS ASSOCIATION

The developer shall establish restrictive covenants within the subdivision. Within the covenants shall be maintenance requirements for common areas, pond maintenance, and the cluster mailboxes.

X. Amenities per Section 206-2B

The proposed project should include the following:

1. A mixture of housing types (townhome and single family)
2. Preservation of mature forest stands within developable areas totaling one acre or more.
3. Common areas exceeding a total of 0.02 acres per dwelling unit.
4. One common area that exceeds 20,000 SF in size.
5. Landscaping of common areas with a minimum of 400 landscape quality points per acre (such area shall be dedicated to a funded property owners' association and not the governing authority).
6. Dirt bicycle/pedestrian pathways that connect to adjacent open spaces, public parks other public pathways.
7. An adaptive and inclusive playground.

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 site as both Residential High-Density and 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?
 - *A traffic study is required to mitigate any undue burdens.*

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?

- *Much of the site is in Flood Zone AE. A floodway runs along the left sides of Parcels 046A004 and 045C139,*

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 2025-006-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

1. A traffic study will be required at the time of preliminary plat submittal. To mitigate any undue traffic burdens, the recommendations of the traffic study shall be incorporated into the design.
2. For the single-family lots, the side street setback shall match the front setback of 20 feet.





City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025

Agenda Item: Proposed Wrecker Service Rate Change for Non-Consensual Towing

Prepared by: Kendra Ivy

Presented by: Ryan Arnold

PURPOSE: To Present for Mayor and Council Consideration, Adoption of proposed Wrecker Rates for Non-Consensual Towing.

BACKGROUND: On May 19, 2022, City Council updated the Wrecker Rates for Non-Consensual Towing in accordance with the State of Georgia Department of Public Safety DPS Rule 570-38-7 establishing Interstate Rates and Charges applying to nonconsensual towing.

FUNDING: N/A

RECOMMENDATION: Adoption of the Wrecker Service Rates for Non-Consensual Towing in accordance with the Georgia Department of Public Safety.

ATTACHMENTS:

1. 1 4.11.24 State Nonconsensual Towing Rates
2. 2 rate comparison
3. 3 proposed rates

PREVIOUS COUNCIL DISCUSSION: May 19, 2022



GEORGIA DEPARTMENT OF PUBLIC SAFETY

STATEWIDE MAXIMUM RATE TARIFF NO. 5

INTRASTATE RATES AND CHARGES

Applying to

NONCONSENSUAL TOWING

As described in DPS Rule 570-38-7

O.C.G.A. § 44-1-13

MAXIMUM RATE TARIFF

NOTE: The rates contained herein apply to the towing and storage of vehicles improperly parked or trespassing on private property and removed at the request of the property owner or their authorized agent, without the prior consent of the vehicle's owner or operator.

ISSUED BY:

GEORGIA DEPARTMENT OF PUBLIC SAFETY

P.O. Box 1456

Atlanta, Georgia 30371-1456

ISSUED: 04/11/2024

EFFECTIVE: 00/00/0000

GEORGIA DEPARTMENT OF PUBLIC SAFETY
STATEWIDE MAXIMUM RATE TARIFF NO. 5
INTRASTATE RATES AND CHARGES
NONCONSENSUAL TOWING

SECTION 1 – BACKGROUND/INTRODUCTION

The rates prescribed in this tariff apply to all nonconsensual towing and storage movements within the State of Georgia for the removal and storage of vehicles improperly parked or trespassing on private property. (Exception: The governing authority of a municipality may require towing and storage operators to charge lower maximum rates on traffic moving between points within such municipality than those provided herein.)

APPLICATION OF TARIFF

This tariff governs rates, fares and charges for services related to the removal and storage for towing of trespassing vehicles on private property when towing is performed without the prior consent or authorization of the owner or operator of the vehicle.

GOVERNING LAW AND RULES

This tariff is authorized by O.C.G.A. § 44-1-13 and governed by Georgia Department of Public Safety Rules and Regulations Chapter 570-38-7.

DISCOUNTS FROM MAXIMUM RATES OR CHARGES

The rates and charges prescribed herein are maximum rates. Nonconsensual towing carriers (or "carriers") shall not exceed the maximum rates and charges set forth herein. However, carriers may negotiate lower rates at their discretion.

METHOD OF PAYMENT

Payment may be made by cash, money order, certified check or cashier's check. Carriers equipped to accept debit cards and major credit cards may do so at no additional charge to the owner or operator of the vehicle.

ISSUED: 04/11/2024

EFFECTIVE: 00/00/0000

GEORGIA DEPARTMENT OF PUBLIC SAFETY
STATEWIDE MAXIMUM RATE TARIFF NO. 5
INTRASTATE RATES AND CHARGES
NONCONSENSUAL TOWING

SECTION 1 – BACKGROUND/INTRODUCTION

POSTED NOTICE

The rates and charges prescribed in this tariff may only be assessed if the private property on which the trespassing vehicle is located has posted notice stating that any unauthorized vehicles will be towed. Such notices must conform to the sign specifications outlined in DPS Rule 570-38-7-.14. An owner of residential private property containing not more than four residential units is not required to comply with the posting requirements of O.C.G.A. § 44-1-13 and DPS Rule 570-38-7-.14.

IMPOUNDMENT RECORDS AND CONTRACTS

In lieu of executing a contract with a private property owner or their authorized agent, nonconsensual towing carriers removing trespassing vehicles from residential properties containing not more than four residential units may instead obtain advance, signed authorization from the property owner or authorized agent. Proof regarding any such authorization must be maintained by the wrecker service and furnished to DPS staff upon request.

ISSUED: 04/11/2024

EFFECTIVE: 00/00/0000

GEORGIA DEPARTMENT OF PUBLIC SAFETY
MAXIMUM RATE TARIFF NO. 5
INTRASTATE RATES AND CHARGES
NONCONSENSUAL TOWING

SECTION 2 – RATES AND CHARGES

A. TOWING RATES AND CHARGES

- | | |
|--|--------------------------|
| 1. Removal fee for vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 pounds or less | Not to exceed \$228.00 |
| 2. Removal fee for vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,001 pounds to 20,000 pounds | Not to exceed \$390.00 |
| 3. Removal fee for vehicles with a Gross Vehicle Weight Rating (GVWR) of 20,001 pounds or greater – per unit charge | Not to exceed \$585.00 |
| 4. Removal fee for vehicles with a Gross Vehicle Weight Rating (GVWR) of 20,001 pounds or greater – combination unit | Not to exceed \$1,105.00 |
-

B. STORAGE RATES AND CHARGES

- | | |
|--|------------------------|
| 1. Storage for the first 24 hours, beginning at the time the vehicle is removed from the property | No charge |
| 2. Storage for any day or days the impoundment facility is closed and the vehicle's owner is unable to claim the vehicle | No charge |
| 3. Daily storage fee for vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,000 pounds or less | Not to exceed \$33.00 |
| 4. Daily Storage fee for vehicles with a Gross Vehicle Weight Rating (GVWR) of 10,001 pounds to 20,000 pounds | Not to exceed \$39.00 |
| 5. Daily Storage fee for vehicles with a Gross Vehicle Weight Rating (GVWR) of 20,001 pounds or greater – per unit charge | Not to exceed \$52.00 |
| 6. Daily Storage fee for vehicles with a Gross Vehicle Weight Rating (GVWR) of 20,001 pounds or greater – combination unit | Not to exceed \$98.00 |
| 7. Daily Storage fee for electric vehicles | Not to exceed \$60.00 |
| 8. Daily storage fee for electric vehicles that are damaged and require an isolation barrier | Not to exceed \$100.00 |
-

ISSUED: 04/11/2024

EFFECTIVE: 00/00/0000

GEORGIA DEPARTMENT OF PUBLIC SAFETY
 MAXIMUM RATE TARIFF NO. 5
 INTRASTATE RATES AND CHARGES
 NONCONSENSUAL TOWING

SECTION 2 – RATES AND CHARGES

C. OTHER RATES AND CHARGES

Operator Fee

1. If vehicle has been hooked with hoisting apparatus or loaded by the wrecker service and the vehicle has not left the premises and the owner or operator produces ignition key and removes vehicle immediately.

(a) Operator Fee for vehicles with a GVWR of 19,999 or less	Not to exceed \$ 130.00
---	-------------------------

(b) Operator Fee for vehicles with a GVWR of 20,000 or more	Not to exceed \$195.00
---	------------------------

Notification Fee

- | | |
|--|------------------------|
| 2. Notification fee may be charged within the first 24 hours where local law enforcement is notified in writing, by facsimile or other electronic means, in a manner acceptable to local law enforcement | Not to exceed \$ 26.00 |
| 3. Notification fee may be charged after the first 72 hours | Not to exceed \$ 65.00 |
| 4. The Notification Fees provided for herein <u>SHALL NOT EXCEED</u> a maximum total Notification Fee of \$91.00, cumulatively. | |
| 5. After 30 days, the process outlined in Chapter 11 of Title 40 of the Official Code of Georgia, related to abandoned motor vehicles, applies. | |

After Hours Fee

- | | |
|---|------------------------|
| 6. After hours fee may be charged if the vehicle's owner wishes to claim an impounded vehicle after the carrier's posted business hours | Not to exceed \$ 65.00 |
|---|------------------------|

ISSUED: 04/11/2024

EFFECTIVE: 00/00/0000

WRECKER RATES

These rates were approved & adopted by Mayor & Council May 19, 2022, as per the Georgia Public Safety Commission's fees (GPSC Non-Consensual Towing Maximum Rates - Private Property Trespass Towing & Storage Effective 9-27-17)

TOWING RATES AND CHARGES

	CURRENT RATES	PROPOSED RATES
Removal fee for vehicles with a gross vehicle weight rating of 10,000 pounds or less	\$ 175.00	\$228.00
Removal fee for vehicles with a gross vehicle weight rating of 10,001 pounds to 20,000	\$ 300.00	\$ 390.00
Removal fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – Per unit charge	\$ 450.00	\$ 585.00
Removal fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – combination unit.	\$ 850.00	\$ 1,105.00
Recovery fee for vehicles with a gross vehicle weight rating of 26,000 pounds or less – combination unit.	\$ 50.00	Not Applicable
Recovery fee for vehicles with a gross vehicle weight rating of 26,001 pounds or greater – combination unit.	\$ 75.00	Not Applicable
Removal fee for vehicles with a gross vehicle weight rating of 20,000 pounds or less – after 2 hours.	\$ 12.00 (each additional quarter hr.)	Not Applicable
Removal fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – after 2 hours.	\$ 20.00 (each additional quarter hr.)	Not Applicable

STORAGE RATES AND CHARGES

Storage for the first 24 hours, beginning at the time the vehicle is removed from the property	No Charge	No charge
Storage for any day or days the impoundment facility is closed and the vehicle's owner is unable to claim the vehicle	No Charge	No charge
Daily storage fee for vehicles with a gross vehicle weight rating of 10,000 pounds or less	\$ 25.00	\$ 33.00
Daily storage fee for vehicles with a gross vehicle weight rating of 10,001 pounds to 20,000	\$ 30.00	\$ 39.00
Daily storage fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – Per unit charge	\$ 40.00	\$ 52.00
Daily storage fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – Combination unit	\$ 75.00	\$ 98.00
Daily storage fee for electric vehicles	Not Applicable	\$ 60
Daily storage fee for electric vehicles that are damaged and Require an isolation barrier	Not Applicable	\$100

OPERATOR FEE

<i>If the vehicle has been hooked with hoisting apparatus or loaded by the wrecker service and the vehicle has not left the premises and the owner or operator produces ignition key and removes vehicle immediately.</i>		
Operator fee for vehicles with a GVWR of 19,999 pounds or less.	\$ 100.00	\$ 130.00
Operator fee for vehicles with a GVWR of 20,000 pounds or more.	\$ 150.00	\$ 195.00

NOTIFICATION FEE

<i>Notification fee may be charged within the first 24 hours where local law enforcement is notified in writing, the process outlined in O.C.G.A. Title 40, Chapter 11 pertaining to abandoned motor vehicles applies</i>	Not Applicable	\$26.00
<i>Notification fee may be charged after the first seventy-two (72) hours. After 30 days, the process outlined in O.C.G.A. Title 40, Chapter 11 pertaining to abandon motor vehicles applies</i>	\$ 50.00	\$ 65.00

AFTER HOURS FEE

<i>After hours fee may be charged if the vehicle's owner wishes to claim an impounded vehicle after the carrier's posted business hours.</i>	\$ 50.00	\$ 65.00
--	----------	----------

****You may charge rates lower than the rates listed above, however, no rates may exceed the maximum rates.**

WRECKER RATES

TOWING RATES AND CHARGES

ADOPTED RATES

Removal fee for vehicles with a gross vehicle weight rating of 10,000 pounds or less	\$228.00
Removal fee for vehicles with a gross vehicle weight rating of 10,001 pounds to 20,000	\$ 390.00
Removal fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – Per unit charge	\$ 585.00
Removal fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – combination unit.	\$ 1,105.00

STORAGE RATES AND CHARGES

Storage for the first 24 hours, beginning at the time the vehicle is removed from the property	No Charge
Storage for any day or days the impoundment facility is closed and the vehicle's owner is unable to claim the vehicle	No charge
Daily storage fee for vehicles with a gross vehicle weight rating of 10,000 pounds or less	\$ 33.00
Daily storage fee for vehicles with a gross vehicle weight rating of 10,001 pounds to 20,000	\$ 39.00
Daily storage fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – Per unit charge	\$ 52.00
Daily storage fee for vehicles with a gross vehicle weight rating of 20,001 pounds or greater – Combination unit	\$ 98.00
Daily storage fee for electric vehicles	\$ 60
Daily storage fee for electric vehicles that are damaged and require an isolation barrier	\$ 100

OPERATOR FEE

Operator fee for vehicles with a GVWR of 19,999 pounds or less.	\$ 130.00
Operator fee for vehicles with a GVWR of 20,000 pounds or more.	\$ 195.00

NOTIFICATION FEE

<i>Notification fee may be charged within the first 24 hours where local law enforcement is notified in writing, the process outlined in O.C.G.A. Title 40, Chapter 11 pertaining to abandoned motor vehicles applies</i>	\$26.00
<i>Notification fee may be charged after the first seventy-two (72) hours. After 30 days, the process outlined in O.C.G.A. Title 40, Chapter 11 pertaining to abandon motor vehicles applies</i>	\$ 65.00

AFTER HOURS FEE

<i>After hours fee may be charged if the vehicle's owner wishes to claim an impounded vehicle after the carrier's posted business hours.</i>	\$ 65.00
--	----------



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025

Agenda Item: Resolution #2025-01 City of Civility (Renewal)

Prepared by: Rodonia Armstrong

Presented by: Kenneth Howard

PURPOSE: To Present for Mayor and Council Consideration, Resolution #2025-01 – City of Civility (Renewal). The City of Civility designation for City of Hinesville is up for renewal and will expire in April 2025. The Georgia Cities Solution would like to continue recognizing our commitment to fostering civility within the community.

BACKGROUND: In January 2023, at the Cities United Summit, the Georgia Municipal Association (GMA) announced a new civility initiative. The initiative is designed to encourage city leaders to promote civility by seeking common ground, even with those with whom they strongly disagree. To reach a respectful and appropriate path forward. The City of Hinesville adopted a resolution pledging to practice and promote civility on April 6, 2023.

FUNDING: None

RECOMMENDATION: To adopt the renewal resolution confirming our commitment to civility and send a signed and dated copy to Georgia City Solutions.

ATTACHMENTS:

1. CIVIC CLERK.Civility Resolution 2025-01.03.06.25

PREVIOUS COUNCIL DISCUSSION:

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.



WHAT IS CIVILITY?

Civility is more than just politeness. It is about disagreeing without disrespect, seeking common ground as a starting point for dialogue about differences, listening past one's preconceptions and teaching others to do the same. Civility is the hard work of staying present even with those with whom we have deep-rooted and fierce disagreement.*

WHY CIVILITY MATTERS FOR CITIES?

- 1 Civil behavior and speech are critically important to a healthy, functional and respectful society.
- 2 A 2019 survey revealed that 93 percent of Americans believe that incivility is a problem, with 68 percent identifying incivility as a major problem.**
- 3 Cities need a plan to counteract the growing polarization and challenges caused by incivility.

*The Institute for Civility in Government

** Weber Shandwick's annual poll, Civility in America 2019

“

Civility fosters respect, trust, and belonging. By modeling and practicing civility, city leaders set an expectation that vigorous debate and vetting of ideas can be respectful and productive, leading to better engagement and outcomes for all.

”

LARRY HANSON, GMA CEO
& EXECUTIVE DIRECTOR



9 PILLARS OF CIVILITY



Be considerate of others' opinions. It's ok to agree to disagree.



Think about the impact of your actions and not the intent.



Manage your emotions. Get curious instead of furious.



Ask questions to learn. Answer questions with respect.



A silent voice is not always a weak voice. Sometimes it's ok not to respond.



Remember the acronym QTIP (Quit Taking It Personal).



Be Kind! Make your point about the issue, not the person.



Have empathy! Just because you have not experienced it, does not mean it does not exist.



Actively listen, to learn how to Engage respectfully!

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.



**ADOPT THE CIVILITY
RESOLUTION AND
PLEDGE TO BECOME A
CITY OF CIVILITY TODAY!**



WWW.GACITIES.COM/CIVILITY

**A RESOLUTION
PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY OF HINESVILLE**

WHEREAS, the City of Hinesville City Council (the “Mayor and Council”), the governing body of the City of Hinesville, Georgia (the “Municipality”), recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the City of Hinesville Mayor and Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the Municipality; and

WHEREAS, the members of the City of Hinesville Mayor and Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, City Council meetings are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of their district and city; and

WHEREAS, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City of Hinesville Mayor and Council has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION ONE

The City of Hinesville Mayor and Council pledges to practice and promote civility within the governing body as a means of conducting legislative duties and responsibilities.

SECTION TWO

The elected officials of the City of Hinesville Mayor and Council enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Hinesville.

SECTION THREE

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

SECTION FOUR

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

SECTION FIVE

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrates the Council's commitment to respect different opinions, by inviting and considering different perspectives, allowing space for ideas to be expressed, debated, opposed, and clarified in a constructive manner.

SECTION SIX

This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions.

SECTION SEVEN

The City of Hinesville expects members of the public to be civil in its discussion of matters under consideration by and before the Mayor and City Council with elected officials, staff, and each other.

ADOPTED this ____ day of _____, 20____.

Karl A. Riles, Mayor

Vicky C. Nelson, Mayor Pro Tem

Diana F. Reid, Councilmember

Jason R. Floyd, Councilmember

Dexter L. Newby, Councilmember

José A. Oritz, Jr., Councilmember

ATTEST:

Estella L. Roberson, City Clerk



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025

Agenda Item: City of Hinesville Development Authority Board

Prepared by: Rodonia Armstrong

Presented by: Kenneth Howard

PURPOSE: Appointments to the City of Hinesville Development Authority will expire on **March 7, 2025**. The term of office of Board members shall be for a four (4) year term. These appointments are made by Mayor and Council. The following appointments require reappointment.

- Mayor and Council - Donald Lovette (District 3)
- Mayor and Council - McKesson Stafford (District 3)
- Mayor and Council - Robert Bell (District 5)

BACKGROUND: None

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

1. COH Development Authority Board

PREVIOUS COUNCIL DISCUSSION:

City of Hinesville Development Authority

Mayor and Council	Karl Riles			4 years		End of Term
Mayor and Council	Donald Lovette	3		4 years	03/07/2013	03/07/2025
Mayor and Council	*McKesson Stafford	3		4 years	03/07/2019	
Mayor and Council	Justin McCartney	2	2	4 years	03/07/2013	03/07/2026
Mayor and Council	Patricia Jackson	1	1	4 years	03/07/2019	03/07/2026
Mayor and Council	Paul Johnson	4	2	4 years	03/07/2013	03/07/2026
Mayor and Council	Robert Bell	5	2	4 years	03/07/2013	03/07/2025

Resolution #2013-05 dated February 21, 2013

Resolution #2013-08 dated March 7, 2013

***Mr. Stafford will serve until another citizen is recommended by Mayor Pro Tem Nelson**



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: False Alarm Review Board
Prepared by: Rodonia Armstrong
Presented by: Kenneth Howard

PURPOSE: This False Alarm Review Board serves at the pleasure of Mayor and Council. The last time an appointment was made to the board was at the October 15, 2015, Council Meeting. Appointments to the False Alarm Review Board have no expiration date. These appointments are made by Mayor and Council.

BACKGROUND: The false alarm review board shall be comprised of three (3) private citizens who reside in the city and represent residential property owners, two (2) citizens who reside and operate a business in the city and represent commercial property owners, the city police chief or his designee, and the city fire chief or his designee. From among the seven (7) appointed members, a chairperson and a vice-chairperson shall be elected by the board to preside over meetings of the board. Despite the expiration of a board member's term, such a member shall continue to serve until a qualified successor shall be appointed.

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

1. False Alarm Review Board Ordinance #2005-05
2. False Alarm Review Board

PREVIOUS COUNCIL DISCUSSION:

AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF HINESVILLE, GEORGIA, SECTION 12-21 (FALSE ALARM SERVICE FEE) TO RESTRUCTURE THE MEMBERSHIP OF THE FALSE ALARM REVIEW BOARD; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WITNESSETH:

WHEREAS, the duly elected governing authority of the City of Hinesville, Georgia is the Mayor and Council thereof; and

WHEREAS, Section 16 of the Charter of the City of Hinesville and Section 2-28 of the Code of the City of Hinesville, Georgia, provide that the mayor and council shall have the power to make and pass all rules, regulations, and resolutions which the mayor and council deem best for the government of the city, provided they are not in conflict with the charter of the City nor repugnant to the Constitution or laws of the State of Georgia or the United States; and

WHEREAS, the Mayor and Council desire to restructure the membership and membership qualifications of the City's False Alarm Review Board to improve the functioning of that Board and its delivery of services to the City and to lengthen the appeal processing time,

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Hinesville, and it is hereby ordained by the authority of same, that The Code of the City of Hinesville, Georgia, be amended as follows:

**SECTION I
ORDINANCE TEXT**

Section 12-21 of The Code of the City of Hinesville, Georgia (hereinafter referred to as the "Code") is hereby amended as follows:

(1) Subsection (e) of Section 12-21 of the Code shall be amended in its entirety and a new sub-section (e) substituted therefore shall provide as follows:

(e) False alarm review board. There shall be appointed by the mayor and city council a false alarm review board which shall hear all appeals authorized under this section. The false alarm review board shall be

comprised of three (3) private citizens who reside in the city and represent residential property owners, two (2) citizens who reside and operate a business in the city and represent commercial property owners, the city police chief or his designee, and the city fire chief or his designee. From among the seven (7) appointed members, a chairperson and a vice-chairperson shall be elected by the board to preside over meetings of the board. Four (4) of the appointed board members shall constitute a quorum and a majority vote shall be dispositive of any issue presented. Other than the police chief and fire chief, the board members shall serve at the pleasure of the mayor and city council. Despite the expiration of a board member's term, such member shall continue to serve until a qualified successor shall be appointed.

(1) Abandonment of Review Board Membership. If any member of the false alarm review board is absent from more than fifty-percent (50%) of the meetings of the board [during any period of six consecutive months] then that member shall be deemed to have abandoned their membership on the review board. In determining whether abandonment has occurred, a board member shall not be considered as having been absent from a meeting if that member provides notice of the absence at least two days prior to the scheduled board meeting. The board shall report any instance of abandonment to the mayor and council and request that the mayor and council appoint a new board member to fill the vacancy left by the abandonment. The new board member shall be appointed as provided by this section and shall satisfy the same qualifications as provided by this section as were satisfied by the departing member. The new member shall serve the remainder of the term of that abandoned membership.

(2) Board Secretary. The board shall elect a Board Secretary. Such person need not be a member of the board. The Board Secretary, if a nonmember, shall attend meetings for the purpose of recording the minutes of such meetings, but shall not have any of the powers, rights, or duties of members. The Board Secretary shall act as secretary of and keep the minutes of all meetings of the board. The Secretary shall serve as the custodian of the board's records. The Secretary shall ascertain that all notices of meetings are duly given, shall have charge of the books, records and papers of the board and shall see that all reports, statements and other documents and records required by law are properly executed, kept and filed. The Secretary shall have responsibility for authenticating records of the board. The Secretary shall perform such further duties which usually pertain to the office of Secretary and/or as may be delegated by the Board from time to time and/or as may be delegated by the City Manager from time to time.

(2) *Subsection (f) of Section 12-21 of the Code shall be amended to lengthen the owner's or lessee's time to appeal a decision of the False Alarm Review Board from five (5) days to ten (10) days and the new sub-section (f) substituted therefore shall provide as follows:*

(f) *Appeals.* Any owner or lessee of an alarmed premises may appeal the determination of a false alarm and/or the assessment of a false alarm service fee to the city's false alarm review board. Such appeal shall be in writing and filed with the city clerk within ten (10) days of notification of such determination and/or assessment. Upon filing of such appeal, the city false alarm review board shall give reasonable notice to appellant and shall hold a hearing on the appeal.

SECTION II SEVERABILITY

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared illegal by the valid judgment or decree of any Court of competent jurisdiction, such illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION III REPEALER

All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed.

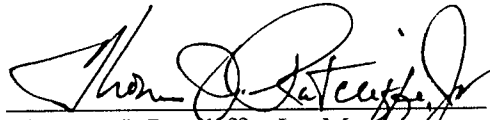
SECTION IV EFFECTIVE DATE

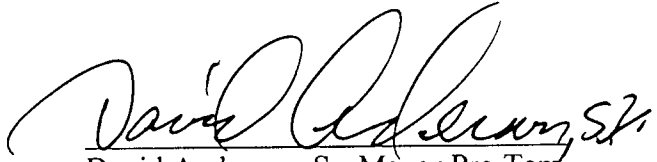
This Ordinance shall become effective upon adoption.

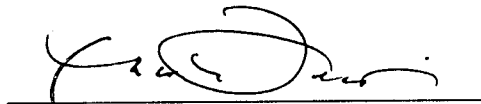
[Adopting Signatures Appear on Following Page]

ORDAINED this 17th day of March, 2005.

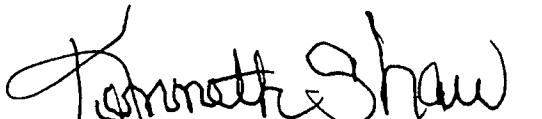
CITY OF HINESVILLE, GEORGIA:


Thomas J. Ratchliffe, Jr., Mayor


David Anderson, Sr. Mayor Pro Tem


Charles Frasier, Council Member


Jack Shuman, Council Member


Kenneth Shaw, Council Member


Steve Troha, Council Member

ATTEST: 
Sarah R. Lumpkin, City Clerk

FALSE ALARM REVIEW BOARD

	CURRENT APPOINTEES	RESIDES IN DISTRICT	TERMS SERVED	LENGTH OF TERM	TERM BEGAN	TERM EXPIRES
Mayor and Council	Fire Chief or Designee					
Mayor and Council	Chief of Police or Designee					
Mayor and Council	Cassidy Collins	2			05/02/2013	
Mayor and Council	John Baker				05/02/2013	
Mayor and Council	John Rourke				05/16/2013	
Mayor and Council	Moses Willis				10/15/2015	
Mayor and Council	Barbara Weaver				07/07/2005	



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Class V Alcohol License Request
Prepared by: Deridra Weeks
Presented by: Deridra Weeks

PURPOSE: The Liberty County Chamber of Commerce is requesting a Class V Alcohol License to sell beer and wine at the Small World Festival event.

BACKGROUND: The Liberty County Chamber of Commerce is requesting a One-Day Special Event Permit to sell beer and wine during the Small World Festival event on March 29, 2025. This event will take place on Main St, Gap Park, and the Bradwell Park areas from 12 p.m. to 9 p.m. All departments have approved this request.

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. Small World Festival Routing Slip
2. Small World Festival Application
3. Small World Festival Background Check
4. Small World Festival Summary Sheet

PREVIOUS COUNCIL DISCUSSION: None

Date: 2--19-25

DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	Small World Festival - ALCOHOL	
			In	Out	Concur	Non Concur	Subj: Event Name	Leah Poole	
LCPC	2	S	2/19/25	2/19/25	TK		Subj: Event Date	3-29-25	
INSPECTIONS ZONING DEPARTMENT	3	S	2-19-25	2-19-25	GWS				
GIS							EVENT OR VENUE COMMENTS:		
FIRE DEPARTMENT	4	S	2/19/25	2/19/25	MS		please see the attached CLASS V		
POLICE DEPARTMENT									
YES ☐ NO ☐ security required									
CITY CLERK							FOR BUSINESS LICENSE USE ONLY		
BUSINESS LICENSE OFFICE	1	x	2-19-25	2-19-25					
ACTION CODES							Yes ☐ No ☒	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 ☒ No ☐	Requires Mayor & Council Approval		3-6-25
S -	SIGNATURE		R -	RECOMMENDATION		SIGNATURE:			Council Meeting Date:
								Last Action Date:	

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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.

LICENSE YEAR: 2025



DATE: 2-19-25

CLASS V ALCOHOL BEVERAGE LICENSE APPLICATION

(must be submitted at least thirty (30) days prior to the planned event)

Leah Poole

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

LEGAL MAILING ADDRESS OF APPLICANT:

SSN:

DOB MONTH/DAY/YEAR:

HOME PHONE:

9123684445

BUSINESS PHONE:

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

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

Type of Event: One Time Event ☒ Public Event ☒ Quasi-Public Event ☐
(circle one)

Type of Organization:

☐ Licensed Alcohol Beverage Caterer - must provide copy of state & local license

☒ Bona Fide Nonprofit Organization - must provide proof of tax-status 501(C) (3)

Liberty County Chamber of Commerce

NAME OF ORGANIZATION:

208 E Court Street Hinesville, GA 31313

BUSINESS MAILING ADDRESS:

912.368.4445

BUSINESS PHONE NUMBER:

20-8547671

FEDERAL TAX ID NUMBER:

HinesvilleSmallWorldFestival

DESCRIPTION AND/NAME OF EVENT:

LOCATION OF EVENT (ADDRESS/AREA DESCRIPTION:

downtown Hinesville, specifically Bradwell Park area & Main Street area

3.29.25

DATE:

12 noon

TIME:

5000

ANTICIPATED NUMBER OF PARTICIPANTS:

n/a

COST TO ATTEND:

TYPE OF ALCOHOLIC BEVERAGE(S) TO BE SOLD/SERVED:

BEER (\$50) ☒ WINE (\$50) ☒ LIQUOR (\$50) ☐

LICENSE YEAR: 2025

DATE: 2-19-25

DESCRIBE THE NATURE AND ESTIMATED QUANTITY OF ALCOHOL BEVERAGES TO BE SOLD/SERVED:

4 begs of beer, 4 cases of wine

DESCRIBE THE PARKING ARRANGEMENTS:

free parking throughout downtown Hinesville

DESCRIBE THE PLANNED SECURITY ARRANGEMENTS:

as required by the HPD

WILL SIGNS OR STRUCTURES BE ERECTED: YES ___ NO^x ___
(if yes, please describe below)

The City Council has the authority to approve or reject this application. The City Council may decide the nature of any security and/or parking arrangements, for which the organization staging the event will be responsible. The City Council has the discretion to require event organizers to designate and clearly mark the specific areas in which alcohol beverages may be consumed, using ropes, barricades, stanchions, or similar devices.

Date: 2-19-25

DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	Small World Festival	
			In	Out	Concur	Non Concur	Subj: Event Name	Leah Poole	
LCPC							Subj: Event Date	N/A	
INSPECTIONS ZONING DEPARTMENT							EVENT OR VENUE COMMENTS: Please conduct a background check for a Class V License.		
GIS									
FIRE DEPARTMENT									
POLICE DEPARTMENT	2	s	02/27/25	02/27/25	TEH				
YES ☐ NO ☐ security required							FOR BUSINESS LICENSE USE ONLY		
CITY CLERK									
BUSINESS LICENSE OFFICE	1	x	2-19-25	2-19-25					
ACTION CODES							Yes ☐ No ☒	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 ☒ No ☐	Requires Mayor & Council Approval	
S -	SIGNATURE		R -	RECOMMENDATION			SIGNATURE:		3-6-25
									Council Meeting Date:
									Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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.

Revised October 24, 2022

MAYOR

Karl Riles

CITY MANAGER

Kenneth K. Howard

CITY CLERK

Estella L. Roberson

CITY ATTORNEY

Linnie L. Darden, III

*Tracey E. Howard, Chief of Police***MAYOR PRO TEM**

Vicky C. Nelson

COUNCIL MEMBERS

Diana F. Reid

Jason R. Floyd

Dexter L. Newby

José A. Ortiz, Jr.

FROM THE HINESVILLE POLICE DEPARTMENT

This is to certify that I have checked criminal history records on the enclosed applicants.

Name of applicant

☒ No record on file
☐ Record on file acceptable
☐ Record on file, summary attached
☐ Not acceptable

POOLE, LEAH K.

Name of applicant

☐ No record on file
☐ Record on file acceptable
☐ Record on file, summary attached
☐ Not acceptable

Name of applicant

☐ No record on file
☐ Record on file acceptable
☐ Record on file, summary attached
☐ Not acceptable

Name of applicant

☐ No record on file
☐ Record on file acceptable
☐ Record on file, summary attached
☐ Not acceptable

Name of applicant

☐ No record on file
☐ Record on file acceptable
☐ Record on file, summary attached
☐ Not acceptable

Signature

02/27/2025*"Home for a Day or a Lifetime"*

123 East M.L. King Jr. Drive, Hinesville, GA 31313 (912) 368-8211
www.cityofhinesville.org

SUMMARY SHEET FOR CLASS V ALCOHOL LICENSE

NAME OF THE EVENT	Small World Festival
LOCATION	Downtown Hinesville Main Street Bradwell and GAP Parks
DATE OF EVENT	Saturday, March 29, 2025
TIME OF EVENT	12:00 pm until 9:00 pm
NAME OF APPLICANT(S)	Leah Poole
NAME OF BUSINESS	Liberty County Chamber of Commerce
ADDRESS OF BUSINESS	208 E Court St Hinesville GA 31313
APPROVED BY HPD	Yes 02-27-2025
APPROVED BY LCPC	Yes 02-13-2025
APPROVED BY INSPECTIONS DEPARTMENT	Yes 02-19-2025
APPROVED BY HFD	Yes 02-13-2025
TYPE OF LICENSE	Class V on premise consumption beer and wine

City Council () Approved () Disapproved by _____ Date 03-06-2025



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025

Agenda Item: New Alcoholic Beverage License for 2025 Change in Ownership

Prepared by: Deridra Weeks

Presented by: Deridra Weeks

PURPOSE: Alcohol Beverage Licenses

BACKGROUND: Nouria Energy Retail Inc. is applying for a 2025 alcohol and business license to operate established convenience stores located at 151 East M. L. King Jr Dr, 715 East Oglethorpe Hwy, 770 Charles C. Frasier Blvd, 791 Elma G. Miles Pkwy and 904 Elma G. Miles Pkwy. These applications are for an alcohol beverage licenses to sell beer and wine for off-premise consumption. These are changes in ownership.

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. Nouria Energy Retail Routing Slips
2. 151 Nouria Energy Retail Application
3. 715 Nouria Energy Retail Application
4. 770 Nouria Energy Retail Application
5. 791 Nouria Energy Retail Application
6. 904 Nouria Energy Retail Application
7. 151 Nouria Summary Sheet
8. 715 Nouria Summary Sheet
9. 770 Nouria Summary Sheet
10. 791 Nouria Summary Sheet
11. 904 Nouria Summary Sheet

PREVIOUS COUNCIL DISCUSSION: None

Date: 2-19-25

DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	Nouria 151		
			In	Out	Concur	Non Concur	Subj: Event Name	Terry Bates		
LCPC	2	s	2/19/25	2/19/25	TK		Subj: Event Date	N/A		
INSPECTIONS ZONING DEPARTMENT	4	s	2-19-25	2-26-25	GWS		EVENT OR VENUE COMMENTS: please see the attached change in ownership alcohol bl			
GIS	3	s	2-19-25	2-19-25	SJM					
FIRE DEPARTMENT	5	s	2/26/25	2/24/25	MS					
POLICE DEPARTMENT										
YES ☐ NO ☐ security required							FOR BUSINESS LICENSE USE ONLY			
CITY CLERK										
BUSINESS LICENSE OFFICE										
ACTION CODES							Yes ☐ No ☒	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 ☒ No ☐	Requires Mayor & Council Approval	3-6-25	Council Meeting Date:
S -	SIGNATURE		R -	RECOMMENDATION			SIGNATURE:			Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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.

Date: 2-19-25

DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	Nouria 715	
			In	Out	Concur	Non Concur	Subj: Event Name	Terry Bates	
LCPC	2	s	2/19/25	2/19/25	TK		Subj: Event Date	N/A	
INSPECTIONS ZONING DEPARTMENT	4	s	2-19-25	2-19-25	GWS				
GIS	3	s	2-19-25	2-19-25	SJM		EVENT OR VENUE COMMENTS:		
FIRE DEPARTMENT	5	s	2/19/25	2/19/25	MS		please see the attached change in ownership for an alcohol BL		
POLICE DEPARTMENT									
YES ☐ NO ☐ security required									
CITY CLERK							FOR BUSINESS LICENSE USE ONLY		
BUSINESS LICENSE OFFICE	1	x	2-19-25	2-19-25					
ACTION CODES							Yes ☐ No ☒	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 ☒ No ☐	Requires Mayor & Council Approval	3-6-25	Council Meeting Date:
S -	SIGNATURE		R -	RECOMMENDATION		SIGNATURE:			Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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.

Date: 2-19-25

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	2/19/25	2/19/25	TK		Nouria 770							
INSPECTIONS ZONING DEPARTMENT	4	s	2-19-25	2-26-25	GWS		Terry Bates							
GIS	3	s	2-19-25	2-20-25	SJM		Subj: Event Date							
FIRE DEPARTMENT	5	s	2/26/25	2/26/25	MS		N/a							
POLICE DEPARTMENT							EVENT OR VENUE COMMENTS: please see the attached change in ownership alcohol bl							
YES ☐ NO ☐ security required														
CITY CLERK														
BUSINESS LICENSE OFFICE	1	x	2-19-25	2-19-25										
ACTION CODES <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> X - ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET A - APPROPRIATE ACTION G - GUIDANCE S - SIGNATURE </td> <td style="width: 50%; vertical-align: top;"> I - INFORMATION D - DECISION C - COMMENT R - RECOMMENDATION </td> </tr> </table>							X - ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET A - APPROPRIATE ACTION G - GUIDANCE S - SIGNATURE	I - INFORMATION D - DECISION C - COMMENT R - RECOMMENDATION	Yes ☐ No ☒		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 A - APPROPRIATE ACTION G - GUIDANCE S - SIGNATURE	I - INFORMATION D - DECISION C - COMMENT R - RECOMMENDATION						
EVENT NAME:														
							FOR BUSINESS LICENSE USE ONLY							
							Yes ☒ No ☐		Requires Mayor & Council Approval		3-6-25		Council Meeting Date:	
							SIGNATURE:						Last Action Date:	

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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.

Date: 2-19-25

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	2/19/25	2/19/25	TK		791 Nouria	
INSPECTIONS ZONING DEPARTMENT	4	s	2-19-25	2-26-25	GWS		Terry Bates	
GIS	3	s	2-19-25	2-19-25	SJM		Subj: Event Date N/A	
FIRE DEPARTMENT	5	s	2/26/25	2/26/25	MS		EVENT OR VENUE COMMENTS: please see the attached alcohol BL Change in ownership	
POLICE DEPARTMENT								
YES ☐ NO ☐ security required								
CITY CLERK								
BUSINESS LICENSE OFFICE	1	x	2-19-25	2-19-25			FOR BUSINESS LICENSE USE ONLY	
ACTION CODES							Yes ☐ No ☒ Is there an election, voter registration, special event, or other City and/or County related event occurring during date of the above event? EVENT NAME:	
X -	ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET		I -	INFORMATION				
A -	APPROPRIATE ACTION		D -	DECISION				
G -	GUIDANCE		C -	COMMENT				
S -	SIGNATURE		R -	RECOMMENDATION			Yes ☒ No ☐ Requires Mayor & Council Approval SIGNATURE:	
							3-6-25	Council Meeting Date:
								Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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.

Date: 2-19-25

DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	Nouria 904	
			In	Out	Concur	Non Concur	Subj: Event Name	Terry Bates	
LCPC	2	s	2/19/25	2/19/25	TK		Subj: Event Date	N/A	
INSPECTIONS ZONING DEPARTMENT	4	s	2-19-25	2-26-25	GWS		EVENT OR VENUE COMMENTS: please see the attached change in ownership alcohol bl		
GIS	3	s	2-19-25	2-20-25	SJM				
FIRE DEPARTMENT	5	s	2/26/25	2/27/25	MS				
POLICE DEPARTMENT									
YES ☐ NO ☐ security required									
CITY CLERK							FOR BUSINESS LICENSE USE ONLY		
BUSINESS LICENSE OFFICE	1	x	2-19-25	2-19-25					
ACTION CODES							Yes ☐ No ☒	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					
S -	SIGNATURE		R -	RECOMMENDATION			Yes ☒ No ☐	Requires Mayor & Council Approval	
							SIGNATURE:	3-6-25	Council Meeting Date:
									Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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.

LICENSE YEAR: 2025

DATE RECEIVED:	FOR OFFICE USE ONLY
NEW:	2-19-25
CHANGE IN OWNERSHIP:	
BUSINESS TYPE:	CWA CNA HB OS
BLDG INSP:	
ZONING:	
ZONED:	
POLICE:	
FIRE:	
DATE:	
DATE:	
DATE:	
DATE:	



BUSINESS LICENSE APPLICATION

PAYABLE TO:

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

Nouria Energy Retail, Inc., DBA Nouria 151 East M.L. King Jr. Drive
NAME OF BUSINESS:

151 East M.L. King Jr. Drive, Hinesville, GA 31313
LOCATION OF ABOVE BUSINESS:

326 Clark Street, Worcester, MA 01606
MAILING ADDRESS:

Permits@nouriaenergy.com
EMAIL ADDRESS:

04-3125842

309009005

FEDERAL TAX ID NUMBER:

STATE TAX ID NUMBER:

gas station & convenience store

DESCRIBE THE NATURE OF BUSINESS:

Terry Elizabeth Bates

326 Clark Street, Worcester, MA 01606

MANAGER'S NAME:

MANAGER'S MAILING ADDRESS:

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

DOES THIS BUSINESS INVOLVE SALES TAX? ☒ (YES) ☐ (NO) IF YES, SALES TAX NUMBER: 309009005

Nouria Energy Retail, Inc., DBA Nouria 151 East M.L. King Jr. Drive
OWNER OF BUSINESS:

326 Clark Street, Worcester, MA 01606

OWNER'S HOME ADDRESS:

(Corporations or Partnerships must list all Names & Addresses of Owners or Officers)
(use a separate sheet if necessary)

FEIN # 04-3125842

Date of Formation in MA: 6/13/1991

SOCIAL SECURITY NUMBER:

BIRTH DATE: MONTH/DAY/YEAR

508-762-3724

912-876-1244

HOME PHONE:

BUSINESS PHONE:

LICENSE FEE COMPUTATIONS

Number of Employees (including ownership) 10	\$ 230.00
Administrative Fee	\$ 35.00
Inspection Fee	\$ 30.00
Additional Fees	\$
TOTAL DUE:	\$ 295.00

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 23 DAY OF Jan, 20 25

(AUTHORIZED SIGNATURE OF APPLICANT)

Personally, before me the undersigned appeared Tony El-Nemr, who on Oath has sworn that the above information given therein is true and correct.

Sworn to and subscribed before me this 23rd day of January, 20 25

STATE OF: MA COUNTY OF: Worcester CITY OF: Worcester

NOTARY STAMP OR SEAL
REBECCA IRENE SHURTLEFF
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 19, 2025

NOTARY PUBLIC:

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

LICENSE YEAR: 2025

DATE RECEIVED:	FOR OFFICIAL USE ONLY
NEW:	<u>13025</u>
CHANGE IN OWNERSHIP:	☒
BUSINESS TYPE:	<u>CWA</u> CNA HB OS
BUDG INSP:	
ZONING:	
ZONED:	
POLICE:	
FIRE:	
DATE:	
DATE:	
DATE:	
DATE:	



BUSINESS LICENSE APPLICATION

PAYABLE TO:

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

Nouria Energy Retail, Inc., DBA Nouria 715 East Oglethorpe Highway
NAME OF BUSINESS:

715 East Oglethorpe Highway, Hinesville, GA 31313
LOCATION OF ABOVE BUSINESS:

326 Clark Street, WORCESTER, MA 01606
MAILING ADDRESS:

Permits@nouriaenergy.com
EMAIL ADDRESS:

04-3125842

309012727

FEDERAL TAX ID NUMBER:

STATE TAX ID NUMBER:

gas station & convenience store

DESCRIBE THE NATURE OF BUSINESS:

Terry Elizabeth Bates

326 Clark Street, WORCESTER, MA 01606

MANAGER'S NAME:

MANAGER'S MAILING ADDRESS:

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

DOES THIS BUSINESS INVOLVE SALES TAX? ☒ (YES) ☐ (NO) IF YES, SALES TAX NUMBER: 309012727

Nouria Energy Retail, Inc., DBA Nouria 715 East Oglethorpe Highway
OWNER OF BUSINESS:

326 Clark Street, WORCESTER, MA 01606

OWNER'S HOME ADDRESS:

(Corporations or Partnerships must list all Names & Addresses of Owners or Officers)
(use a separate sheet if necessary)

FEIN # 04-3125842

Date of Formation in MA: 6/13/1991

SOCIAL SECURITY NUMBER:

BIRTH DATE: MONTH/DAY/YEAR

508-762-3724

912-876-2202

HOME PHONE:

BUSINESS PHONE:

LICENSE FEE COMPUTATIONS

Number of Employees (including ownership) 10

Administrative Fee

Inspection Fee

Additional Fees

TOTAL DUE:

\$ 230.00
\$ 35.00
\$ 30.00
\$ 245.00

TOTAL RECEIVED \$

1620.00

PAID

FEB 19 2025

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 23 DAY OF Jan, 20 25

(AUTHORIZED SIGNATURE OF APPLICANT)

Personally, before me the undersigned appeared Tony El-Nemr, who on Oath has sworn that the above information given therein is true and correct.

Sworn to and subscribed before me this 23 day of January, 20 25

STATE OF: MA

COUNTY OF: Worcester

CITY OF: Worcester

REBECCA IRENE SHURTLEFF
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 19, 2025

NOTARY PUBLIC:

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

LICENSE YEAR: 2025

DATE RECEIVED:

2-19-25

NEW:

CHANGE IN OWNERSHIP:

BUSINESS TYPE: CWA ☒ CNA ☐ HB ☐ OS ☐

BLOG INSP:

ZONING:

ZONED:

POLICE:

FIRE:

DATE:

DATE:

DATE:

DATE:

DATE:



BUSINESS LICENSE APPLICATION

PAYABLE TO:

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

Charles C. Frasier Blvd.

Nouria Energy Retail, Inc., DBA Nouria 770 South Main Street

770 South Main Street, Hinesville, GA 31313

NAME OF BUSINESS:

LOCATION OF ABOVE BUSINESS:

326 Clark Street, WORCESTER, MA 01606

Permits@nouriaenergy.com

MAILING ADDRESS:

EMAIL ADDRESS:

04-3125842

309013003

FEDERAL TAX ID NUMBER:

STATE TAX ID NUMBER:

gas station & convenience store

DESCRIBE THE NATURE OF BUSINESS:

Terry Elizabeth Bates

326 Clark Street, WORCESTER, MA 01606

MANAGER'S NAME:

MANAGER'S MAILING ADDRESS:

DOES THIS BUSINESS REQUIRE A STATE LICENSE? ☒ (YES) ☐ (NO)

(Please attach a copy of your state license or certification)

DOES THIS BUSINESS INVOLVE SALES TAX? ☒ (YES) ☐ (NO) IF YES, SALES TAX NUMBER: 309013003

Nouria Energy Retail, Inc., DBA Nouria 770 South Main Street

326 Clark Street, WORCESTER, MA 01606

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)

FEIN # 04-3125842

Date of Formation in MA: 6/13/1991

SOCIAL SECURITY NUMBER:

BIRTH DATE: MONTH/DAY/YEAR

508-762-3724

912-876-1244

HOME PHONE:

BUSINESS PHONE:

LICENSE FEE COMPUTATIONS

Number of Employees (including ownership) <u>10</u>	\$ <u>230.00</u>
Administrative Fee	\$ <u>35.00</u>
Inspection Fee	\$ <u>30.00</u>
Additional Fees	\$ <u>0.00</u>
TOTAL DUE:	\$ <u>295.00</u>

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 23 DAY OF Jan, 20 25

(AUTHORIZED SIGNATURE OF APPLICANT)

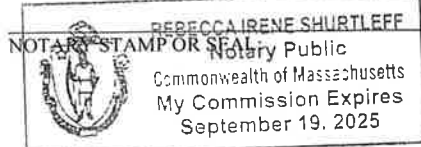
Personally, before me the undersigned appeared Tony El-Nemr, who on Oath has sworn that the above information given therein is true and correct.

Sworn to and subscribed before me this 23 day of January, 20 25

STATE OF: MA

COUNTY OF: Worcester

CITY OF: Worcester



NOTARY PUBLIC

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

LICENSE YEAR: 2025

FOR OFFICIALS ONLY	
DATE RECEIVED:	<u>2-19-25</u>
NEW:	
CHANGE IN OWNERSHIP:	
BUSINESS TYPE: CWA	<u>CHA</u> <u>HS</u> <u>OS</u>
BLDG INSP:	
ZONING:	
ZONED:	
POLICE:	
FIRE:	
DATE:	
DATE:	
DATE:	
DATE:	



BUSINESS LICENSE APPLICATION

PAYABLE TO:

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

Nouria Energy Retail, Inc., DBA Nouria 791 Elma G Miles Parkway
NAME OF BUSINESS:

791 Elma G Miles Parkway, Hinesville, GA 31313
LOCATION OF ABOVE BUSINESS:

326 Clark Street, WORCESTER, MA 01606
MAILING ADDRESS:

Permits@nouriaenergy.com
EMAIL ADDRESS:

04-3125842

309024695

FEDERAL TAX ID NUMBER:

STATE TAX ID NUMBER:

gas station & convenience store

DESCRIBE THE NATURE OF BUSINESS:

Terry Elizabeth Bates
MANAGER'S NAME:

326 Clark Street, WORCESTER, MA 01606
MANAGER'S MAILING ADDRESS:

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

DOES THIS BUSINESS INVOLVE SALES TAX? ☒ (YES) ☐ (NO) IF YES. SALES TAX NUMBER: 309024695

Nouria Energy Retail, Inc., DBA Nouria 791 Elma G Miles Parkway
OWNER OF BUSINESS:

326 Clark Street, WORCESTER, MA 01606
OWNER'S HOME ADDRESS:
(Corporations or Partnerships must list all Names & Addresses of Owners or Officers)
(use a separate sheet if necessary)

FEIN # 04-3125842

Date of Formation in MA: 6/13/1991

SOCIAL SECURITY NUMBER:

BIRTH DATE: MONTH/DAY/YEAR

508-762-3724

912-876-1244

HOME PHONE:

BUSINESS PHONE:

LICENSE FEE COMPUTATIONS

Number of Employees (including ownership) <u>10</u>	\$ <u>230.00</u>
Administrative Fee	\$ <u>35.00</u>
Inspection Fee	\$ <u>30.00</u>
Additional Fees	\$ <u>0.00</u>
TOTAL DUE:	\$ <u>295.00</u>

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 23rd DAY OF Jan, 20 25

(AUTHORIZED SIGNATURE OF APPLICANT)

Personally, before me the undersigned appeared Tony El-Nemr, who on Oath has sworn that the above information given therein is true and correct.

Sworn to and subscribed before me this 23rd day of January, 20 25

STATE OF: MA COUNTY OF: Worcester CITY OF: Worcester

REBECCA IRENE SHURTLEFF
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 19, 2025

NOTARY PUBLIC:

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

LICENSE YEAR: 2025

FOR OFFICIAL USE ONLY

DATE RECEIVED: 2-19-25

NEW: 0

CHANGE IN OWNERSHIP: 0

BUSINESS TYPE: CWA CNA HB OS

BLDG INSP: 0

ZONING: 0

ZONED: 0

POLICE: 0

FIRE: 0

DATE: 0

DATE: 0

DATE: 0

DATE: 0



BUSINESS LICENSE APPLICATION

PAYABLE TO:

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

Nouria Energy Retail, Inc., DBA Nouria 904 Elma G Miles Parkway
NAME OF BUSINESS:

904 Elma G Miles Parkway, Hinesville, GA 31313
LOCATION OF ABOVE BUSINESS:

326 Clark Street, WORCESTER, MA 01606
MAILING ADDRESS:

Permits@nouriaenergy.com
EMAIL ADDRESS:

04-3125842

309032766

FEDERAL TAX ID NUMBER:

STATE TAX ID NUMBER:

gas station & convenience store

DESCRIBE THE NATURE OF BUSINESS:

Terry Elizabeth Bates

326 Clark Street, WORCESTER, MA 01606

MANAGER'S NAME:

MANAGER'S MAILING ADDRESS:

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

DOES THIS BUSINESS INVOLVE SALES TAX? ☒ (YES) ☐ (NO) IF YES, SALES TAX NUMBER: 309032766

Nouria Energy Retail, Inc., DBA Nouria 904 Elma G Miles Parkway
OWNER OF BUSINESS:

326 Clark Street, WORCESTER, MA 01606

OWNER'S HOME ADDRESS:

(Corporations or Partnerships must list all Names & Addresses of Owners or Officers)
(use a separate sheet if necessary)

FEIN # 04-3125842

Date of Formation in MA: 6/13/1991

SOCIAL SECURITY NUMBER:

BIRTH DATE: MONTH/DAY/YEAR

508-762-3724

912-876-0302

HOME PHONE:

BUSINESS PHONE:

LICENSE FEE COMPUTATIONS

Number of Employees (including ownership) 10

Administrative Fee

\$ 230.00

Inspection Fee

\$ 35.00

Additional Fees

\$ 30.00

TOTAL DUE:

\$ 295.00

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 23 DAY OF Jan., 20 25

(AUTHORIZED SIGNATURE OF APPLICANT)

Personally, before me the undersigned appeared, Tony El-Nemr, who on Oath has sworn that the above information given therein is true and correct.

Sworn to and subscribed before me this 23rd day of January, 20 25

STATE OF: MA

COUNTY OF: Worcester

CITY OF: Worcester

NOTARY STAMP OR SEAL: IRENE SHURTLEFF

Notary Public

Commonwealth of Massachusetts

My Commission Expires

September 19, 2025

NOTARY PUBLIC:

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

SUMMARY SHEET FOR ALCOHOL LICENSE

NAME OF BUSINESS Nouria Energy Retail, Inc
Nouria

ADDRESS OF BUSINESS 151 East M. L. King Jr. Dr
Hinesville, GA 31313

NAME OF APPLICANT(S) Nouria Energy Retail

NAME OF LOCAL MANAGER Terry Bates

APPROVED BY GBI YES 02-20-2025

APPROVED BY ZONING YES 02-19-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 02-26-2025

APPROVED BY HFD YES 02-24-2025

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 convenience store. This location is not on probation.

City Council () Approved () Disapproved by _____ Date 03-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE

NAME OF BUSINESS Nouria Energy Retail, Inc
Nouria

ADDRESS OF BUSINESS 715 E Oglethorpe Hwy
Hinesville, GA 31313

NAME OF APPLICANT(S) Nouria Energy Retail

NAME OF LOCAL MANAGER Terry Bates

APPROVED BY GBI YES 02-20-2025

APPROVED BY ZONING YES 12-19-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 12-19-2025

APPROVED BY HFD YES 12-19-2025

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 convenience store. This location is not on probation.

City Council () Approved () Disapproved by _____ Date 03-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE

NAME OF BUSINESS Nouria Energy Retail, Inc
Nouria

ADDRESS OF BUSINESS 770 Charles C. Frasier Blvd
Hinesville, GA 31313

NAME OF APPLICANT(S) Nouria Energy Retail

NAME OF LOCAL MANAGER Terry Bates

APPROVED BY GBI YES 02-20-2025

APPROVED BY ZONING YES 02-19-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 02-26-2025

APPROVED BY HFD YES 02-26-2025

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 convenience store. This location is not on probation.

City Council () Approved () Disapproved by _____ Date 03-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE

NAME OF BUSINESS Nouria Energy Retail, Inc
Nouria

ADDRESS OF BUSINESS 791 Elma G. Miles Pkwy
Hinesville, GA 31313

NAME OF APPLICANT(S) Nouria Energy Retail

NAME OF LOCAL MANAGER Terry Bates

APPROVED BY GBI YES 02-20-2025

APPROVED BY ZONING YES 02-19-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 02-26-2025

APPROVED BY HFD YES 02-26-2025

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 convenience store. This location is not on probation.

City Council () Approved () Disapproved by _____ Date 03-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE

NAME OF BUSINESS Nouria Energy Retail, Inc
Nouria

ADDRESS OF BUSINESS 904 Elma G. Miles Pkwy
Hinesville, GA 31313

NAME OF APPLICANT(S) Nouria Energy Retail

NAME OF LOCAL MANAGER Terry Bates

APPROVED BY GBI YES 02-20-2025

APPROVED BY ZONING YES 02-19-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 02-26-2025

APPROVED BY HFD YES 02-27-2025

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 convenience store. This location is not on probation.

City Council () Approved () Disapproved by _____ Date 03-06-2025



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Public Comment
Prepared by: Rodonia Armstrong
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: March 6, 2025
Agenda Item: Mayor Riles' Report
Prepared by: Christy Deloach
Presented by: Mayor Karl A. Riles

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Councilmember Reid's Report
Prepared by: Rodonia Armstrong
Presented by: Diana Reid

ACTION ITEMS:

N/A

INFORMATIONAL ITEMS:

N/A



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Councilmember Floyd's Report
Prepared by: Rodonia Armstrong
Presented by: Jason Floyd

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: March 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: March 6, 2025
Agenda Item: Councilmember Newby's Report
Prepared by: Rodonia Armstrong
Presented by: Dexter Newby

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Councilmember Ortiz, Jr's Report
Prepared by: Rodonia Armstrong
Presented by: José Ortiz

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

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

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

Hinesville Youth Council (HYC) State Capitol Visit
Move Over Law
City Planning Workshop Update



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025

Agenda Item: Hinesville Youth Council (HYC)
State Capitol Visit

Prepared by: Estella Roberson

Presented by: Rodonia Armstrong

PURPOSE: To Present for Mayor and Council Consideration, the Hinesville Youth Council (HYC) State Capitol Visit.

BACKGROUND: The Hinesville Youth Council is an initiative focused on gaining knowledge of municipal government, developing leadership and public speaking skills, and promoting a means by which youth can share their perspectives. Students must reside in the City of Hinesville, attend a private school within the City of Hinesville or attend a public school of the Liberty County School System.

The Hinesville Youth Council (HYC) was invited to attend the Liberty County Youth Commissioner's Day at the Georgia State Capitol in Atlanta, Georgia. Through this opportunity, our youth were able to tour the Georgia Capitol building, meet with State Representative Al Williams and other Legislative Delegates, meet with the Association County Commissioners of Georgia (ACCG) Representatives, sit in the Galleria to observe the Legislative Process, and meet other outstanding youth commissioners. Additionally, students were able to attend and support a presentation by the Fulton County Youth Commission to Georgia State Legislative Committee members and ACCG Director of Governmental Affairs, Todd Edwards. The Hinesville Youth Council is abundantly grateful for the opportunity and return to the City of Hinesville with new information, great experiences, and a plethora of ideas to bring to life.

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

1. LCYC State Capitol Trip 0219 slides

PREVIOUS COUNCIL DISCUSSION:



LIBERTY COUNTY
YOUTH
COMMISSIONER'S DAY
AT THE
GEORGIA STATE
CAPITOL
FEBRUARY 19, 2025



Hinesville Youth Council Members



Liberty County and City of Hinesville Youth Chaperones



Liberty County Youth Commission Members



Chatting with Mr. Todd Edwards, ACCG Director of Governmental Affairs



Inside the Governor's Office



State Representative Al Williams



Fulton County Youth Commission Presentation



State Representatives, LCYC Members, and HYC Members



Touring Atlanta City Hall



Fulton County Government Center



Mission Accomplished!



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: Move Over Law
Prepared by: Christy Deloach
Presented by: Kenneth Howard

PURPOSE: To provide an update on the Move Over Law and related citations to Mayor and Council.

BACKGROUND: Georgia's Move Over Law says motorists traveling in the lane adjacent to the shoulder must move-over one lane when emergency and utility vehicles are stopped on the side of the highway and operating in an official capacity. Vehicles included in the law include all first responders (law enforcement, fire, EMS), utility vehicles, DOT vehicles, HERO Units and wreckers tending to an accident. The law is meant to keep officers AND traffic violators safe from crashes with passing cars.

The Move Over Law was passed in the aftermath of growing numbers of police, emergency technicians and DOT workers being killed during routine traffic stops, crash responses and highway construction projects around the nation. Right now, more than thirty states have Move Over Laws on the books, with fines that range as high as a thousand dollars or more in some jurisdictions.

Failure to obey the Move Over Law can lead to consequences far more serious than fines. According to FBI statistics, traffic crashes claim the lives of more police personnel than any other cause of death in the line of duty, including shootings. Reports show emergency vehicles of all types have been struck while parked beside Georgia highways, even while their emergency lights were flashing.

The Georgia Move Over Law requires drivers to move-over one lane when possible if an emergency vehicle with flashing lights is parked on the shoulder of the highway. And if traffic is too heavy to move-over safely, the law requires drivers to slow down below the posted speed limit instead AND to be prepared to stop.

(Georgia Governor's Office of Highway Safety)

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

1. Move Over Law
2. HPD Memo

PREVIOUS COUNCIL DISCUSSION:

MOVE OVER! *IT'S THE LAW!* Georgia Governor's Office of Highway Safety

The "Move Over" Law in Georgia

Georgia's "Move Over" Law helps ensure highway safety for motorists AND emergency personnel when emergency vehicles are stopped on the side of a highway with their emergency lights flashing.

This law was created to reduce the number of injuries and fatalities to police officers, paramedics, firefighters, wrecker operators, and highway maintenance workers by maintaining an open buffer lane between passing highway traffic and authorized roadside emergency vehicles displaying flashing yellow, amber, white, red, or blue lights.

In Georgia, this law requires motorists to:

- **Move Over** to the next lane if safely possible, OR
- **Slow Down** below the speed limit and be prepared to stop.

This law applies to any emergency vehicle parked on the shoulder of the highway.

The "Move Over" Law O.C.G.A. Section 40-6-16



LEARN MORE AT

www.gahighwaysafety.org

www.nhtsa.gov

NHTSA

National Highway Traffic Safety Administration

MAYOR
Karl A. Riles

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



Tracey E. Howard, Chief of Police

MAYOR PRO TEM
Vicky C. Nelson

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

To: Kenneth Howard – City Manager
From: Terranova Smith – Asst Chief of Police *TDS*
Date: 3/5/2025
Subject: Georgia Move Over Law and Traffic Enforcement Data

Executive Summary

Georgia Move Over Law:

- Protects emergency responders, tow truck drivers, utility service workers, and road maintenance workers.
- Requires drivers to move over one lane for stopped emergency vehicles, tow trucks, and road work crews with flashing lights.
- If unable to move over, drivers must slow down significantly and be prepared to stop.

Hinesville Police Department Traffic Accident Investigation Unit:

- Primary enforcer of the Move Over Law.
- Investigates traffic accidents and enforces traffic laws to improve road safety.

Municipal Court of Hinesville Data (Jan 1, 2024 – Feb 28, 2025):

- **166 citations issued** for Passing Emergency Vehicle (O.C.G.A. 40-6-16B).
 - **39 Bond Forfeiture** – Fine paid without court appearance.
 - **11 Found Guilty.**
 - **10 Plead Nolo Contendere** (counts as a conviction).
 - **49 Reduced to lesser charges** (Passing in No Passing Zone / Too Fast for Conditions):
 - 11 by Solicitor.
 - 38 by Judge (32 required to complete Defensive Driving Class).
 - **31 Charges dismissed (Nolle Prossed):**
 - 16 by Solicitor.
 - 12 at Police Department's request.
 - 3 by Judge.
 - **26 Cases still pending.**

"Home for a Day or a Lifetime"

Note: Previously provided information on traffic citations for this offense, particularly regarding "warnings," may be skewed. Officers often give verbal warnings without specifying the exact offense, making it difficult to track accurate data on warnings issued specifically for Move Over Law violations.

"Home for a Day or a Lifetime"

123 East M.L. King Jr. Drive, Hinesville, GA 31313 (912) 368-8211

www.cityofhinesville.org



City of Hinesville, Georgia, Council Meeting

Date: March 6, 2025
Agenda Item: City Planning Workshop Memo
Prepared by: Christy Deloach
Presented by: Kenneth Howard

PURPOSE: To present a reminder of the upcoming City Planning Workshop to Mayor and Council.

BACKGROUND:

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

1. City Planning Workshop Memo

PREVIOUS COUNCIL DISCUSSION:

MAYOR
Karl A. Riles

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



City Manager's Office

MAYOR PRO TEM
Vicky C. Nelson

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

Memorandum

To: Mayor and Council
From: Kenneth Howard
Date: March 02, 2025
Re: City Planning Workshop

The City Planning Workshop is scheduled for **Thursday, March 13th & March 14th.**

- March 13th – 8:00 – 5:00
- March 14th – 8:00 – 3:00

The goal of this two-day workshop is to review and discuss your submitted topics.
GMA will facilitate the workshop.

If you have any questions or further topics to consider, please contact the City Manager.

"Home for a Day or a Lifetime"