

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
May 1, 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 April 17, 2025, Council Meeting.

3. UNFINISHED BUSINESS

3.1. CITIZENS SIGN APPEALS BOARD

To Present for Mayor and Council Consideration, Citizens Sign Appeals Board Appointments expired on April 15, 2025. Appointments are Made by Mayor and Council.

Action Item

3.2. 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.

Action Item

3.3. YOUTH COUNCIL ADVISORY BOARD

To Present for Mayor and Council Consideration, Hinesville Youth Council Advisory Board Appointments to be filled. Appointments are Made by Mayor and Council and will expire on May 18, 2025.

Action Item

3.4. #2025-02 ALCOHOL ORDINANCE AMENDMENT

To Present for Mayor and Council Consideration, the #2025-02 Alcohol Ordinance Amendment.

Informational Item

3.5. MUNICIPAL COURT JUDGE CONTRACT

To present the Municipal Court Judge Contract for Mayor and Council review.

Informational Item

4. PRESENTATIONS

5. PLANNING AND ZONING

"Home for a Day or a Lifetime"

5.1. THE VILLAS AT STONEHENGE

To Present for Mayor and Council Consideration, Request by Paul Krebs for Preliminary Plat Approval for a 140-lot Subdivision for Townhomes on Airport Road and Stonehenge Drive.
(District #4)

Action Item

5.2. WEST VIEW VILLAGE

To Present for Mayor and Council Consideration, Request by Josh Wheeler for Preliminary Plat Approval for a 36-lot Subdivision for Row Houses on Airport Road and Crystal Lake Drive.
(District #4)

Action Item

6. PUBLIC HEARING

6.1. REZONING PETITION 2025-15-H

To Present for Mayor and Council Consideration, Rezoning Petition 2025-15-H Submitted on Behalf of the Estate of William D. McDonald to Rezone 107 Deal Street from R-12 to C-3.
(District #5)

Action Item

7. NEW BUSINESS

7.1. RESOLUTION #2025-06 GEORGIA RURAL WORKFORCE HOUSING DEVELOPMENT AGREEMENT

To present for Mayor and Council Consideration, Request for approval for the Hinesville Development Authority to serve as the City's Development Agent for the Rural Workforce Housing Initiative Court Street Development Project.

Action Item

7.2. KREBS PARK SPORTS LIGHTING ADDITION

To Present for Mayor and Council Consideration, Installation of sports lighting for the new tennis court.

Action Item

7.3. FRASER STREET WATERMAIN REPLACEMENT

To Present for Mayor and Council Consideration, Replacement of Asbestos cement (AC) water main on Fraser Street

Action Item

8. BUSINESS LICENSE

8.1. CLASS V ALCOHOL LICENSE REQUEST

To Present for Mayor and Council Consideration, Good to Go Jamaican Restaurant Class V Alcohol License

Action Item

8.2. BL ALCOHOL BEVERAGE & FOOD SALES QUARTERLY REPORT

"Home for a Day or a Lifetime"

To Present for Mayor and Council Consideration, First Quarter (January 2025 through March 2025) Alcohol Beverage and Food Sales Report for Class I, II and IV.

Informational Item

8.3. HPD & HFD ALCOHOL BEVERAGE & FOOD SALES QUARTERLY REPORT

To Present to Mayor and Council Consideration, First Quarter (January 2025 through March 2025) Fire and Police Department Quarterly Alcohol on Premises Report.

Informational Item

9. PUBLIC COMMENT

9.1. PUBLIC COMMENT

10. MAYOR KARL A. RILES

10.1. MAYOR RILES' REPORT

11. COUNCILMEMBER REID - DISTRICT 1

11.1. COUNCILMEMBER REID'S REPORT

12. COUNCILMEMBER FLOYD - DISTRICT 2

12.1. COUNCILMEMBER FLOYD'S REPORT

13. MAYOR PRO TEM NELSON - DISTRICT 3

13.1. MAYOR PRO TEM NELSON'S REPORT

14. COUNCILMEMBER NEWBY - DISTRICT 4

14.1. COUNCILMEMBER NEWBY'S REPORT

15. COUNCILMEMBER ORTIZ, JR. - DISTRICT 5

15.1. COUNCILMEMBER ORTIZ, JR'S REPORT

16. CITY MANAGER KENNETH HOWARD

16.1. CITY MANAGER HOWARD'S REPORT

17. EXECUTIVE SESSION

17.1. EXECUTIVE SESSION

To Hold an Executive Session to Discuss Real Estate Matters.

Informational Item

18. ADJOURN

"Home for a Day or a Lifetime"



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Citizens Sign Appeals Board
Prepared by: Rodonia Armstrong
Presented by: Kenneth Howard

PURPOSE: For Councilmember Ortiz to make an appointment to the Citizen Sign Appeals Board. Appointments expired on April 15, 2025. Appointments are Made by Mayor and Council.

BACKGROUND: According to City of Hinesville Code of Ordinances, **Appendix A. Zoning, Article VII. Sign Regulations, Section 822. Citizens Sign Appels Board (b)** - The Board shall consist of six (6) members appointed by the Mayor and Council, with each such elected official responsible for the selection of one (1) Board Member. The term of office shall be for a three (3) year term.

FUNDING: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

1. Citizens Sign Appeals Board Spreadsheet
2. Code Section 822 Citizens Sign Appeals Board

PREVIOUS COUNCIL DISCUSSION: March 20, 2025, and April 3, 2025, April 17, 2025

Citizens Sign Appeals Board

APPOINTED BY	CURRENT APPOINTEES	RESIDES IN DISTRICT	TERMS SERVED	LENGTH OF TERM	TERM BEGAN	TERM EXPIRES
Mayor Brown	Randy Branch	N/A	2	3 Years	07/16/2020	04/15/2026
CM Reid	Yvonne Woods	1	5	3 Years	04/15/2010	04/15/2026
CM Floyd	Barbara Martin-VanDuser	2		3 Years	04/15/2021	04/15/2027
Mayor Pro Tem Nelson	Acakpo Jouriace	3		3 Years	04/18/2024	04/15/2027
CM Jenkins	Patricia Harris	4	1	3 Years	04/15/2019	04/15/2025
CM Riles	Larry Boggs	5	3	3 Years	04/15/2010	04/15/2025

Zoning Ordinance, City Code Section 822 (b)

Sec. 822. Citizens Sign Appeals Board.

- (a) Establishment of the Board. There is hereby established a commission which shall be called the "City of Hinesville Citizens Sign Appeals Board."
- (b) Board members—Appointment, terms of office, election of officers, and compensation. The Board shall consist of six members appointed by the Mayor and City Council, with each such elected official responsible for the selection of one Board member. The terms of office of Board members shall be for three-year staggered terms. The Board shall elect from its membership a chairperson and such other officers as may be desired. Officers shall be elected on a calendar year basis, but may be reelected for succeeding terms. All members of the Board shall serve without compensation but may be reimbursed for actual expenses incurred in connection with their official duties.
- (c) Vacancies. Any vacancy in membership of the Board shall be filled for the unexpired term by the elected official responsible for the initial selection of the departing Board member. The Mayor and City Council shall have the authority to remove any member for cause, on written charges, after a public hearing.
- (d) Powers. The Citizens Sign Appeals Board shall be authorized:
 - (1) To hear and make recommendations to the Mayor and City Council in all hardship and other common sense appeals.
 - (2) To hear any and all challenges to the enforcement of any provision or requirement of the City's sign ordinance as set forth herein or later amended.
 - (3) To hear any and all challenges to any decision, determination, or order made by the City's Director of Inspections in enforcing the provisions of this Article and any amendments thereto.
- (e) In exercising the above powers, the Mayor and City Council may reverse, affirm, or modify the Board's recommendations, and to that end shall have the powers of the Director of Inspections from whom the appeal is taken and may issue the necessary permit.
- (f) Procedures of the Citizens Appeals Board.
 - (1) Rules and regulations. The board shall establish rules and regulations for its own procedure not inconsistent with the procedures of this Code. The board shall meet on call of the chairman. The board shall meet within 30 days after notice of appeal has been received.
 - (2) Decisions. The Citizens Appeals Board shall, in every case, reach a decision and make a recommendation to the Mayor and Council without unreasonable or unnecessary delay. Each board recommendation shall be in writing and shall include the reasons for the decision. A certified copy of the recommendation shall be promptly forwarded to the Mayor and Council.

(Ord. No. 2010-01, § I, 3-4-2010)



City of Hinesville, Georgia, Council Meeting

Date: May 1, 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. Councilmember Newby (District 4) appointed Annette Robinson (private citizen) and Councilmember Ortiz. (District 5) appointed Kelly Wiggins (business owner). Both appointees were approved by the Council at the April 17, 2025, meeting.

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

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

PREVIOUS COUNCIL DISCUSSION: April 17, 2025

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.

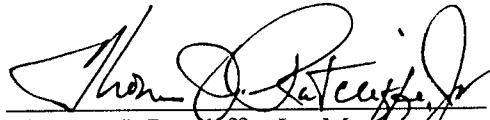
SECTION IV EFFECTIVE DATE

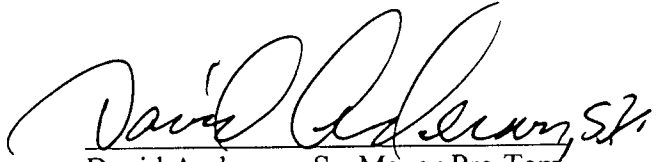
This Ordinance shall become effective upon adoption.

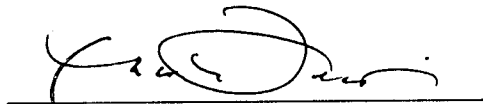
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ORDAINED this 17th day of March, 2005.

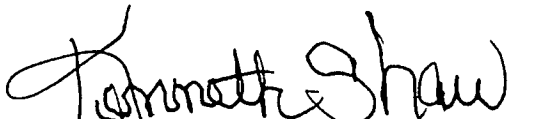
CITY OF HINESVILLE, GEORGIA:


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		
Robert Kitchings		Hinesville Fire Chief or Designee
Tracey Howard		Hinesville Police Chief or Designee
Annette Robinson	District 4	resides in the city / representing residential property owners
Kelly Wiggins	District 5	resides in the city / representing residential property owners
		resides in the city / representing residential property owners
		resides & operates a business in the city/representing commercial property owners
		resides & operates a business in the city/representing commercial property owners



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Youth Council Advisory Board
Prepared by: Rodonia Armstrong
Presented by: Kenneth Howard

PURPOSE: To Present for Mayor and Council Consideration, Hinesville Youth Council Advisory Board Appointments to be filled. Appointments are Made by Mayor and Council and will expire on May 18, 2025.

BACKGROUND: The Youth Council Advisory Board furthers the Hinesville Youth Council initiative through constructive input and effective communication with the City Clerk as well as the City of Hinesville Mayor and Council. This body shall ensure the confidential and objective evaluation of applications to participate as a member of the Hinesville Youth Council. The City of Hinesville Mayor and each Councilmember shall make one appointment. The Board shall have a total of six (6) members. Board members will serve a term of two (2) years. Total years of service shall not be limited.

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

1. Hinesville Youth Council Advisory Board
2. HYC Advisory Board Bylaws

PREVIOUS COUNCIL DISCUSSION: April 17, 2025

Youth Council Advisory Board

APPOINTED BY	CURRENT APPOINTEES	RESIDES IN DISTRICT	TERMS SERVED	LENGTH OF TERM	TERM BEGAN	TERM EXPIRES
Mayor Brown	Bernadett Rambharose	2		2 years	04/18/2019	05/18/2025
CM Reid	Vivian Gilliard	3		2 years	04/18/2019	05/18/2025
Mayor Pro Tem Floyd	Richard Hayes	2		2 years	01/16/2020	05/18/2025
Mayor Pro Tem	James Ervin	3		2 years	04/18/2019	05/18/2025
CM Jenkins	Camilla Murphy	4		2 years	05/06/2021	05/18/2025
CM Riles	Alisia Jackson-Hall	5		2 years	05/16/2019	05/18/2025

BYLAWS
City of Hinesville
Youth Council Advisory Board

ARTICLE I: NAME

The name of the organization shall be Hinesville Youth Council Advisory Board (the “Board” or “HYCAB”).

ARTICLE II: PURPOSE

The Board shall further the Hinesville Youth Council initiative through constructive input and effective communication with City Clerk as well as the City of Hinesville Mayor and Council. This body shall ensure the confidential and objective evaluation of applications to participate as a member of the Hinesville Youth Council.

ARTICLE III: ORGANIZATIONAL DUTIES

Through assessment meetings, the Board should:

1. Provide input regarding content of the application and interview scoring matrix.
2. Review candidate applications to determine the most qualified according to the scoring matrix.
3. Participate in candidate interviews to determine the most qualified according to the scoring matrix.
4. Other duties as assigned.

Through regular meetings, the Board should:

1. Guide the general direction of the Hinesville Youth Council.

ARTICLE IV: MEMBERSHIP

1. The City of Hinesville Mayor and each Councilmember shall make one appointment. The Board shall have a total of six (6) members.
2. Board members will serve a term of two (2) years.
3. Total years of services shall not be limited.

ARTICLE V: OFFICERS AND MEMBER DUTIES

1. The Board shall elect a Chairperson, Vice-Chairperson, and Secretary from the membership prior to commencement of regular meetings and annually thereafter.

2. The Chairperson shall conduct all meetings of the Board and act as the official spokesperson for the Board. However, this shall not abridge any individuals' rights to freedom of speech on their own behalf.
3. The Secretary shall prepare the Board agenda, maintain minutes of the meeting, draft and other related duties.

ARTICLE VI: ABSENCES, VACANCIES, RESIGNATION

1. The Vice-Chairperson shall conduct meetings of the Board in absence of the Chairperson. In the absence of or inability of the Chairperson to exercise his/her duties, the Vice-Chairperson shall become acting Chairperson with all the rights, privileges, and powers of a duly elected Chairperson, until such time as the Chairperson is able to resume duties.
2. When requested by the Chairperson, the Vice-Chairperson shall act on behalf of the Chairperson.
3. In event of a vacancy in the office of Chairperson before completion of term, the Vice-Chairperson shall automatically become Chairperson. If at any time, the office of the Vice-Chairperson becomes vacant, a Vice-Chairperson shall be elected by a majority vote of the Board.
4. In absence of the Secretary, the Chairperson shall direct another member to perform the assigned duties.
5. Vacant seats including unexpired terms should be filled by the Mayor or Councilmember as appropriate.
6. Extensive absenteeism, lack of participation, or no participation are grounds for removal by a majority vote.
7. Any member may resign by submitting a written resignation detailing the effective date to the City Clerk.

ARTICLE VII: ASSESSMENT MEETINGS

1. Application assessment meetings will be held at the City of Hinesville in the Council Chambers and are closed to the public.
2. City Clerk's office will be responsible for reserving meeting facilities and disseminating information to the Board.
3. Assessment meetings shall be conducted in accordance with the annual Hinesville Youth Council schedule established by the City Clerk's office. Board members are required to attend all meetings related to evaluation of applications and candidate interviews.
4. Board members shall also attend any special called meetings as necessary to conduct assessment related business.

ARTICLE VIII: REGULAR MEETINGS

1. Regularly scheduled meetings may be established as the Youth Council program progresses.

2. Meetings may be open to the public as determined by compliance with the Georgia Open Meetings Act.
3. No action of the Board shall be official unless a quorum is present. A quorum shall be 50% of the appointed membership. Vacant membership shall not be counted towards the quorum.
4. A majority vote of the members present shall be required for approval of any action taken by the Board.

ARTICLE IX: SPECIAL CALLED MEETINGS

1. Special meetings may be called by the Chairperson; one-third of the members may also petition the Chairperson to call a special meeting.
2. Notice of the meeting should be made to include reason for called session, business to be transacted, as well as time and place.
3. The business discussed will be limited to that specified in the notice.

ARTICLE X: COMPENSATION

1. No member shall receive directly or indirectly, any salary, compensation, or any emolument for services performed as a member.

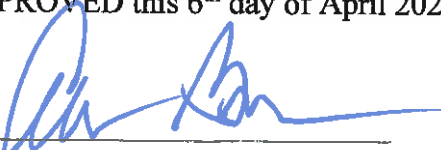
ARTICLE XI: CONFLICT OF INTEREST

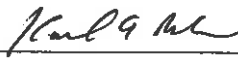
1. All conflicts of interest should be officially disclosed to the Board.
2. No member shall take an official action regarding any matter where the member or immediate family member has or appears to have interest.
3. Confidential information should not be used to benefit the member or immediate family member.

ARTICLE XII: AMENDMENTS TO BYLAWS

1. The bylaws may be amended by the City Clerk's office and approved by the Hinesville Mayor and Council. The Board shall be informed of any proposed amendments prior to final consideration by the Mayor and Council.

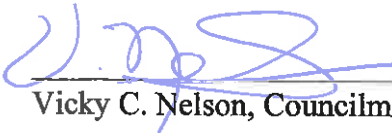
APPROVED this 6th day of April 2023.

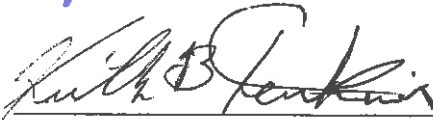

Allen Brown, Mayor


Karl A. Riles, Councilmember

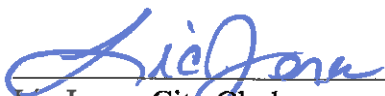

Diana F. Reid, Councilmember


Jason R. Floyd, Councilmember


Vicky C. Nelson, Councilmember


Keith Jenkins, Councilmember

ATTEST:


Lia Jones, City Clerk



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: #2025-02 Alcohol Ordinance Amendment
Prepared by: Christy Deloach
Presented by: Kenneth Howard

PURPOSE: To Present for Mayor and Council Consideration, the Alcohol Ordinance #2025-02 Amendment.

BACKGROUND: None

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

1. Alcohol Ordinance #2025-02 Amendment

PREVIOUS COUNCIL DISCUSSION: April 17, 2025

AN ORDINANCE TO AMEND PART II CODE OF ORDINANCES OF THE CITY OF HINESVILLE, GEORGIA CHAPTER 3 ALCOHOLIC BEVERAGES ARTICLE II- DEALERS SECTIONS 3-28(a) HOURS OF SALE TO ALLOW CLASS II RESTAURANTS WITHIN THE CITY TO BEGIN ALCOHOL SALES AT 7:00 A.M. MONDAY THROUGH SATURDAY. SUNDAY ALCOHOL SALES SHALL BEGIN AT 12:30 P.M.

WITNESSETH:

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

WHEREAS, the Mayor and City Council are authorized under Article 9, Section 2, of the Constitution of the State of Georgia to enact reasonable ordinances to protect the health, safety, morals, convenience, order, propriety, and general welfare of the people of the City; and

WHEREAS, the Mayor and Council believe it is in the best interest of restaurants and patrons to expand the alcohol sales hours for classified licensed restaurants from 8:00 a.m. to 7:00 a.m., Monday through Saturday. Sunday sales shall begin at 12:30 P.M.; and

WHEREAS, alcohol service hours for restaurants shall not be extended without the express approval of the City Council through a public hearing process; and

WHEREAS, Class II restaurants are engaged in the preparation and sale of meals or food items to the general public for immediate consumption on the premises, and the sale of alcohol is ancillary to the service of meals; and

WHEREAS, the proposed increase in the alcohol service hours for Class II restaurants is not reasonably expected to result in an increase in alcohol consumption of alcohol-related criminal activity; and

WHEREAS, restaurants are well-regulated and demonstrate a consistent commitment to responsible service, making the proposed one (1) hour change in the alcohol service hours a low-risk adjustment, benefiting both Class II restaurants and diners; and

WHEREAS, Part II, Code of Ordinances, Chapter 1 General Provisions, Sec. 1-10 of the Code of Ordinances provides the standards and procedures for amending any provision of the said Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE HINESVILLE CITY COUNCIL that Chapter 3, Alcoholic Beverages, Section 3-28(a) Hours of Sale of the Code of Ordinances is amended, in part, to read as follows: **Class II licensed restaurants within the City of Hinesville are authorized to commence alcohol service at 7:00 AM Monday through Saturday. Sunday alcohol sales shall commence at 12:30 PM.** It shall be unlawful for any establishment, licensed alcoholic beverage caterer, or bona fide nonprofit civic organization engaged in the sale or disbursement of alcoholic beverages to sell, serve, barter, trade, or give away any such beverages from and after the hour of 3:00 AM. Monday through Sunday. It shall be unlawful for any Class I and Class II establishment, engaged in the sale or disbursement of alcoholic beverages to sell, serve, barter, trade or give away any such beverages from and after the hour of 11:00 PM. Monday through Sunday, if establishment is located within 25 feet of any property line residentially zoned property or within 120 feet from a residence or residentially zoned property. **Except for Class II establishments, which may commence the sale of alcohol at 7:00 AM Monday through Saturday, no licensed alcohol beverage caterer or bona fide nonprofit civic organization may sell such beverages before the hour of 8:00 AM on any day of the week. No establishment, licensed alcohol beverage caterer, or bona fide nonprofit civic organization shall sell, barter, trade or give away any alcoholic beverage during any hours on Sunday, except as provided for in subsections (b) and (d).**

PURPOSE

The purpose of this Ordinance is to allow the extension of alcohol service hours for licensed Class II restaurants within the City of Hinesville, supporting economic growth, enhancing the dining experience for patrons, and ensuring compliance with local business and zoning regulations.

DEFINITIONS

For purposes of this Ordinance, a restaurant is defined as:

- An authorized dining establishment with a full kitchen and bar that generates at least (60%) of its gross revenue from food sales.
- “Alcohol service hours” means hours during which the sale or consumption of alcoholic beverages is permitted within the restaurant premises.

APPLICABILITY

This Ordinance applies solely to Class II restaurants. Bars, clubs, and other retail eating establishments do not meet the specific definition of a Class II restaurant as provided in this document and referenced in the Code of Ordinances and the city’s business license schedule.

ALCOHOL SERVICE HOURS

Class II licensed restaurants within the City of Hinesville are authorized to commence alcohol service at 7:00 AM Monday through Saturday. **Sunday** alcohol sales shall commence at 12:30 P.M.

ENFORCEMENT

Failure to comply with the alcohol service hours outlined in this Ordinance may result in penalties, including fines, suspension, or revocation of the establishment's alcohol license, as determined by the appropriate enforcement authority.

SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of the Ordinance.

CONFLICTS

All other ordinances or portions of ordinances in conflict with this Ordinance, or inconsistent with the directive(s) of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

ADOPTION

DULY ADOPTED THIS _____ DAY OF _____ 2025, BY THE MAYOR AND COUNCIL OF THE CITY OF HINESVILLE, GEORGIA.

Karl A. Riles, Mayor

Vicky C. Nelson, Mayor Pro Tem

Diana F. Reid, Councilmember

Dexter L. Newby, Councilmember

Jason R. Floyd, Councilmember

José Antonio Ortiz, Jr., Councilmember

ATTEST:

Estella L. Roberson, City Clerk
(SEAL)



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Municipal Court Judge Contract
Prepared by: Christy Deloach
Presented by: Kenneth Howard

PURPOSE: To present the Municipal Court Judge Contract for Mayor and Council review.

BACKGROUND: Contracting the services of Kenneth Pangburn, as Municipal Court Judge pursuant to Chapter 10 Section 10-2 of the City of Hinesville Municipal Code of Ordinances.

Mayor and Council were provided the contract for review at the April 03, 2025 City Council meeting and advised to send comments to the City Manager NLT April 09, 2025. No comments were received.

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

1. Proposed final draft-Municipal Court Judge Contract 12-17-24
2. House Bill 456

PREVIOUS COUNCIL DISCUSSION:

This Agreement (also referred to as "Contract") to provide Municipal Court Judge Services is made and entered into effective as of **(INSERT DATE)**, by and between the **CITY OF HINESVILLE, GEORGIA** (also referred to as the "City"), a municipal corporation of the State of Georgia and **KENNETH D. PANGBURN**, Municipal Court Judge.

W I T N E S S E T H:

WHEREAS, the **CITY** desires the services of **KENNETH D. PANGBURN**, as Municipal Court Judge (hereinafter referred to as "Judge") pursuant to Chapter 10 Section 10-2 of the City of Hinesville Municipal Code of Ordinances; and

WHEREAS, Judge Pangburn is qualified to serve as Municipal Court Judge pursuant to O.C.G.A. Sec. 36-32-1.1, and pledges to honestly and faithfully discharge the duties of the office to the best of his ability, without fear, favor, or partiality; and

WHEREAS, the Mayor and City Council confirmed Judge Pangburn's appointment as City of Hinesville Municipal Court Judge on August 7, 2014, and he has been serving in such capacity since that date; and

WHEREAS, the City and Judge Pangburn understand that this is a council-appointed, part-time position, and that the Judge serves at the pleasure of the Mayor and Council; and

WHEREAS, from this day forward, Judge Pangburn shall serve in said capacity as an independent contractor, and shall not be considered an employee of the City for any purpose(s) whatsoever; and

WHEREAS, the Municipal Court Judge is under the administrative direction of the City Manager; and

WHEREAS, the Judge is responsible for conducting and controlling Municipal Court proceedings and overseeing support staff which are employees of the City; and

WHEREAS, it is the desire of all parties hereto to establish and set forth their mutual responsibilities one to the other; and

WHEREAS, in order to provide for the services of the Municipal Court Judge and to establish compensation for such services, it is appropriate for the City to enter into an Independent Contract Services Agreement with Judge Pangburn for such services; and

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and terms contained herein, the City of Hinesville and Judge Kenneth Pangburn, agree as follows:

1. QUALIFICATIONS OF JUDGE:

The Judge shall be, and remain, an attorney admitted to practice law in the State of Georgia at all times during the term and any successive terms of this Agreement. The Judge must also be a citizen in the United States of America and the State of Georgia. The Judge must comply with all the requirements for service as a Municipal Court Judge, including, but not limited to, satisfactorily completing the training requirements prescribed by the Municipal Courts Training Council (O.C.G.A. Section 36-32-27(c)).

[Pursuant to O.C.G.A. 36-32-27(b), a newly appointed Municipal Court Judge is required to complete twenty (20) hours of training to become “Certified”; the training must be completed within one (1) year of the date of the Judge’s appointment.] 12 hours of yearly training are required each year thereafter. All costs for said training shall be paid by the City.

2. INDEPENDENT CONTRACTOR STATUS:

This Agreement does not create, and shall not be construed to create an employee, representative, joint venture, a partnership relationship between the City and the Judge. Neither party is an agent of the other party for any purpose whatsoever. At all times during the term(s) of this Agreement, neither party will function as or represent itself to be the other party or its agent, and no officer, employee, or agent of one party shall hold himself/herself out to be an officer, employee, or agent of the other party.

As an independent contractor, the Municipal Court Judge, his/her agents and subcontractors, including, but not limited to any Judge Pro Tem and/or Associate Judge is not entitled to, and shall not receive any benefits normally provided by the City to its employees, including, but not limited to, medical insurance coverage, Workers’ Compensation coverage, retirement pay, profit sharing, vacation pay, sick leave, disability, or similar benefit, except as expressly provided herein.

The Municipal Court Judge may engage in the private practice of law; provided, however, the Judge shall not practice law in the court on which he/she serves, or act as a lawyer in proceedings for which he/she may have served as a judge or in any proceeding related thereto; nor should he/she practice law in any court over which the court he/she serves as a part-time judge conducts appellate review.

The Municipal Court Judge is independent from the City when performing his/her judicial responsibilities, and nothing contained herein shall be construed to interfere with the Judge when performing his/her judicial duties.

3. PRO TEMPORE (PRO TEM) MUNICIPAL COURT JUDGE SERVICES:

While it is agreed that the Judge shall personally serve as the Municipal Court Judge, and shall be available to fill the duties of the office generally, it is anticipated that ethical conflicts, scheduling conflicts, vacations, illness, etc., will occasionally require the appointment of pro tem

municipal judges. It is understood that it is in the interest of both parties to maintain an active pool of pro tem judges so that the work of the Municipal Court will not be interrupted when the presiding Municipal Court Judge must be absent from that position.

When serving in the absence of the Judge, the Judge Pro Tem and the Associate Judge are solely responsible for his/her judicial decisions. Judicial decisions include, but are not limited to, establishment of a standard bail schedule, determination of bail in individual cases, determination of financial ability, determination of conditions of probation, determination of liability, and determination of eligibility for indigent defense, and for alternatives to monetary penalties, including community service and penalty or fine reductions.

4. TERM OF AGREEMENT:

The Municipal Court Judge's term of office and the term of this Agreement shall be for two (2) years, beginning on the date set forth on page one of this Agreement, and continuing until **(INSERT DATE)**, unless earlier terminated as described below. This Agreement may be renewed upon the terms set forth herein or upon any other terms mutually agreeable to both parties.

5. REQUIRED REPORTING:

The Judge shall immediately report to the City Manager any change(s) affecting This/her membership in good standing in the Georgia Bar Association, and any training deficiencies.

6: SCOPE OF SERVICES:

The Judge shall perform all duties legally prescribed for a judicial officer, serving as a Judge of a lawfully constituted Municipal Court according to the requirements of the Georgia Constitution, the Official Code of Georgia, the Code of Judicial Conduct, the Uniform Rules of Municipal Courts of the State of Georgia and such other rules as may be promulgated by the Supreme Court of the State of Georgia. In addition, the Judge shall act in accordance with any published opinions of the Judicial Qualifying Committee, and the terms of any applicable Judicial Emergency Order. The Judge shall preside over all pre-trial conferences, cases, trials, and hearings, or arrange for a Judge Pro Tem to do so.

In order to promote uniformity in Municipal Court Procedures and sentencing, the Judge shall instruct the Pro Tem Municipal Court Judge concerning procedures and customary sentences in order to promote uniformity to the greatest extent possible. The Judge shall provide a copy of this Agreement to the Judge Pro Tem and Associate Judge, and obtain his/her agreement to comply with all of the terms and conditions contained herein.

7: JUDICIAL INDEPENDENCE AND ADMINISTRATION:

The Judge, the Associate Judge, and all Judges Pro Tempore are independent from the City when performing judicial responsibilities, and nothing contained herein shall be construed to interfere with a Judge when performing his/her judicial duties. The Judge, or any Judge Pro Tempore, serving in the absence of the Judge, is solely responsible for his/her judicial decisions. Judicial decisions include, but are not limited to, establishment of a standard bail

schedule if the judge deems appropriate, establishment of a standard fine schedule for use with violations that do not require court appearances, determination of fines and punishment in individual cases, determination of bail in individual cases, establishment of standing orders regarding offenses for which cash bail is not required, determination of financial ability, determination of conditions of probation, determination of liability, and determination of eligibility for indigent defense and for alternatives to monetary penalties, including community service, and penalty or final reductions.

Furthermore, the Judge is responsible for doing the following:

- Performing all duties legally prescribed for a judicial officer serving as a Judge of a lawfully constituted Municipal Court according to the requirements of the Georgia Constitution, the Official Code of Georgia, the Code of Judicial Conduct, the Uniform Rules, Municipal Courts of the State of Georgia and such other rules as may be prescribed by the Supreme Court of the State of Georgia. In addition, the Judge shall act in accordance with any published opinions of the Judicial Qualifying Committee or its successor;
- At all times faithfully and to the best of his/her ability administer activities of the Court, assign, and hear all cases and fulfill all obligations of the Court as established by State or local law, rule, statute, regulation, and city ordinance;
- Conducting first appearance and bond hearings for any person detained in jail on a charge in Municipal Court on the immediate Wednesday following the person's arrest;
- Providing quarterly reports to the City Manager of the Municipal Court judicial functions, including pretrial conferences, scheduling of Pro Tem Judges, and annual reviews of the financial condition of the Municipal Court system;
- Presiding over civil and criminal violations in the City of Hinesville, traffic and parking cases, arraignments, trials, issue warrants, bond hearings, pretrial hearings, City of Hinesville Code violations, all other hearings, and set forth the courtroom calendar;
- Developing and carrying out policies for trial procedures, including the adoption of an appropriate bail schedule;
- Coordinating with the City Attorney and Court Clerk to reduce or eliminate backlogs of pending cases;
- Annually reviewing data gathered by the City regarding cases generated by the City of Hinesville Police Department, which are being filed in the Municipal Court;
- Preparing a quarterly report concerning Municipal Court operations, and personally presents the report to the City Manager;
- In coordination with the Court Clerk, provide proper training of court staff and officials subject to the Judge's direction and control regarding court procedures and the use of court forms and updating such training as necessary;
- In coordination with the City Attorney and the Court Clerk, approve court forms and procedures necessary for the proper exercise of constitutional rights and other compliance with the law, and updating such forms and procedures as necessary;

- In coordination with the City Attorney and Court Clerk, provide proper training of court staff and officials subject to the Judge's direction and control regarding court procedures and the use of court forms and updating such training as necessary;
- Ensuring that court staff and officials subject to the Judge's direction and control use approved forms, follow approved procedures, and comply with applicable provisions of the Code of Judicial Conduct, court rules, ordinances, and statutes;
- Notifying the City Manager of any Judicial Emergency Orders and any actions required to comply with such orders, including, but not limited to, actions that impact remote technology needs, city buildings, and city staff;
- Notifying the City Manager of additional resources necessary to ensure compliance with applicable laws and rules;
- Notifying the City Manager of performance deficiencies, and make recommendations to the City to improve the financial or other operational conditions of the Municipal Court;
- Review all reports and other communications from the Georgia Department of Community Supervision Misdemeanor Probation Oversight Program and taking any actions the Judge deems necessary or appropriate;
- The Judge understands that Municipal Court staff adhere to the same applicable personnel policies as other city employees. The Parties agree that the Judge will participate in the review and amendment of any such policies to ensure that they recognize the unique nature of court employment and the Judge's rights and responsibilities with respect to court employees;
- Conferring with the City Manager or his/her designee to coordinate administrative activities concerning City procedures, policies, and the budget in an effort to retain and insure consistency and common practices throughout the City;
- The Judge acknowledges that Municipal Court employees may perform other duties for the City that are not in conflict with the separation of powers;
- The Judge will confer with the City Manager or his/her designee, to coordinate administrative activities concerning City procedures, policies, and the budget in an effort to retain and insure consistency and common practices throughout the City.

The Court Clerk shall be appointed by the City Manager. Other than the Judge, the Judge Pro Tem, and the Associate Judge, the Court Clerk, and all other court staff are City employees and are subject to city's personnel policies and procedures. However, they are subject to the Judge's direction and control when performing duties for the Court. Their salaries, benefits, hours of work, and working conditions shall be established by the City.

The Judge understands that the Municipal Court staff shall adhere to the same personnel policies as other City of Hinesville employees. The Parties agree that the Judge will participate in the review and/or amendment of any such policies to ensure that they recognize the unique nature of court employment and the Judge's responsibilities with respect to court employees. The Judge acknowledges that the Court Clerk may perform other duties for the City that are not in conflict with the separation of powers.

The Judge will confer with the City Manager or his/her designee to coordinate administrative activities concerning City procedures, policies, and the budget in an effort to retain and ensure consistency and common practices throughout the City.

8. COMPENSATION:

Judge Pangburn shall be paid twenty-six thousand dollars (\$26,000) annually, in an amount to be paid in equal monthly installments. The Judge's compensation is set by the Mayor and Council, and may be increased but not decreased during the Judge's term of office.

9. METHOD OF PAYMENT:

The Municipal Court Judges' monthly base pay is automatically paid by the City. Invoices for the Associate and Pro Tempore Judges' services and/or reimbursement of allowable expenses are submitted directly to the Municipal Court Clerk for review and approval. Approved invoices are then forwarded to the City's Finance Department for payment.

10. DUES AND SUBSCRIPTIONS:

The Municipal Court Judge shall maintain membership in the Georgia Council of Municipal Court Judges, and all fees required for such membership shall be paid by the City.

11. EXPENSE REIMBURSEMENT:

The Municipal Court Judge is entitled to be reimbursed for actual expenses incurred in performance of his/her official duties, and is eligible to receive mileage payments and a per diem allowance for lodging, meals, beverages, and incidental expenses reasonably incurred in the performance of his/her official duties. The per diem is based on the allowable standard federal rate. In no event, however, will the Judge be reimbursed the cost of any alcoholic beverage, even when consumed with meals.

12. TERMINATION/REMOVAL:

The Judge may terminate this Agreement upon a minimum thirty (30) days written notice prior to his/her effective date of termination, unless otherwise mutually agreed to by both Parties.

The Judge may be removed from the position of Municipal Court Judge during the term of this Agreement for the reasons and upon the procedures set forth in O.C.G.A. Section 36-32-2.1.

13. COURT SCHEDULE/HOURS OF WORK:

The Municipal Court shall convene every Wednesday from 8:00 a.m. to 4:00 p.m., excluding Federal, State, and local holidays. However, the Parties understand that the operational hours of the Court and the Judge's work schedule vary depending on the Court's docket and caseload.

14. CONTRACT ADMINISTRATOR:

This Agreement shall be administered by the City Manager, and/or his/her designee on behalf of the City and by the Municipal Court Clerk on behalf of the Judge. Any written notices to be served on either party shall be served or mailed to the following addresses with a copy by email:

IF TO THE CITY

Kenneth Howard
115 East M.L. King Jr. Driver
Hinesville, GA 31313
khoward@cityofhinesville.org

IF TO THE JUDGE

Kenneth D. Pangburn
405 Richmond Lane
Hinesville, GA 31313
kenpangburn@gmail.com

15. MERGER AND AMENDMENT:

This Agreement contains the entire understanding of the City and the Judge with respect to the matters set forth herein, and any prior or contemporaneous understandings are merged herein.

This Agreement shall be governed under the laws of the State of Georgia, and any dispute regarding this Agreement shall be resolved in the Liberty County Superior Court, State of Georgia.

16. SEVERABILITY:

If any provision or a portion thereof contained in this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or any portion thereof, shall be deemed its application to any circumstance, is held invalid, the remainder of this Agreement, and its application to other circumstances is not affected.

IN WITNESS WHEREOF, the Parties hereto do hereby execute this Agreement.

CITY OF HINESVILLE

By: _____

Kenneth Howard
City Manager

Date: _____

Approved as to Form: _____

City Attorney

MUNICIPAL COURT JUDGE

By: _____

Kenneth Pangburn
Municipal Court Judge

Date: _____

(Exhibit A- See current GMA Municipal Court Self-Assessment posted on www.gacities.com under Publications/Municipal Courts for Elected Officials; Review and Revise with City Attorney before attaching)

(Exhibit B – See current GMA Sample Annual Report & Affirmation for Municipal Court Judges and Clerks posted on www.gacities.com under Publications/Municipal Courts for Elected Officials, Review and revise with City Attorney before attaching)

DRAFT

House Bill 456 (AS PASSED HOUSE AND SENATE)

By: Representatives Gunter of the 8th, Lumsden of the 12th, Scoggins of the 14th, Silcox of the 53rd, and Collins of the 71st

A BILL TO BE ENTITLED

AN ACT

1 To amend Article 1 of Chapter 32 of Title 36 of the Official Code of Georgia Annotated,
2 relating to general provisions regarding municipal courts, so as to increase the term for
3 municipal court judges from one year to two years unless otherwise provided for in a
4 municipality's charter; to provide for removal of municipal court judges for breach of
5 contract; to provide for an effective date and applicability; to provide for related matters; to
6 repeal conflicting laws; and for other purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 SECTION 1.

9 Article 1 of Chapter 32 of Title 36 of the Official Code of Georgia Annotated, relating to
10 general provisions regarding municipal courts, is amended by revising paragraph (1) of
11 subsection (a) of Code Section 36-32-2, relating to appointment of judges, as follows:

12 "(a)(1) Notwithstanding any other provision of this chapter or any general or local Act,
13 the governing authority of each municipal corporation within this state having a
14 municipal court, as provided by the Act incorporating the municipal corporation or any
15 amendments thereto, is authorized to appoint a judge of such court. Any individual
16 appointed as a judge under this Code section shall possess such qualifications as set forth

H. B. 456

- 1 -

17 in Code Section 36-32-1.1 and shall receive such compensation as shall be fixed by the
18 governing authority of the municipal corporation. Notwithstanding the failure of the
19 governing body of a municipal corporation to enter into a written agreement or enact an
20 ordinance as provided for in this paragraph, any individual appointed as a judge under
21 this Code section shall serve for a minimum term of ~~one year~~ two years from the date of
22 appointment as reflected in the minutes of the municipal corporation, unless such
23 municipal corporation's charter provides for a longer term, and until a successor is
24 appointed or if the judge is removed from office as provided in Code Section 36-32-2.1.
25 Such term shall be memorialized in a written agreement between such individual and the
26 governing authority of the municipal corporation or in an ordinance or a charter. If such
27 term is memorialized in a written agreement, such agreement shall not include any
28 geographic limitation concerning a judge's eligibility to serve and shall not contain any
29 provision that a judge serve in an at-will capacity."

30 SECTION 2.

31 Said article is further amended by revising subsection (b) of Code Section 36-32-2.1, relating
32 to removal of judges, as follows:

33 "(b)(1) A judge may be removed during his or her term of office by a two-thirds' vote of
34 the entire membership of the governing authority of the municipal corporation for:

35 (A) Willful misconduct in office;

36 (B) Willful and persistent failure to perform duties;

37 (C) Habitual intemperance;

38 (D) Conduct prejudicial to the administration of justice which brings the judicial office
39 into disrepute; or

40 (E) Disability seriously interfering with the performance of duties, which is, or is likely
41 to become, of a permanent character.

42 (2) A municipality may define in its charter further conduct that may lead to a judge's
43 removal.

44 (3) Where a municipality has entered into a written agreement with an individual
45 memorializing the terms and conditions of his or her appointment as judge, and the
46 municipality alleged a breach of the agreement:

47 (A) Written notice of such breach shall be given to the judge;

48 (B) The judge shall have up to 30 days after receiving the notice to cure the alleged
49 breach;

50 (C) Where a municipality seeks to remove a judge for breach of the agreement, such
51 removal during a judge's term shall only occur in the event of a material breach; and

52 (D) Removal for a material breach may only be done subject to the provisions of
53 subsection (c) of this Code section."

54 **SECTION 3.**

55 This Act shall become effective on July 1, 2024, and shall apply to written agreements
56 entered into on or after such date.

57 **SECTION 4.**

58 All laws and parts of laws in conflict with this Act are repealed.



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: The Villas at Stonehenge
Prepared by: Mardee Sanchez
Presented by: Mardee Sanchez

PURPOSE: Request by Paul Krebs for Preliminary Plat Approval for a 140-lot Subdivision for Townhomes on Airport Road and Stonehenge Drive. (District #4)

BACKGROUND: This project was originally approved for 178 condominiums. A revised project was submitted that replaced these condominiums with townhomes.

On March 18, 2025, the Planning Commission recommended approval with standard conditions.

FUNDING: None

RECOMMENDATION: Approval of the preliminary plat for The Villas at Stonehenge.

ATTACHMENTS:

1. The Villas at Stonehenge

PREVIOUS COUNCIL DISCUSSION:

The Villas at Stonehenge

Preliminary Plat

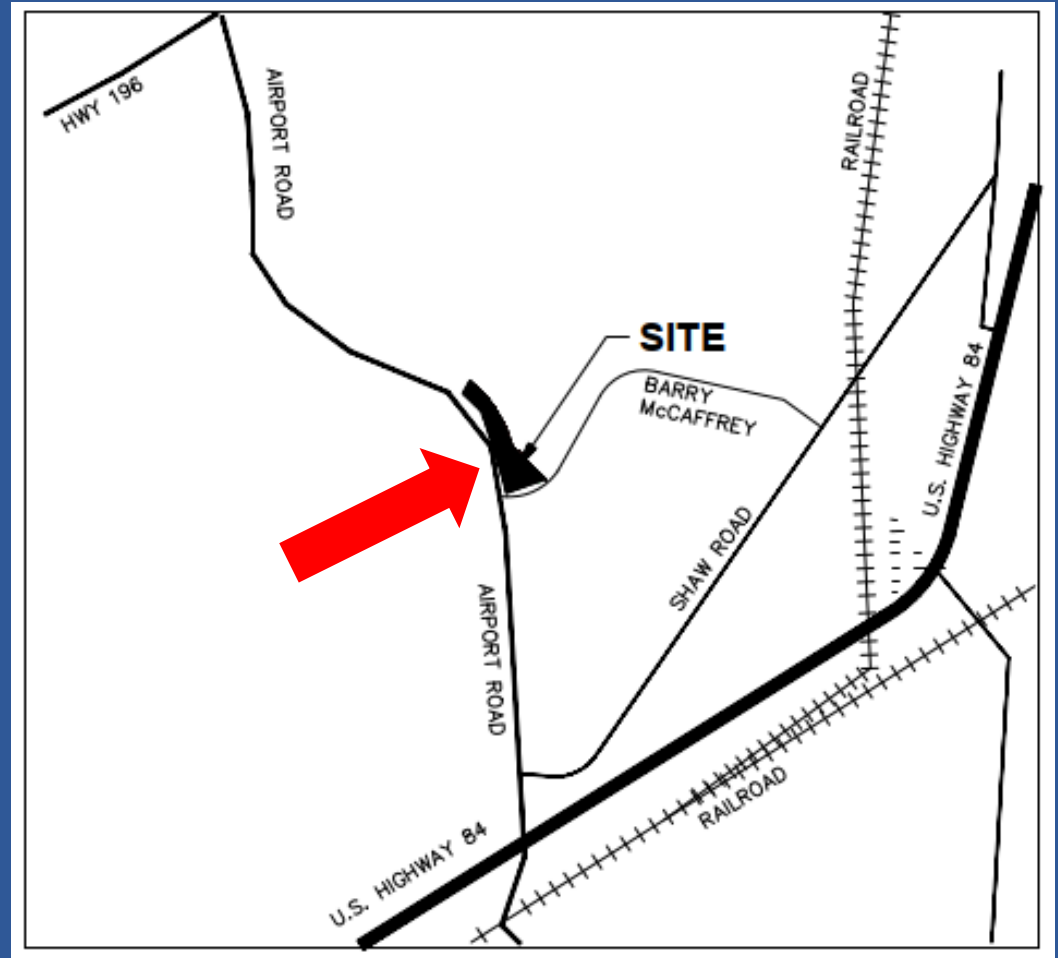
Developer:
Paul Krebs

Engineer:
TR Long Engineering

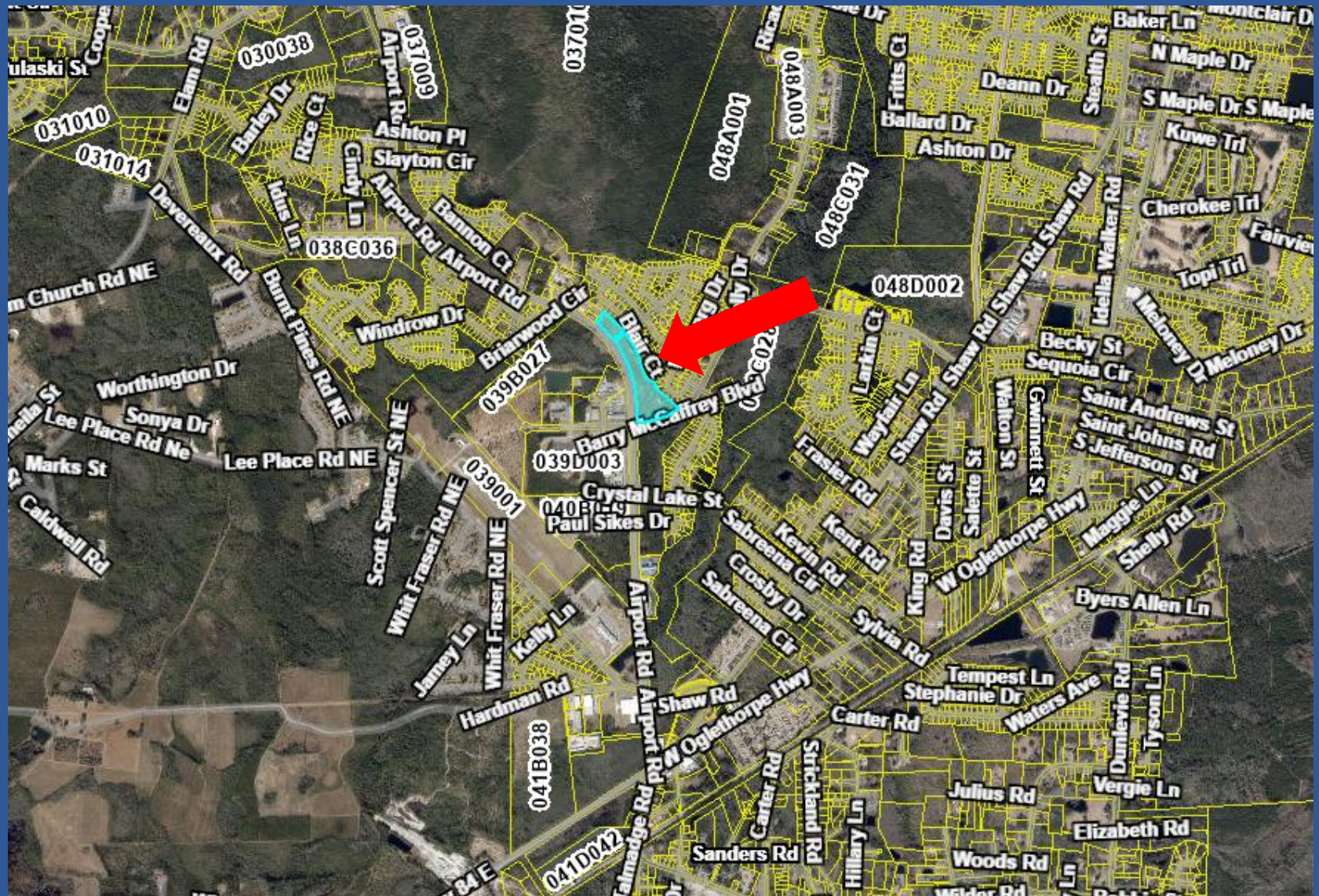
Description:

- 140 lots
- Townhomes
- Zoned ATR

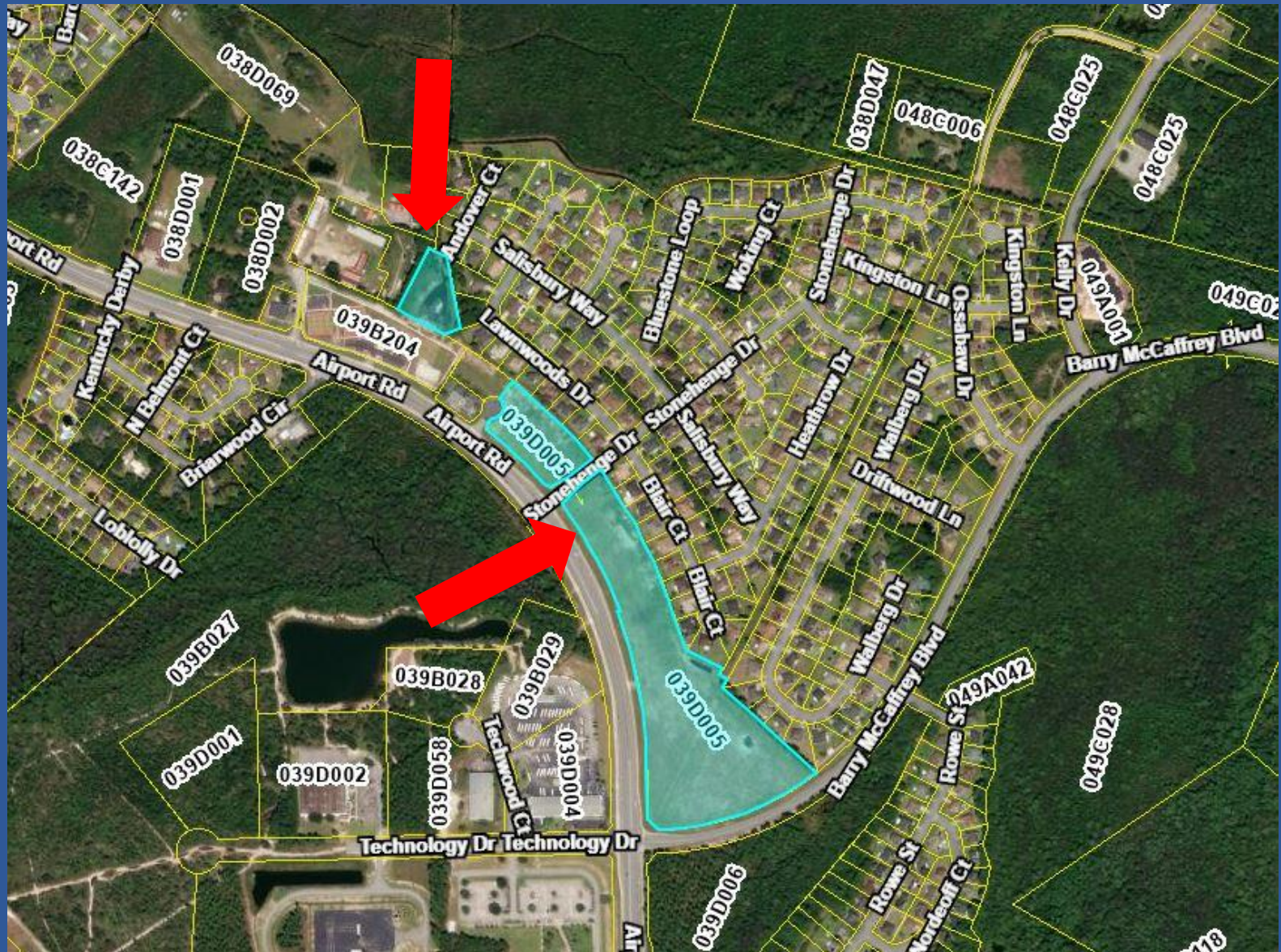
Location: Airport Road
and Stonehenge Drive
(District #4)



Vicinity Map



Vicinity Map Close-up



Project and Zoning Info

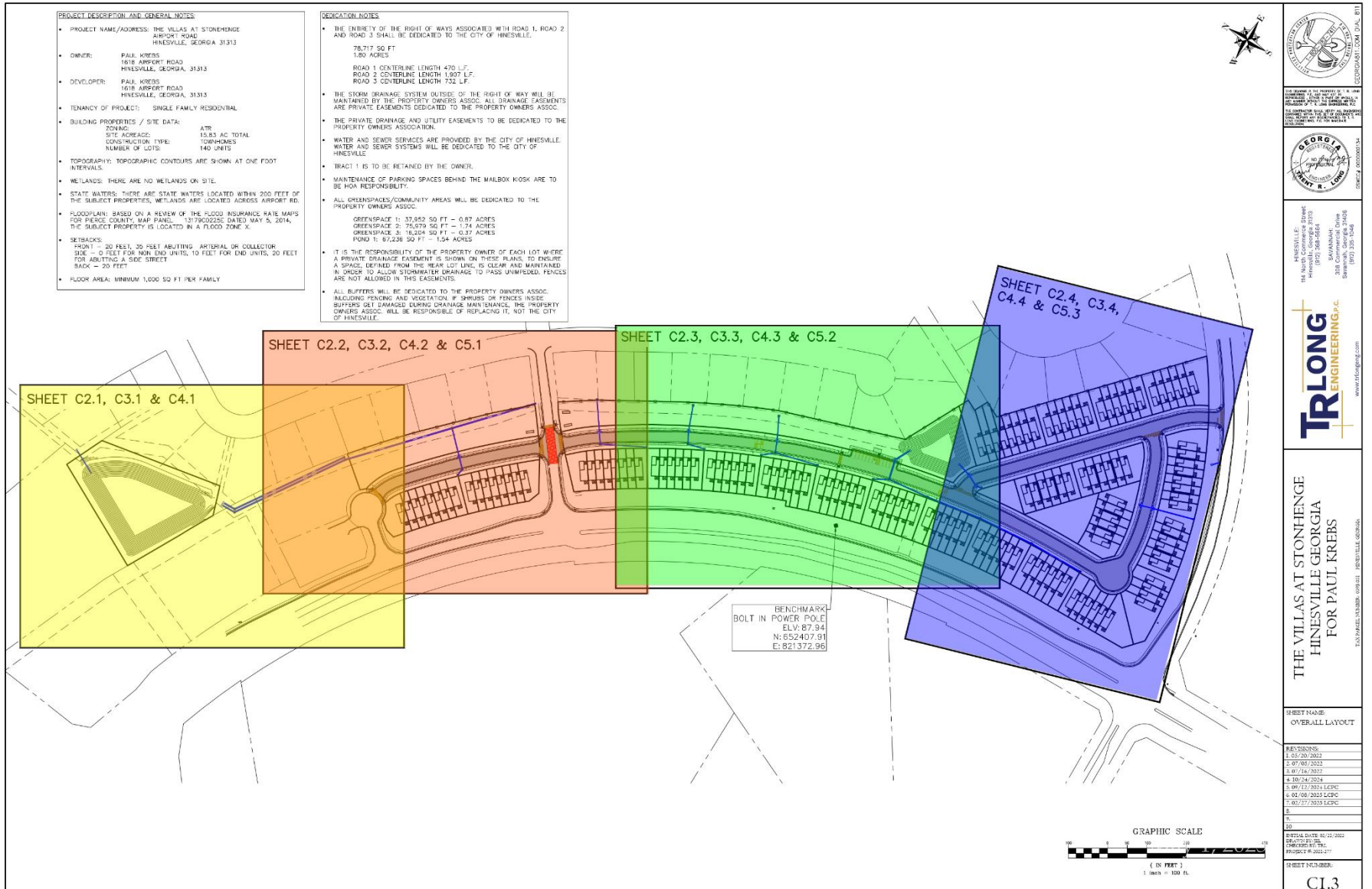
BUILDING PROPERTIES / SITE DATA:

ZONING:	ATR
SITE ACREAGE:	15.83 AC TOTAL
CONSTRUCTION TYPE:	TOWNHOMES
NUMBER OF LOTS:	140 UNITS

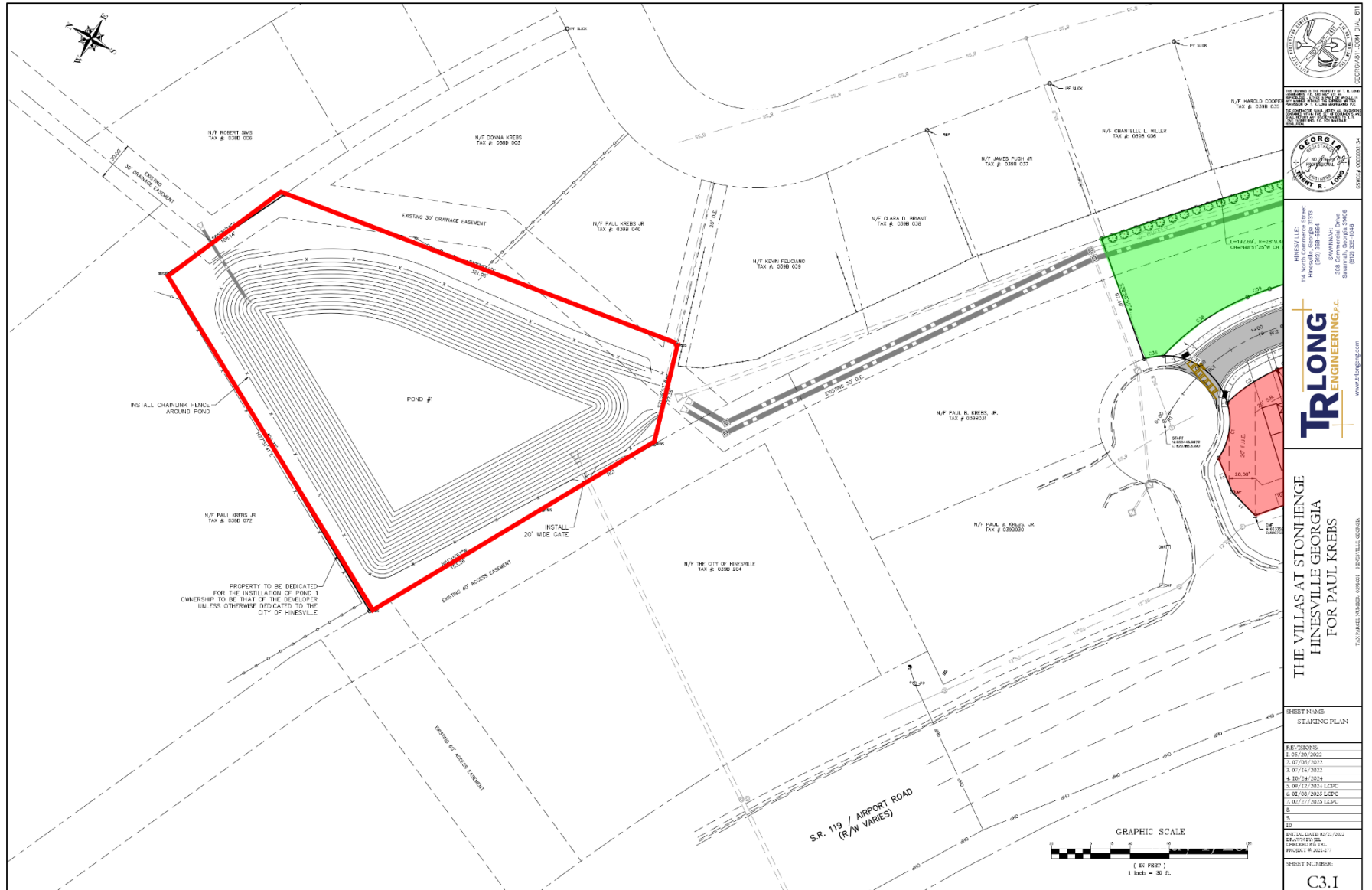
SETBACKS:

FRONT – 20 FEET, 35 FEET ABUTTING ARTERIAL OR COLLECTOR
SIDE – 0 FEET FOR NON END UNITS, 10 FEET FOR END UNITS, 20 FEET
FOR ABUTTING A SIDE STREET
BACK – 20 FEET

Sheet Index



Sheet 1



Sheet 2

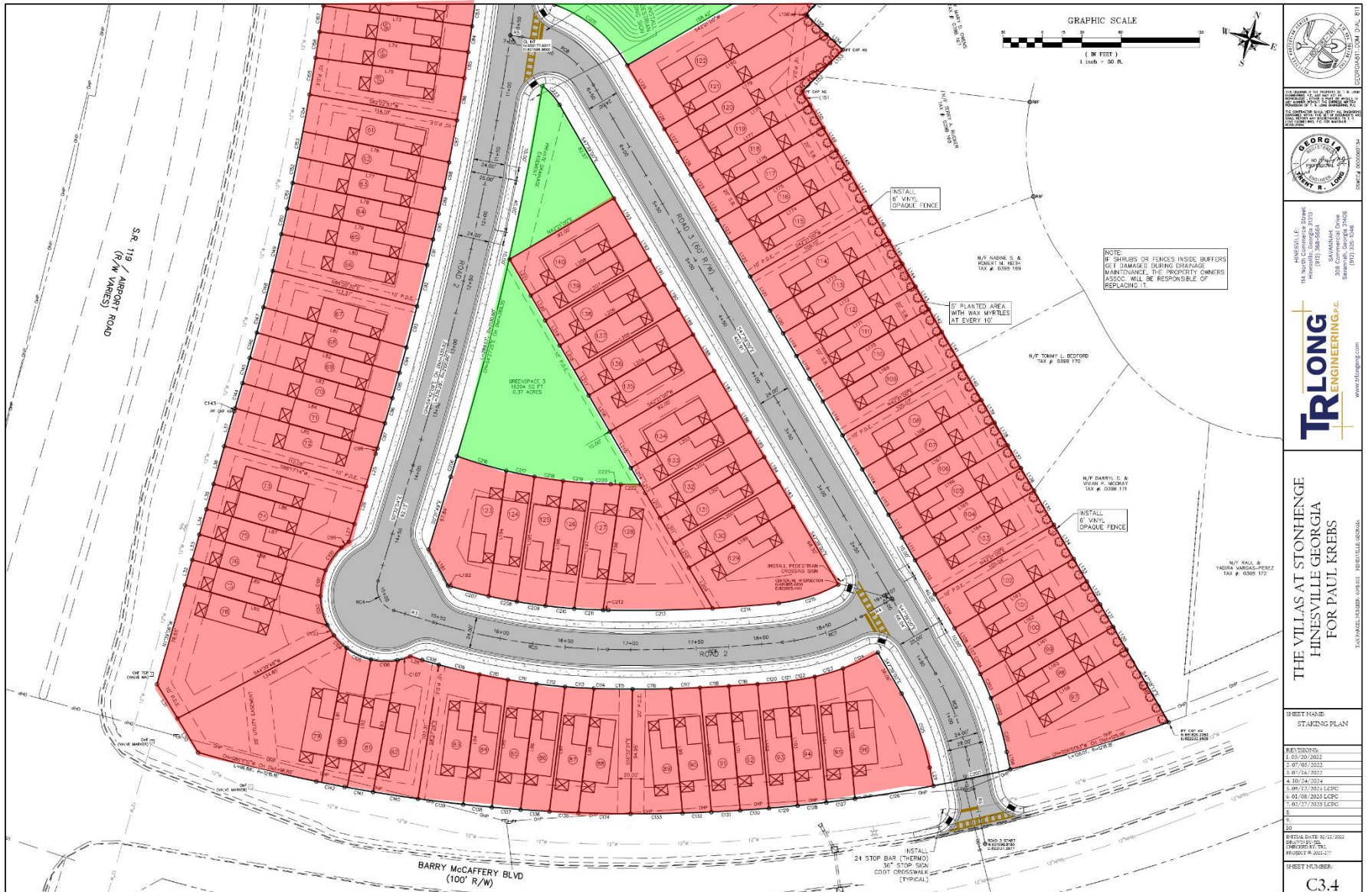


Sheet 3

HOA responsible for parking spaces within street right-of-way



Sheet 4



Parcel Info

Lot Area Table			
Lot #	Area (Sq Ft)	Acreage	Usable Area (Sq Ft)
LOT : 1	5151	0.12	5151
LOT : 2	2002	0.05	2002
LOT : 3	2000	0.05	2000
LOT : 4	2000	0.05	2000
LOT : 5	2000	0.05	2000
LOT : 6	2001	0.05	2001
LOT : 7	2001	0.05	2001
LOT : 8	3145	0.07	3145
LOT : 9	3131	0.07	3131
LOT : 10	2001	0.05	2001
LOT : 11	2000	0.05	2000
LOT : 12	2000	0.05	2000
LOT : 13	2000	0.05	2000
LOT : 14	2000	0.05	2000
LOT : 15	2001	0.05	2001
LOT : 16	4429	0.10	4429
LOT : 17	4585	0.11	4585
LOT : 18	2024	0.05	2024
LOT : 19	2037	0.05	2037
LOT : 20	2040	0.05	2040

Lot Area Table			
Lot #	Area (Sq Ft)	Acreage	Usable Area (Sq Ft)
LOT : 21	2040	0.05	2040
LOT : 22	2041	0.05	2041
LOT : 23	2042	0.05	2042
LOT : 24	3176	0.07	3176
LOT : 25	3164	0.07	3164
LOT : 26	2040	0.05	2040
LOT : 27	2040	0.05	2040
LOT : 28	2039	0.05	2039
LOT : 29	2039	0.05	2039
LOT : 30	3163	0.07	3163
LOT : 31	3145	0.07	3145
LOT : 32	2037	0.05	2037
LOT : 33	2037	0.05	2037
LOT : 34	2036	0.05	2036
LOT : 35	2035	0.05	2035
LOT : 36	3143	0.07	3143
LOT : 37	3143	0.07	3143
LOT : 38	2032	0.05	2032
LOT : 39	2030	0.05	2030
LOT : 40	2165	0.05	2165

Lot Area Table			
Lot #	Area (Sq Ft)	Acreage	Usable Area (Sq Ft)
LOT : 41	2297	0.05	2297
LOT : 42	3504	0.08	3504
LOT : 43	3505	0.08	3505
LOT : 44	2298	0.05	2298
LOT : 45	2298	0.05	2298
LOT : 46	2298	0.05	2298
LOT : 47	2298	0.05	2298
LOT : 48	3538	0.08	3538
LOT : 49	3540	0.08	3540
LOT : 50	2296	0.05	2296
LOT : 51	2295	0.05	2295
LOT : 52	2295	0.05	2295
LOT : 53	2294	0.05	2294
LOT : 54	3501	0.08	3501
LOT : 55	3500	0.08	3500
LOT : 56	2290	0.05	2290
LOT : 57	2288	0.05	2288
LOT : 58	2287	0.05	2287
LOT : 59	2286	0.05	2286
LOT : 60	3484	0.08	3484

Lot Area Table			
Lot #	Area (Sq Ft)	Acreage	Usable Area (Sq Ft)
LOT : 121	2806	0.06	2806
LOT : 122	5776	0.13	5776
LOT : 123	4232	0.10	4232
LOT : 124	2119	0.05	2119
LOT : 125	2116	0.05	2116
LOT : 126	2117	0.05	2117
LOT : 127	2124	0.05	2124
LOT : 128	4743	0.11	4743
LOT : 129	5142	0.12	5142
LOT : 130	2024	0.05	2024
LOT : 131	2024	0.05	2024
LOT : 132	2024	0.05	2024
LOT : 133	2024	0.05	2024
LOT : 134	2944	0.07	2944
LOT : 135	2944	0.07	2944
LOT : 136	2024	0.05	2024
LOT : 137	2024	0.05	2024
LOT : 138	2024	0.05	2024
LOT : 139	2024	0.05	2024
LOT : 140	2944	0.07	2944

Lot Area Table			
Lot #	Area (Sq Ft)	Acreage	Usable Area (Sq Ft)
LOT : 61	3486	0.08	3486
LOT : 62	2279	0.05	2279
LOT : 63	2276	0.05	2276
LOT : 64	2274	0.05	2274
LOT : 65	2272	0.05	2272
LOT : 66	3466	0.08	3466
LOT : 67	3459	0.08	3459
LOT : 68	2262	0.05	2262
LOT : 69	2260	0.05	2260
LOT : 70	2257	0.05	2257
LOT : 71	2254	0.05	2254
LOT : 72	3375	0.08	3375
LOT : 73	3358	0.08	3358
LOT : 74	2213	0.05	2213
LOT : 75	2055	0.05	2055
LOT : 76	2003	0.05	2003
LOT : 77	2124	0.05	2124
LOT : 78	7089	0.16	7089
LOT : 79	8055	0.18	7635
LOT : 80	2016	0.05	2239

Lot Area Table			
Lot #	Area (Sq Ft)	Acreage	Usable Area (Sq Ft)
LOT : 81	1996	0.05	2194
LOT : 82	3467	0.08	3467
LOT : 83	3367	0.08	3367
LOT : 84	2172	0.05	2172
LOT : 85	2137	0.05	2137
LOT : 86	2113	0.05	2113
LOT : 87	2101	0.05	2101
LOT : 88	3286	0.08	2336
LOT : 89	3281	0.08	2331
LOT : 90	2092	0.05	2092
LOT : 91	2091	0.05	2091
LOT : 92	2090	0.05	2090
LOT : 93	2089	0.05	2089
LOT : 94	2098	0.05	2098
LOT : 95	2149	0.05	2149
LOT : 96	5052	0.12	5052
LOT : 97	5962	0.14	5962
LOT : 98	2194	0.05	2194
LOT : 99	2133	0.05	2133
LOT : 100	2104	0.05	2104

Lot Area Table			
Lot #	Area (Sq Ft)	Acreage	Usable Area (Sq Ft)
LOT : 101	2101	0.05	2101
LOT : 102	3151	0.07	3151
LOT : 103	3151	0.07	3151
LOT : 104	2101	0.05	2101
LOT : 105	2101	0.05	2101
LOT : 106	2101	0.05	2101
LOT : 107	2101	0.05	2101
LOT : 108	3152	0.07	3152
LOT : 109	3152	0.07	3152
LOT : 110	2102	0.05	2102
LOT : 111	2102	0.05	2102
LOT : 112	2102	0.05	2102
LOT : 113	2102	0.05	2102
LOT : 114	3153	0.07	3153
LOT : 115	3153	0.07	3153
LOT : 116	2102	0.05	2102
LOT : 117	2102	0.05	2102
LOT : 118	2102	0.05	2102
LOT : 119	2223	0.05	2223
LOT : 120	2893	0.07	2893

May 1, 2025

Proposed dedications to the City:

- Three new streets – 0.60 miles total
- Water, reuse water and sewer and utility easements
- stormwater improvements within the street right-of-way

Proposed dedications to the HOA:

- Three greenspace tracts (± 3 ac. total)
- Pond #1 (1.54 ac.)

LCPC Recommendation

The Villas at Stonehenge

APPROVAL of the PRELIMINARY PLAT

with standard conditions

LCPC 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: May 1, 2025
Agenda Item: West View Village
Prepared by: Mardee Sanchez
Presented by: Mardee Sanchez

PURPOSE: Request by Josh Wheeler for Preliminary Plat Approval for a 36-lot Subdivision for Row Houses on Airport Road and Crystal Lake Drive. (District #4)

BACKGROUND: This project was originally approved as a 41-lot subdivision for townhomes. The PUD was amended to allow single-family/row home lots with a 5-foot separation between buildings and the project now is for 36 row home lots. The road layout is unchanged from the previous townhome preliminary plat; only the developable lot layout has changed.

On April 15, 2025, the Planning Commission recommended approval with standard conditions.

FUNDING: None

RECOMMENDATION: Approval of the preliminary plat for West View Village.

ATTACHMENTS:

1. West View Village

PREVIOUS COUNCIL DISCUSSION:

West View Village Preliminary Plat

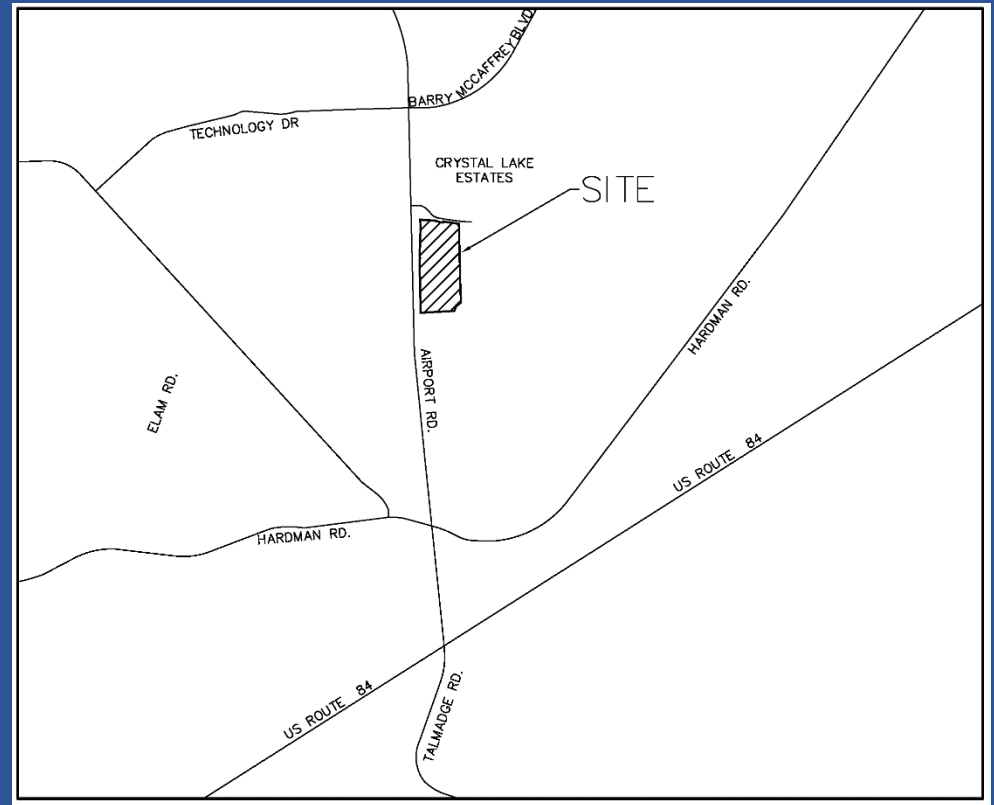
Developer:
Josh Wheeler

Engineer:
T.R. Long Engineering

Description:

- 36 single-family/row home lots
- 10 $\frac{3}{4}$ ac.
- Zoned PUD

Location: Airport Rd. &
Crystal Lake Dr.



Vicinity Map

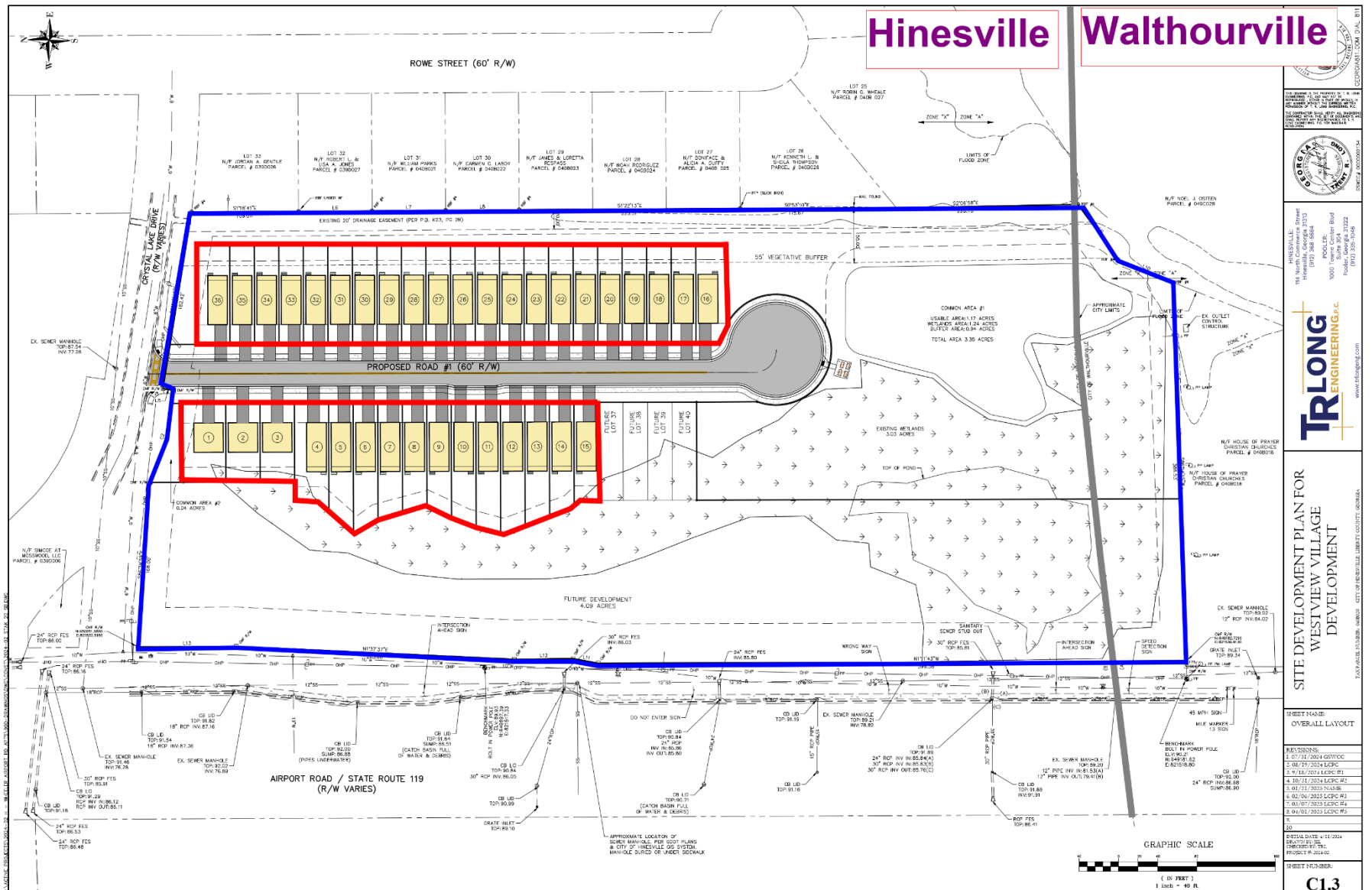


Development Standards

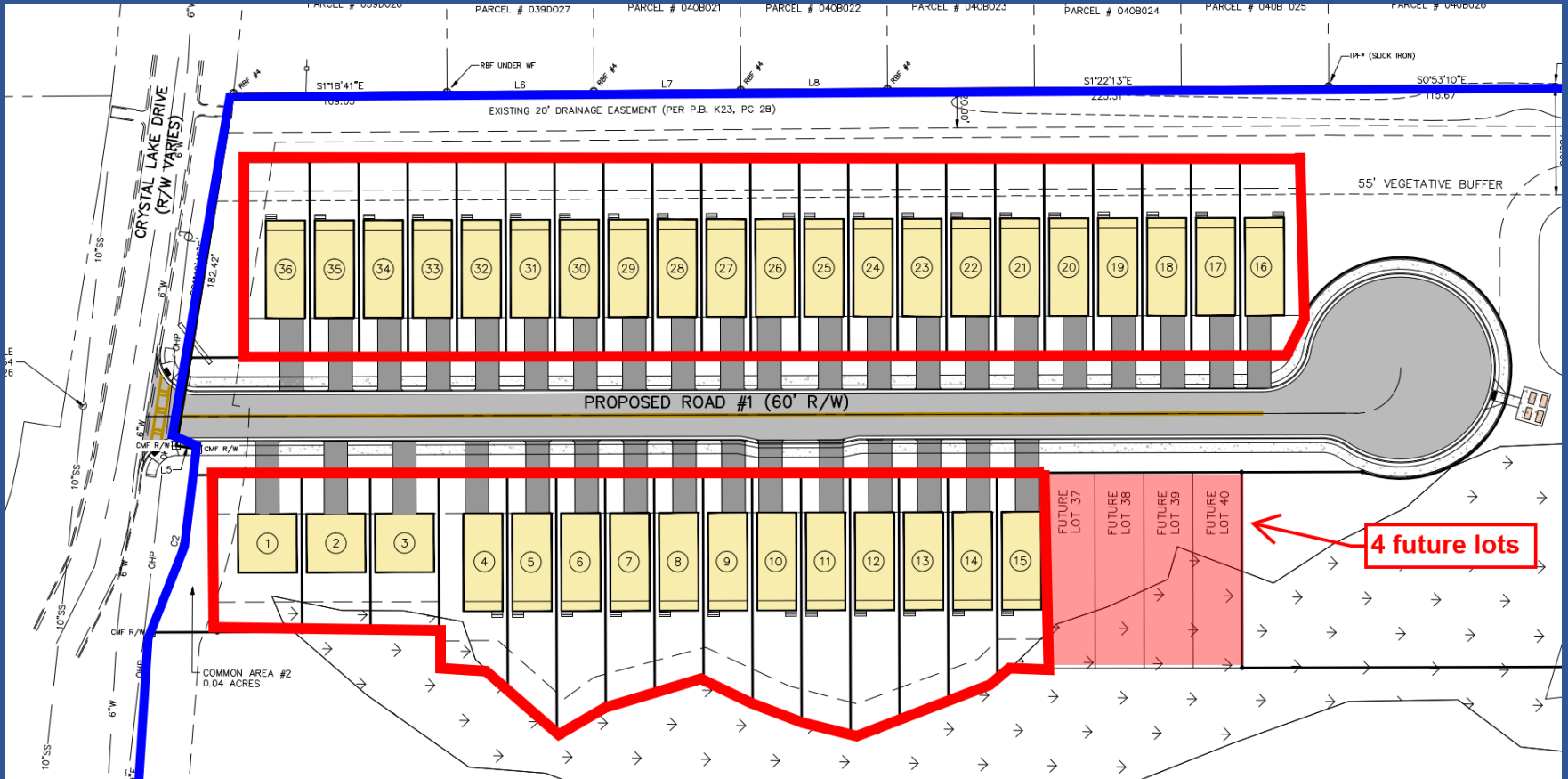
<u>SETBACKS</u>	<u>ROW HOMES LOTS</u>
FRONT	20 FEET
SIDE	2.5 FEET
SIDE (STREET)	15 FEET
REAR	15 FEET
MINIMUM LOT AREA	2,000 S.F.
MIN LOT WIDTH AT BLDG. LINE	25 FEET

Additionally, a 55-ft. vegetative buffer is required along the adjacent residences in the Crystal Lake subdivision.

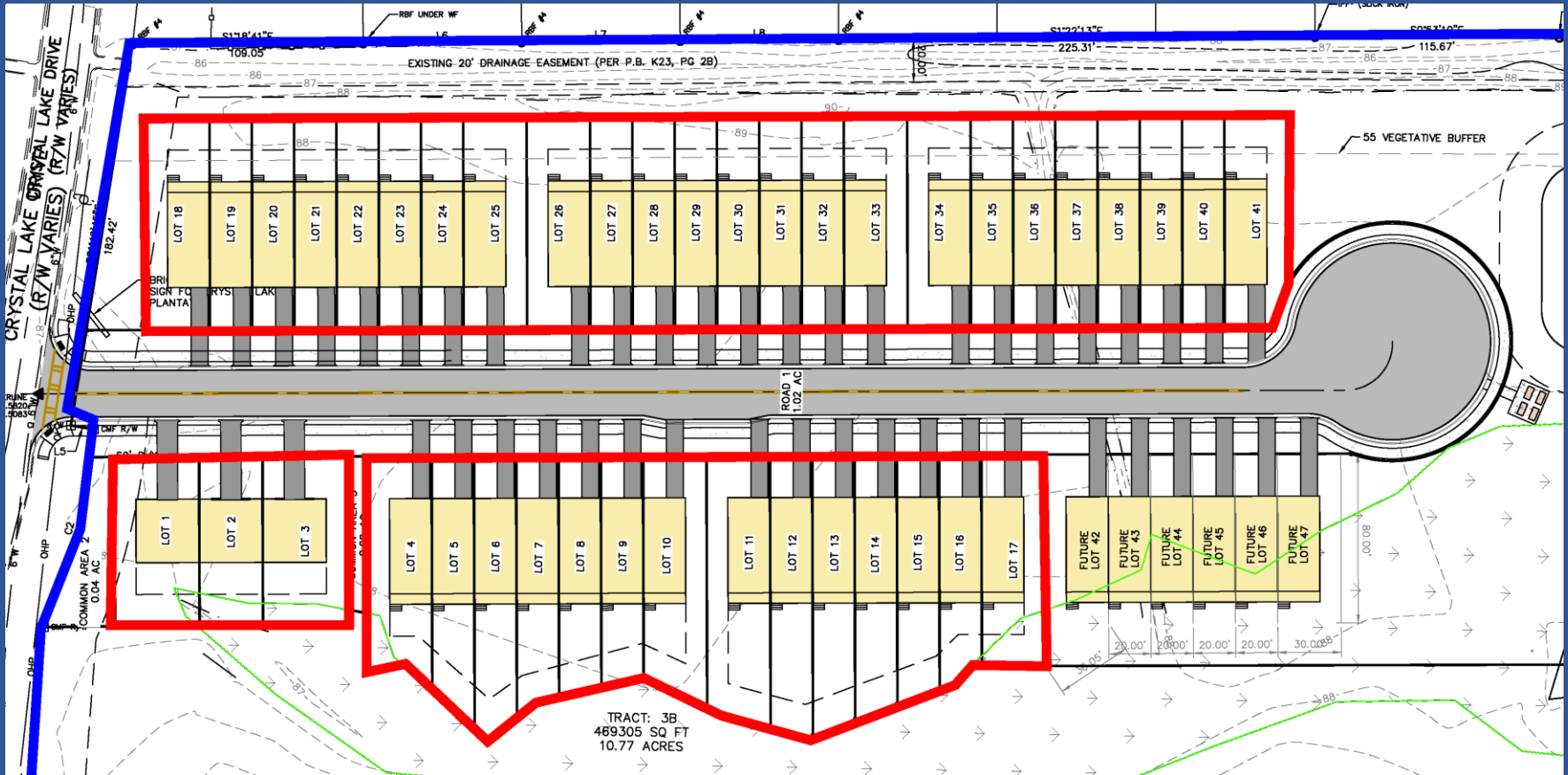
Overall Plat



Row Home Lots

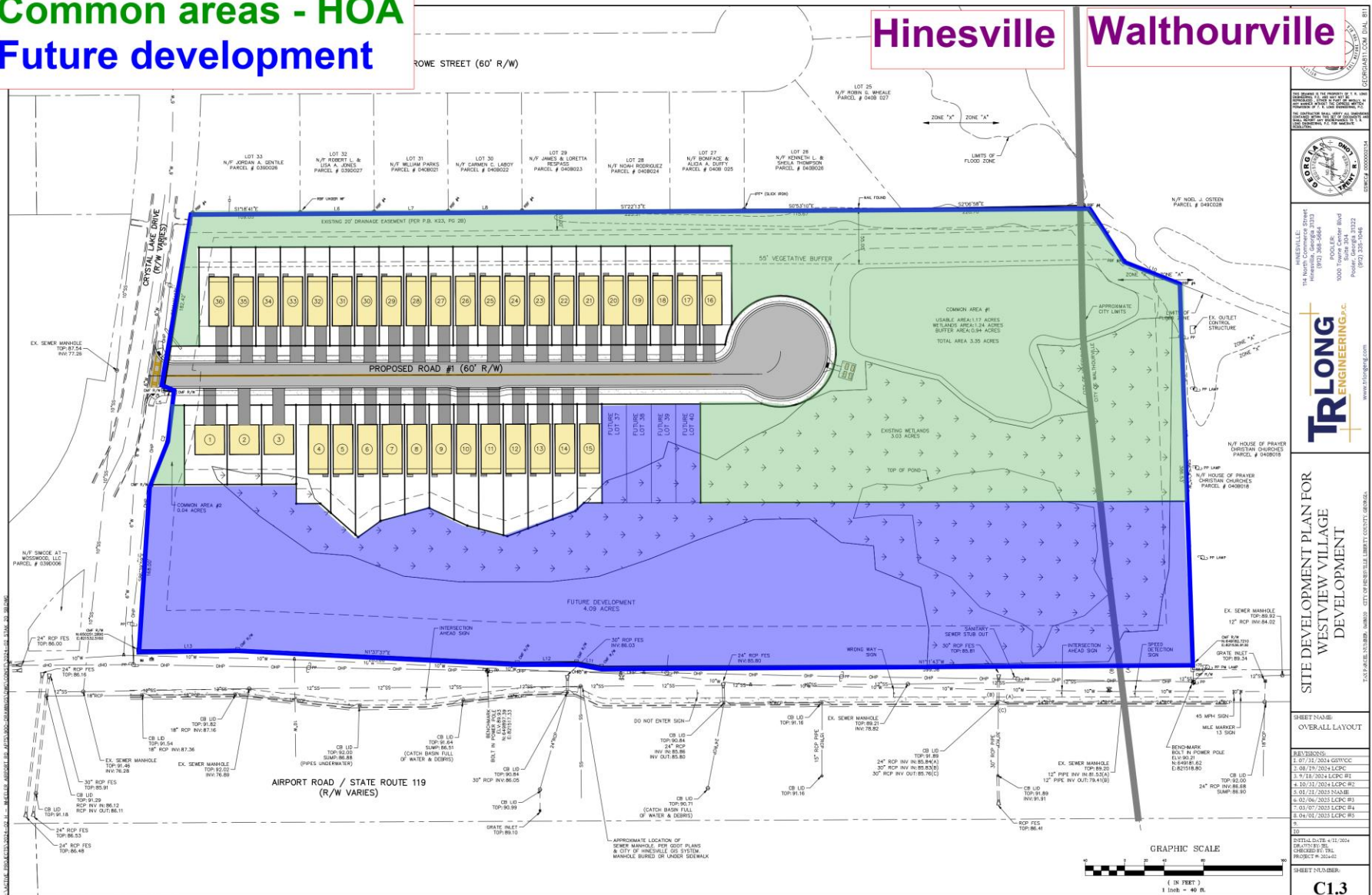


Original Townhome Lots

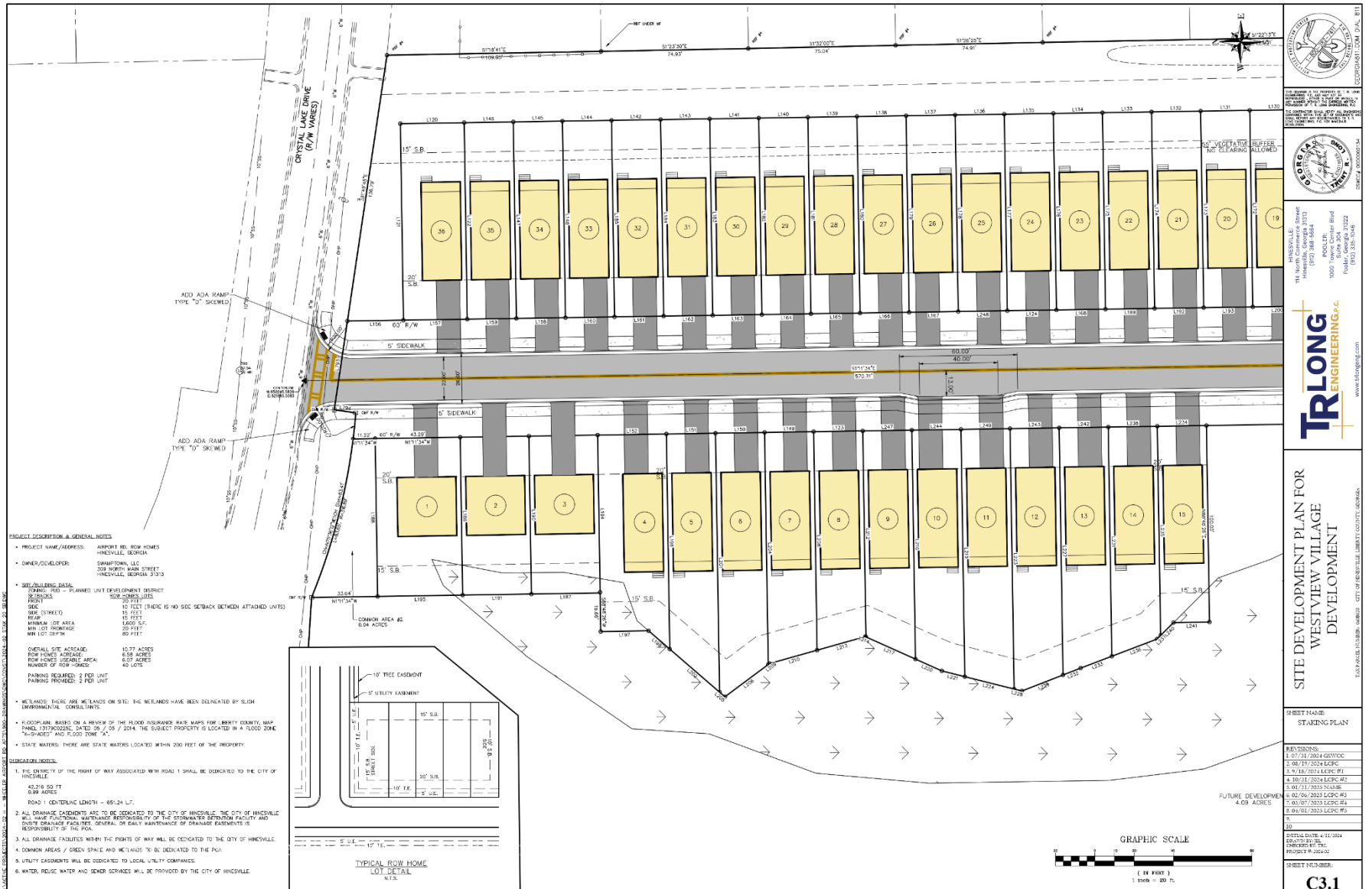


Common areas - HOA
Future development

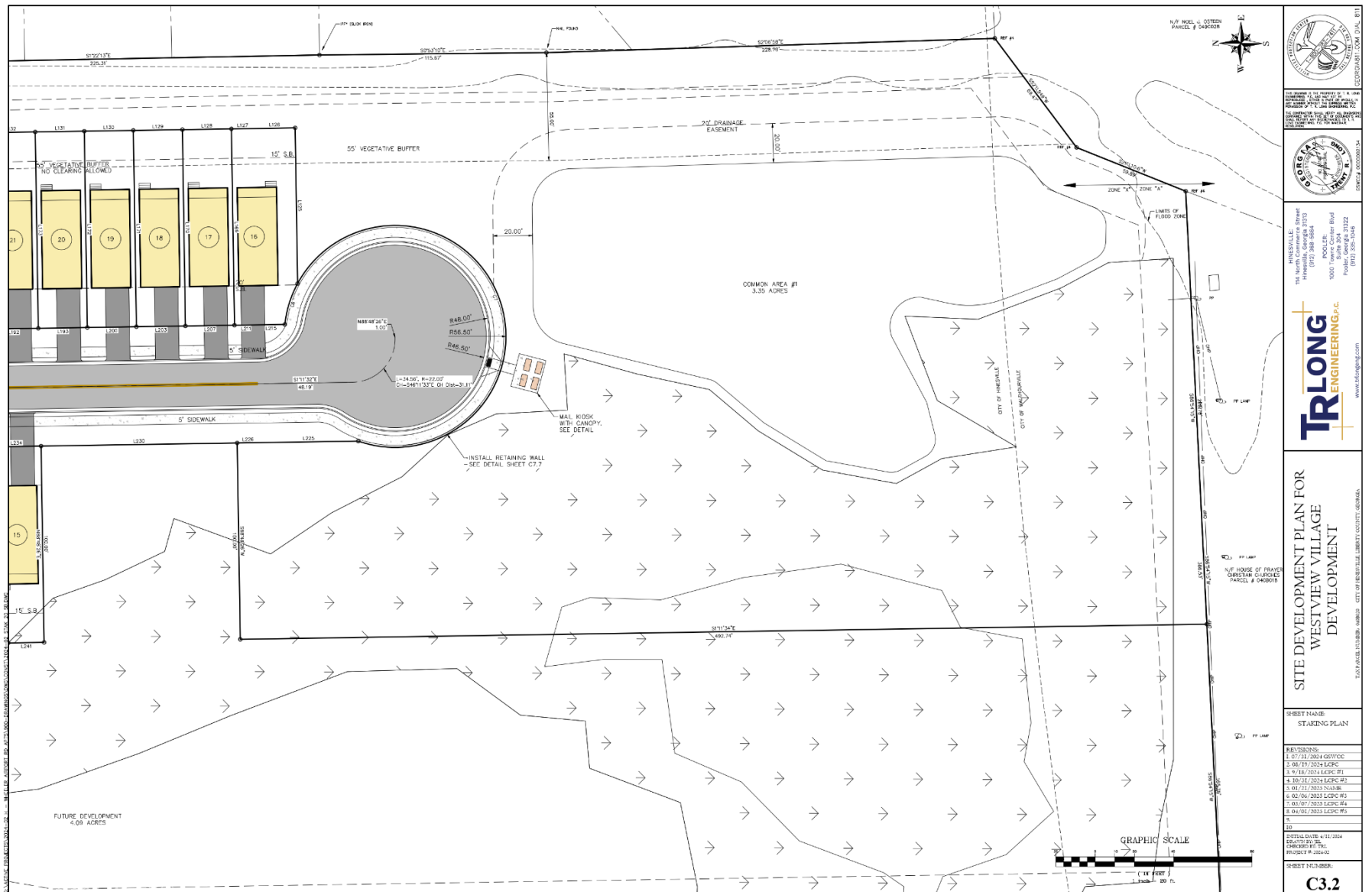
Walthourville



Sheet 1



Sheet 2



Parcel Table

Parcel Area Table			
Parcel #	Area (Sq ft)	Area (Acres)	Usable Area (Sq ft)
1	3478	0.08	3299
2	2812	0.06	2385
3	2812	0.06	2465
4	3550	0.08	3126
5	3015	0.07	3015
6	3172	0.07	3171
7	2862	0.07	2862
8	2697	0.06	2677
9	2767	0.06	2785
10	3045	0.07	3044
11	3230	0.07	3229
12	3255	0.07	3255
13	3029	0.07	3028
14	2801	0.06	2801
15	2521	0.06	2359
16	3164	0.07	2573
17	2500	0.06	2043
18	2500	0.06	2041
19	2500	0.06	2039
20	2500	0.06	2037

Parcel Area Table			
Parcel #	Area (Sq ft)	Area (Acres)	Usable Area (Sq ft)
21	2500	0.06	2035
22	2500	0.06	2033
23	2500	0.06	2031
24	2500	0.06	2029
25	2500	0.06	2027
26	2500	0.06	2024
27	2500	0.06	2021
28	2500	0.06	2017
29	2500	0.06	2013
30	2500	0.06	2010
31	2500	0.06	2008
32	2500	0.06	2006
33	2500	0.06	2004
34	2500	0.06	2003
35	2500	0.06	2001
36	3250	0.07	2600

Proposed dedications to the City:

- 650 ft. of new street
- Water, reuse water, sewer and stormwater improvements and associated easements

Proposed dedications to the HOA:

- Two common areas (3.4 ac. total)

LCPC Recommendation

West View Village

APPROVAL of the PRELIMINARY PLAT

with standard conditions

LCPC 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: May 1, 2025
Agenda Item: Rezoning Petition 2025-15-H
Prepared by: Mardee Sanchez
Presented by: Mardee Sanchez

PURPOSE: Rezoning Petition 2025-15-H to rezone 107 Deal Street from R-12 to C-3. (District #5)

BACKGROUND: A rezoning petition has been submitted by Goose Creek, LLC, on behalf of the owner, Estate of William D. McDonald, to rezone ±2.4 acres from R-12 to C-3 (Single-Family Residential-12 to Highway Commercial) for a commercial business. The property is located on the corner of Deal and South Main Streets.

On April 15, 2025, the Planning Commission recommended disapproval.

FUNDING: None

RECOMMENDATION: Disapproval of rezoning petition 2025-15-H.

ATTACHMENTS:

1. Rezoning Petition 2025-15-H

PREVIOUS COUNCIL DISCUSSION:

Rezoning Petition 2025-15-H

A rezoning petition has been submitted by Goose Creek, LLC, on behalf of the owner, Estate of William D. McDonald, to rezone $\pm$ 2.4 acres from R-12 to C-3 (Single-family residential-12 to Highway Commercial) for a proposed commercial business. Property is located at 107 Deal Street and is further described as LCTM Parcel 057C156.

Public Notification

Type B Home Occupation 2025-010-W

A Type B Home Occupation request was submitted by owner Latoya Inman, to have a base of operations for a food truck at the residence located at 146 Stephanie Drive in Walthourville. Property is further described as LCTM Parcel 050D063. Property is bounded now or formerly as follows: NORTH by lands of Jouseline Georges and Mendel Cormeille; EAST by Carleigh Pinango; SOUTH by Stephanie Drive and lands of Triet Hender-shot and John and Sylvia Bacon; WEST by lands of Ronald Hunter.

Variance Request 2025-011-LC

A variance request has been submitted by owners Gary and Molly Sauls, to reduce the required 25-foot front yard setback required in R-12 (Single-Family Residential-12) to 5 feet to place an accessory building in the front yard area located at 35 Blue Crab Lane. Property is further described as LCTM Parcel 279C001. Property is bounded now or formerly as follows: NORTH by lands of Georgia Seacoast Properties, INC; EAST by the Jerico River; SOUTH by lands of Wallace and Kimberly Rouse; and WEST by Blue Crab Lane and River Road and lands of James and Marie Tucker.

Conditional Use 2025-012-M

A conditional use request was submitted by JPC Design and Construction, LLC, on behalf of the owner William B. Jones with OM SPG, LLC, to develop two parcels with a new Commercial Tire Center. Property is located on East Oglethorpe Hwy and is further described as LCTM Parcels 265019 and 265020. Property is bounded now or formerly as follows: NORTH by East Oglethorpe Hwy and lands of Minnie Jackson, LLC; EAST by lands of Delilah Way; SOUTH by Michael E Bryant Life Trust; WEST by lands of Nancy Curry and Ruby and Etal Curry.

Rezoning Petition 2025-013-A

A rezoning petition has been submitted by Goose Creek, LLC on behalf of the owner William D McDonald, to rezone 0.4 acres +/- from R-12 (Single-Family Residential-12) to C-3 (Highway Commercial) for the proposed construction of a billboard. Property is located on W Oglethorpe Hwy in Allenhurst and is further described as LCTM Parcel 061C009. Property is bounded now and formerly as follows: NORTH by lands of Curtis and Georgia Dee Mensch; EAST by lands of Curtis and Georgia Dee Mensch; SOUTH by lands of Allenhurst Presbyterian Church; WEST by West Oglethorpe Hwy and by lands of Town of Allenhurst.

Variance Request 2025-014-A

A variance request has been submitted by Goose Creek, LLC on behalf of the owner William D McDonald, to reduce the required minimum distance of 500 feet between a billboard and a cemetery to 250 feet. Property is located on W Oglethorpe Hwy in Allenhurst and is further described as LCTM Parcel 061C009. Property is bounded now and formerly as follows: NORTH by lands of Curtis and Georgia Dee Mensch; EAST by lands of Curtis and Georgia Dee Mensch; SOUTH by lands of Allenhurst Presbyterian Church; WEST by West Oglethorpe Hwy and by lands of Town of Allenhurst.

Rezoning Petition 2025-015-H

A rezoning petition has been submitted by Goose Creek, LLC on behalf of the owner William D McDonald to rezone 2.4 acres +/- from R-12 (Single-family Residential-12) to C-3 (Highway Commercial) for the proposed construction of a commercial business. Property is located at 107 Deal Street in Hinesville and is further

described as LCTM Parcel 057C156. Property is bounded now and formerly as follows: NORTH by Deal Street and by the lands of Joel Shelby Investments LLC, Gerardo P Bautista, Angel L Martinez-Del Valle, Jeffery Gillich, and James Floyd and Karen Boyer; EAST by S Main Street and by lands of City of Hinesville, Angelica Chong and others, Ashley Rene Teft, Robin Dowling; SOUTH by Gilbert Street and lands of Joe Braucmuller, Joel Ezora, Paula Rushing, and William and Carol Downs; WEST by lands of Oliver and Betty Griffin.

Rezoning Petition 2025-016-A

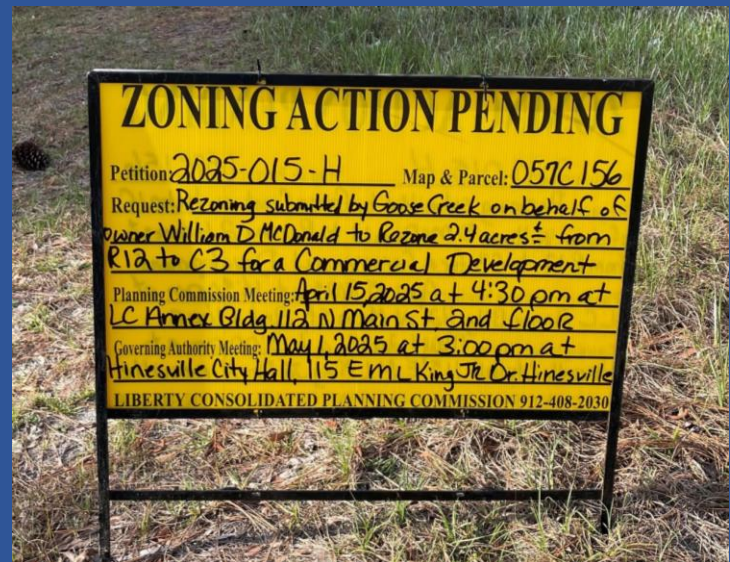
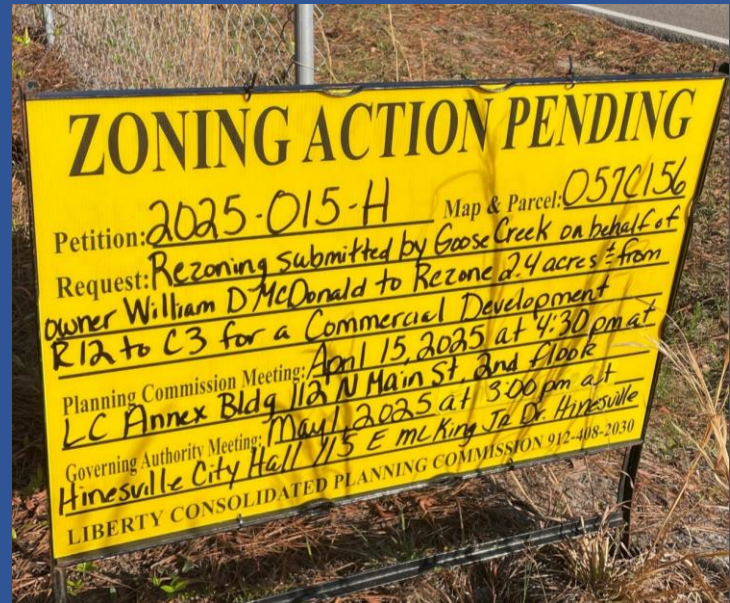
A rezoning petition has been submitted by Goose Creek, LLC on behalf of the owner Arthur McDonald, to rezone 17.21 acres +/- from A-1 (Agricultural) to R-8 (Single-Family Residential-8) for a proposed subdivision with approximately 46 residential lots. Property is located at 213 Gwinnett Street in Allenhurst and is further described as LCTM Parcel 049D082. Property is bounded now and formerly as follows: NORTH by Gwinnett Street and lands of Isabel Harriman, Marc Wiedl, and Earl Moody; EAST by lands of Danny Curd; SOUTH by lands of Ralph McDonald, Kimberly Berg, Melanie Bell, Darrell Sheppard, Henry Baker, and Albert Allen George; WEST by lands of CSX Railroad.

Public Hearings

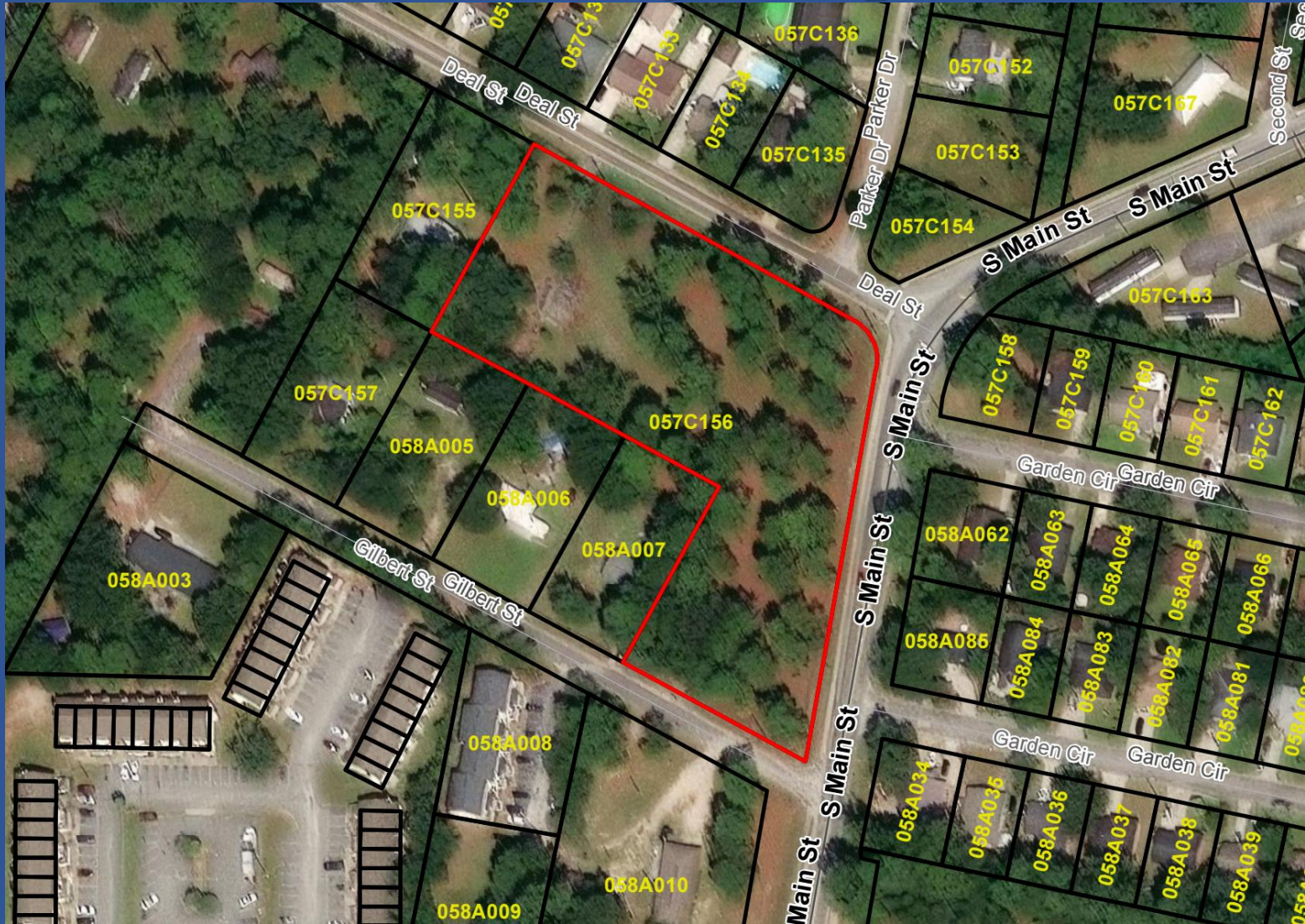
The Liberty Consolidated Planning Commission will hold a public meeting on April 15, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority:

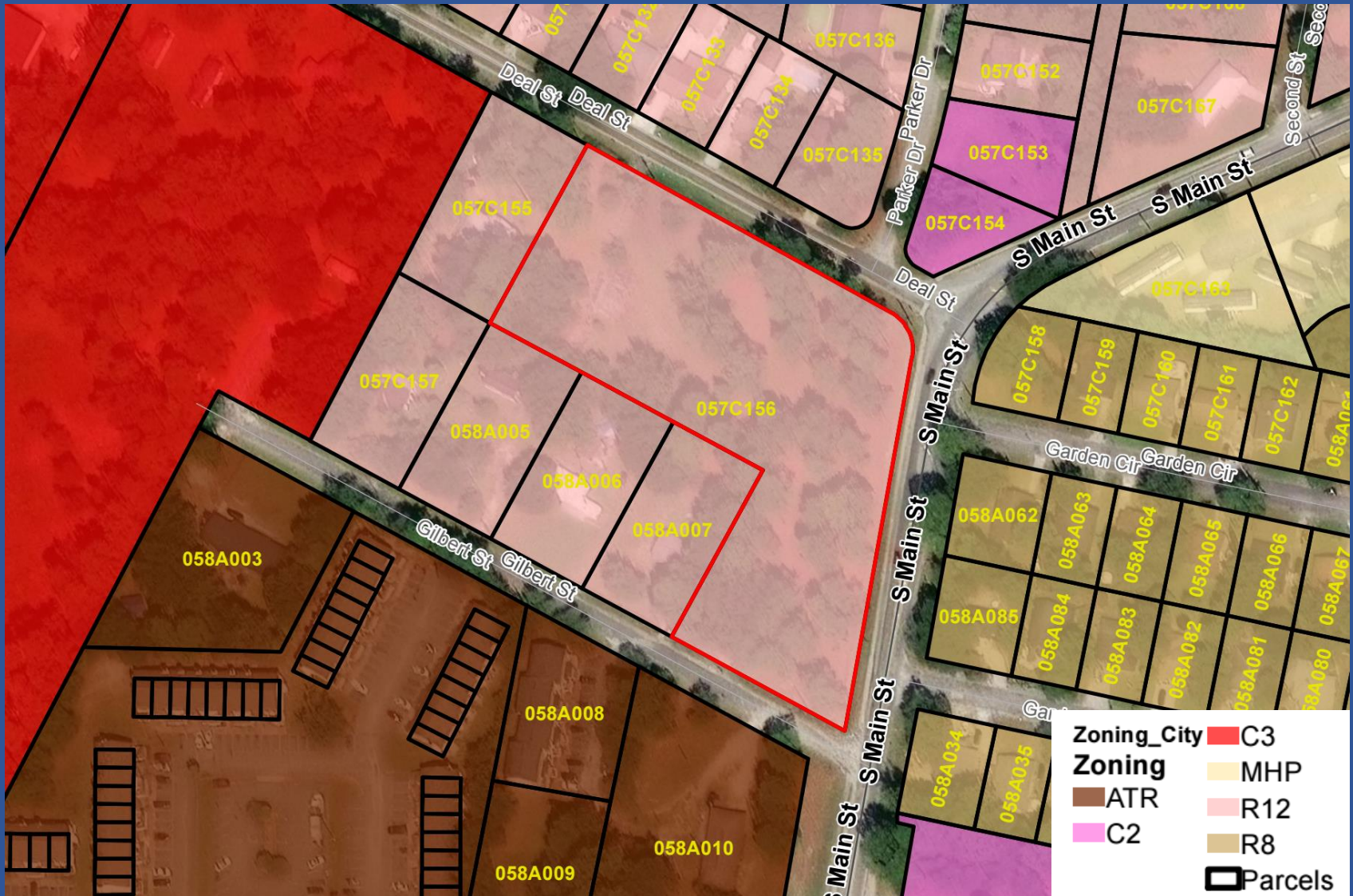
Tuesday, April 22, 2025, 6:00 p.m. – The Walthourville City Council will meet at the Walthourville Police Dept., 192 B Talmadge Road, Walthourville.
Thursday, May 1, 2025, 3:00 p.m. – The Hinesville City Council will meet at the Hinesville City Hall, 115 East ML King Jr. Drive, Hinesville.
Monday, May 5, 2025, 6:30 p.m. – The Allenhurst City Council will meet at the Allenhurst City Hall, 4063 W Oglethorpe Hwy, Allenhurst.
Tuesday, May 6, 2025, 6:00 p.m. – The Liberty County Board of Commissioners will meet at the LC Courthouse Annex, 112 North Main Street, 2nd floor, Hinesville.
Monday, May 12, 2025, 6:00 p.m. – The Midway City Council will meet at the Midway City Hall, 41 Charlie Butler Road, Midway.
50523 3/27/25 RL



Vicinity Map



Zoning Map

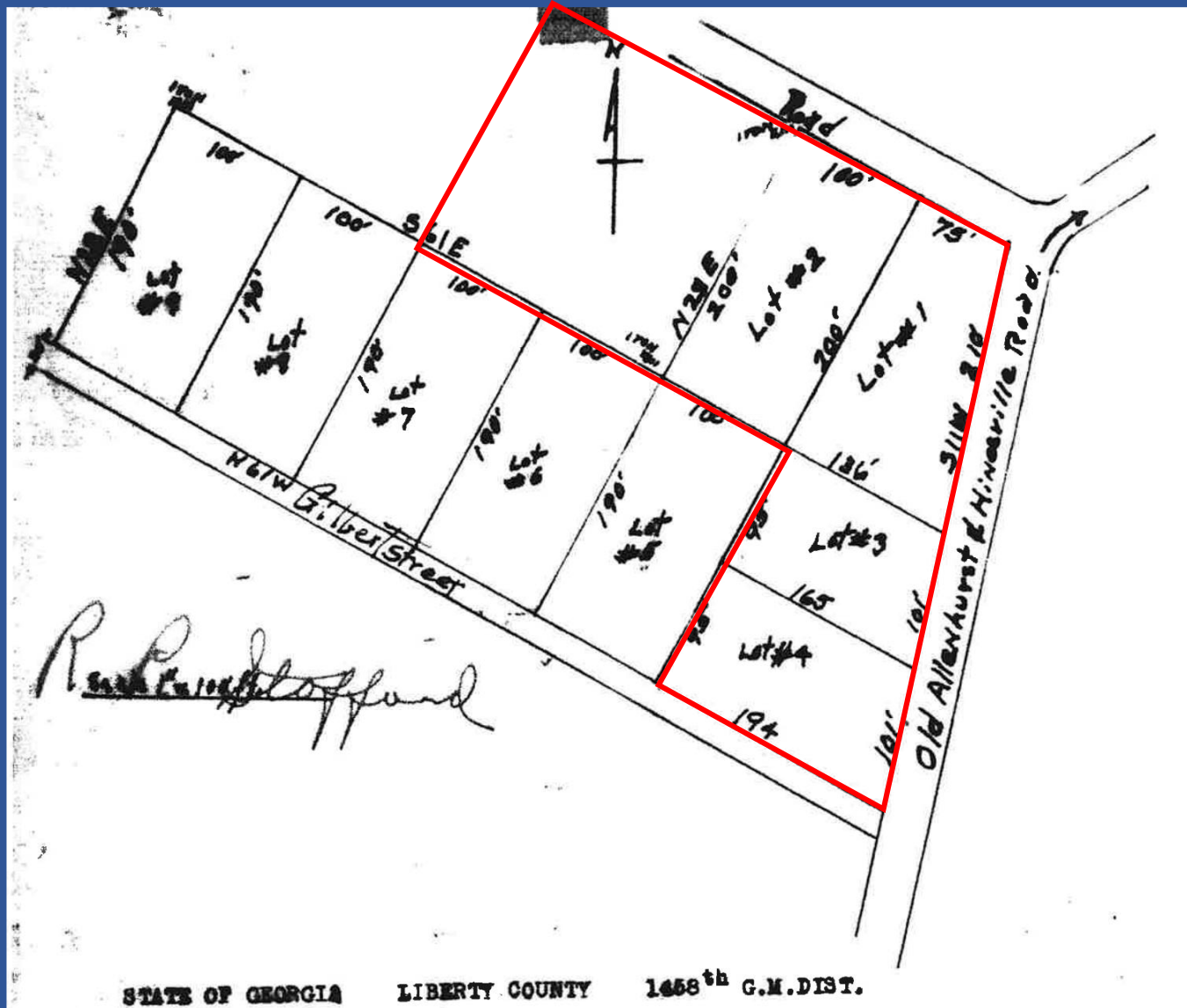


Wetlands



There is no flood hazard zone on this property.

Plat











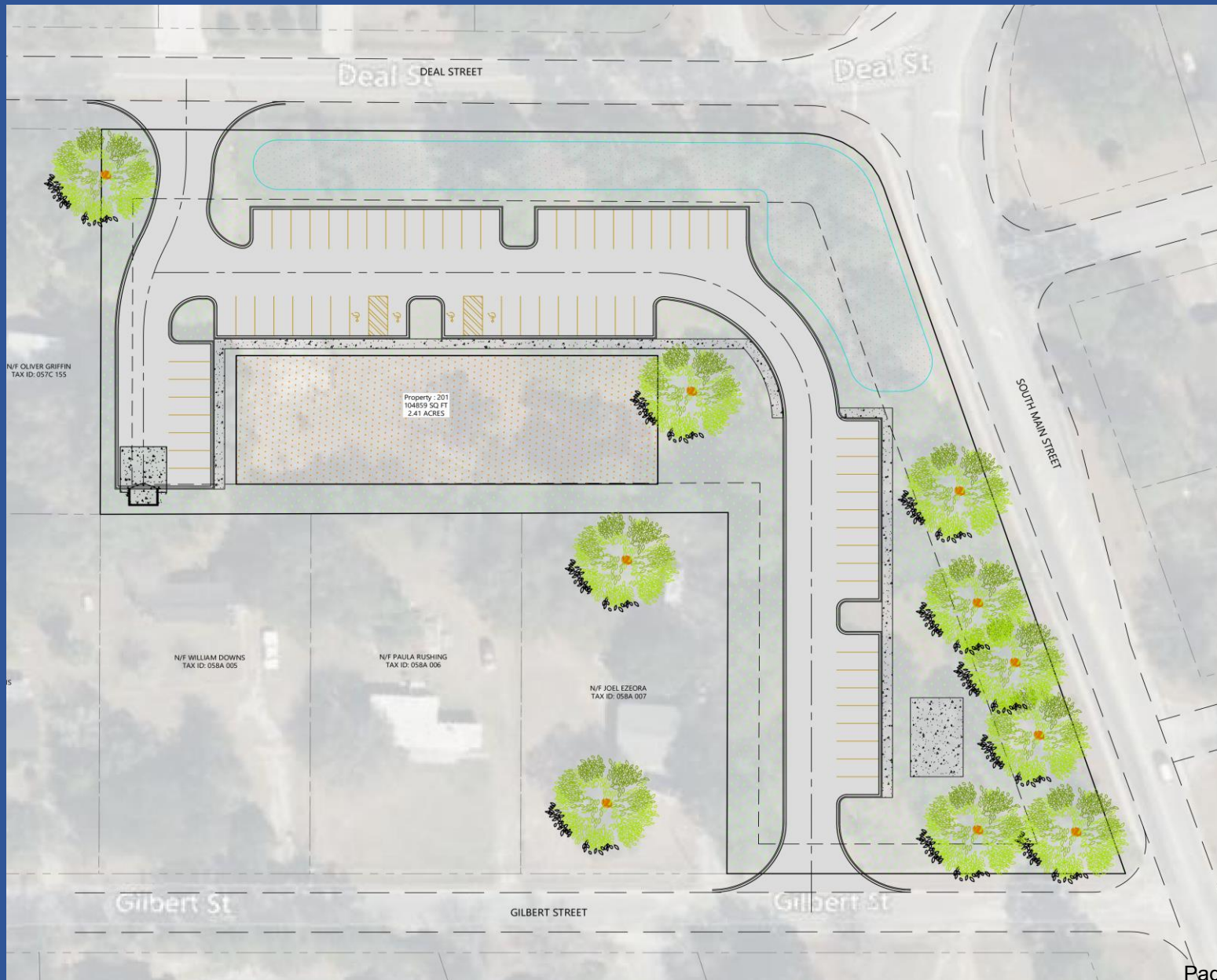
Narrative

REZONING NARRATIVE C-3 DEAL STREET

The subject property, identified by Tax ID 057C 156, is located along South Main Street, between Deal Street and Gilbert Street in Hinesville, Georgia. Spanning approximately 2.4 acres, the property is currently a wooded lot. Its present zoning designation is R-12 (Residential).

The applicant proposes rezoning the property to C-3 (Commercial). The intended use following rezoning is the construction of a commercial business. This rezoning request is consistent with the established zoning character of the surrounding area, which supports its approval. Along this corridor, multiple parcels to the west along Deal Street, adjacent to the property is a C-2 Zoning, and north along South Main Street is a property currently zone OI.

Concept 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?
 - *No. The Comprehensive Plan designates this property as Low Density Residential.*

Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
 - *Yes.*
5. Is the proposed use suitable in view of nearby uses?
 - *No.*
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.*

Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
 - *Yes.*
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?

- *No.*

LCPC Recommendation

Disapproval

Rezoning Petition 2025-15-H



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025

Agenda Item: Resolution #2025-06 Georgia Rural Workforce Housing Development Agreement

Prepared by: Kendra Ivy

Presented by: Ryan Arnold

PURPOSE: To present for Mayor and Council Consideration, Request for approval for the Hinesville Development Authority to serve as the City's Development Agent for the Rural Workforce Housing Initiative Court Street Development Project.

BACKGROUND: The State of Georgia Department of Community Affairs has advertised funding availability through their OneGeorgia Equity Fund Rural Workforce Housing Initiative Grant program for Local Governments, Nonprofits, and Private Developers to develop workforce housing.

On October 3, 2024, the Mayor and City Council authorized the City Manager's Office, on behalf of the City of Hinesville, to submit a grant application to the Georgia Department of Community Affairs for a Georgia Rural Workforce Housing Initiative Grant to develop infrastructure and site work necessary to construct 31 townhomes on West Court Street in partnership with SBJ Property Development. Subsequently, the grant was awarded.

In order to initiate the project, a public-private partnership development agreement needs to be executed.

FUNDING: Total project Cost - Grant Funding - \$1,098,188
City of Hinesville Match - \$591,910
Total Project: \$1,690,098

RECOMMENDATION: Approval of Resolution #2025-06 to approve the Hinesville Development Authority to serve as the City of Hinesville's Development Agent for the Rural Workforce Housing Initiative Court Street Development Project.

ATTACHMENTS:

1. RWHI Resolution #2025-06
2. Site Plan
3. Budget
4. Development Agreement

PREVIOUS COUNCIL DISCUSSION: October 3, 2024

CITY OF HINESVILLE

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
HINESVILLE, GEORGIA TO AUTHORIZE THE HINESVILLE DEVELOPMENT
AUTHORITY TO SERVE AS THE CITY’S DEVELOPMENT AGENT FOR THE
RURAL WORKFORCE HOUSING INITIATIVE COURT STREET
DEVELOPMENT PROJECT**

WHEREAS, the Georgia Department of Community Affairs administers the Georgia Rural Workforce Housing Initiative Grant Program;

WHEREAS, the Court Street Project in Hinesville has been identified as a priority for addressing affordable housing needs and promoting economic development in the community and is owned by SBJ Property Development.

WHEREAS, On October 3, 2024 the Mayor and City Council authorized the City Manager’s Office, on behalf of the City of Hinesville, to submit a grant application to the Georgia Department of Community Affairs for a Georgia Rural Workforce Housing Initiative Grant requesting funds in the amount of \$1,098,188 with a cash match of \$591,910 to develop infrastructure and site work necessary to construct 31 townhomes. Subsequently, the grant was awarded.

WHEREAS, The Hinesville Development Authority is a duly appointed Authority under O.C.G.A. 36-62-1 to serve the City of Hinesville in public-private partnerships involving real estate transactions.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. That the Hinesville Development Authority will serve as the Development Agent on the City’s behalf for the Rural Workforce Housing Initiative Court Street Development Project.
2. That the City of Hinesville hereby approves this Resolution.

APPROVED this 1st day of May 2025.

Karl A. Riles, Mayor

Vicky C. Nelson, Mayor Pro Tem

Dexter L. Newby, Councilmember

José A. Ortiz Jr, Councilmember

Jason R. Floyd, Councilmember

Diana F. Reid, Councilmember

ATTEST:

Estella L. Roberson, City Clerk

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 = 10'
6. REAR YARD SETBACK = 20'
7. MINIMUM LOT WIDTH = 20'
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.



PROJECT OPINION OF PROBABLE COST

Court Street Opinion of Cost

SE # 2024-42

10/5/2024

Item	Estimated				
No.	Quantity	Units	Description	Unit Price	Total Price
			Clearing		
1	1	LS	Clearing & Grading		\$17,380.00
2	1	LS	Grading		\$31,350.00
			Total Clearing		\$48,730.00
3			Drainage		
	A. 4,400	SF	Rain Garden	\$11.00	\$48,400.00
	B. 15,000	SF	Permeable Paver System	\$24.20	\$363,000.00
	C. 100	LF	12" Storm Drain	\$71.50	\$7,150.00
	D. 1	EA	Conn. To Exist Storm System	\$2,750.00	\$2,750.00
			Total Drainage		\$421,300.00
4			Pavement		
	A. 1,100	SY	Base	\$49.50	\$54,450.00
	B. 1,100	SY	Pavement	\$17.60	\$19,360.00
	C. 200	SY	D.W. Apron	\$80.30	\$16,060.00
	D. 1,800	LF	24 C & G	\$44.00	\$79,200.00
	E. 100	SY	SW Removal & Replacement	\$71.50	\$7,150.00
	F. 600	SY	SW Installation	\$80.30	\$48,180.00
			Total Pavement		\$224,400.00
5			On Site Sewer		
	A. 1	EA	Doghouse MH	\$13,200.00	\$13,200.00
	B. 4	EA	STD MH (0-8')	\$8,250.00	\$33,000.00
	C. 565	LF	8" Sewer	\$82.50	\$46,612.50
	D. 31	EA	8"x 4" Tee	\$550.00	\$17,050.00
	E. 1,000	LF	4" Service Pipe	\$44.00	\$44,000.00
	F. 25	SY	Pvmt R&R (included below)		
	G. 1	LS	Traffic Control		\$11,000.00
			Total On Site Sewer		\$164,862.50
			W. Court Street Sewer		
	H. 4,000	SY	Mill Existing Aspahlt	\$4.40	\$17,600.00
	I. 6	LF	Replace Exisitng Manholes	\$8,250.00	\$49,500.00

	J.	16	EA	10" x 4" Service	\$550.00	\$8,800.00
	K	2	EA	10" x 6" Service	\$550.00	\$1,100.00
	L	450	LF	4" Service Pipe	\$39.60	\$17,820.00
	M	80	LF	6" Service pipe	\$44.00	\$3,520.00
	N	1,200	LF	10" Sanitary Sewer	\$71.50	\$85,800.00
	O	1	LS	Bypass pumping		\$28,600.00
	P	16	EA	R&R Water Services	\$1,320.00	\$21,120.00
	Q	4,000	SY	Crusher Run	\$55.00	\$220,000.00
	R	4,000	SY	Asphalt paving	\$16.50	\$66,000.00
	S	200	LF	C&G Replacement	\$55.00	\$11,000.00
	T	1	LS	Erosion and Sediment Control		\$33,550.00
	U	1	LS	Traffic Control		\$27,500.00
				Total Court Street Sewer		\$591,910.00
6				Water		
	A.	1	EA	8"x 6" Tapping Sleeve & Valve		\$13,200.00
	D.	1	EA	4" GV		\$1,408.00
	E.	2	EA	6" x 2" Conn	\$660.00	\$1,320.00
	F.	400	LF	2" PVC Pipe	\$22.00	\$8,800.00
	G.	420	LF	4" PVC Pipe	\$78.10	\$32,802.00
	H.	2	TN	Fittings	\$5,500.00	\$11,000.00
	I.	25	SY	Pavement Patch (incl above)		
	J.	1	LS	Mobilization		\$5,500.00
				Total Water		\$74,030.00
7				Erosion & Sediment Control		
	A.	1,200	LF	Silt Fence	\$6.60	\$7,920.00
	B.	1	EA	Const. Exit	\$2,200.00	\$2,200.00
	C.	1	LS	Conc. Washout	\$1,100.00	\$1,100.00
				Total E&S		\$11,220.00
				Total Construction		\$1,536,452.50
				Engineering & Inspection (10%)		\$153,645.25
				Total Project		\$1,690,097.75

Address

File # _____

STATE OF GEORGIA,

COUNTY OF _____

GEORGIA RURAL WORKFORCE HOUSING INITIATIVE AGREEMENT

BETWEEN

AUTHORITY OF HINESVILLE AND SBJ PROPERTY DEVELOPMENT

This Rural Workforce Housing Initiative Infrastructure Grant Agreement (Agreement) is made effective ____ of _____ 20__, between the Hinesville Development Authority “Authority” and SBJ Property Development,” Builder” and its successors and assigns.

W I T N E S S E T H:

WHEREAS, Builder owns and desires to develop certain real property (Property) within the City of Hinesville, the location and boundaries of such real property set forth in **EXHIBIT A** to this Agreement;

WHEREAS, Builder proposes to construct a workforce housing development in accordance with current zoning requirements;

WHEREAS, it is agreed that the Authority shall provide and/or finance all horizontal work for the development, including site work, sewer lines, and other utility work, with funds granted through workforce housing programs from the State of Georgia;

WHEREAS, Builder shall provide and/or finance all vertical work for the development, including the construction of the desired housing units for the development;

WHEREAS, Authority and the Builder desire to establish the parameters under which the project may proceed in a timely manner, in good faith and with the trust of both parties, via this Agreement to be filed in the minutes;

WHEREAS, the Authority appoints a project manager, to oversee the completion of the project in a timely manner, communicates updates to the Authority, and acts as a liaison between the Authority and Builder to ensure project completion;

WHEREAS, the Authority desires to serve the public good by permitting the Builder to develop the Project in accordance with the zoning ordinance and mitigate the Project's potentially adverse impacts on the surrounding area, the community, and the environment per this Agreement; and,

WHEREAS, Builder, in consideration of the benefits and opportunities provided by the cooperation of the Authority in connection therewith, the Builder assures the Authority that the

development, construction, and other features of the Project shall be implemented in a proper and timely manner per this Agreement.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein and other valuable consideration, the receipt and sufficiency which are hereby acknowledged, the Parties agree as follows:

ARTICLE I

AGREEMENT AND ASSURANCES

Agreement and Assurances on the Part of the Builder:

- 1.1 Construction. Builder agrees to construct the Project in accordance with this Agreement, and to complete construction no later than The Builder agrees to build 31 housing units within the development.
- 1.2 Design. The design of the Project will be consistent with City of Hinesville zoning ordinance and approved by the Authority. Design plans (including building setbacks, plans, and buffers/landscape) shall be submitted at least ten (10) days before the application of the building permit for review and approval.
- 1.3 Mitigation. In order to mitigate the impacts of the Project on the City of Hinesville, the Parties hereby agree to take the measures outlined in this Agreement, including all requirements set forth herein.
- 1.4 Default and Remedies.
 - 1.4.1. Events of Default. Builder shall be in default under this Agreement upon the occurrence of any of the following events (each a “Default”).
 - (a) Builder fails to commence, perform, or complete any part of the Project in accordance with the terms, conditions, and schedule outlined in this Agreement, or fails to comply with any material obligation or requirement under this Agreement;
 - (b) Builder becomes insolvent, files for bankruptcy, or has a receiver or trustee appointed over its assets;
 - (c) Builder assigns, transfers, or otherwise disposes of any interest in this Agreement, the Project, or any part of the work without the prior written consent of the Authority;
 - (d) Builder fails to maintain the required insurance, or any other security required by this Agreement;
 - (e) Builder sells more than one unit to a single individual and/or sells any unit to an investor, partnership, corporation, limited liability company, or any other person or entity who intends to use a housing unit for any other purpose other than as a primary residence.

(f) Builder breaches any representation, warranty, or covenant made under this Agreement and fails to cure such breach within thirty (30) days after written notice from the Authority.

- 1.4.2 Notice of Default. In the event of a Default, the Authority shall provide the Builder with written notice specifying the nature of the Default and the actions required to cure such Default. The Builder shall have a period of sixty (60) days from receipt of such notice to cure the Default (the “Cure Period”), unless the Default involves an emergency or immediate hazard, in which case the Authority may take action without prior notice or cure period.
- 1.4.3 Authority’s Right to Cure Default. If the Builder fails to cure the Default within the Cure Period, or if the Default is not capable of being cured within the Cure Period, the Authority may, at its option, and in addition to any other rights or remedies available at law or in equity, terminate this Agreement for cause. In such event, Builder shall forfeit any of the benefits provided by the Authority accruing to Builder, including the completion of the scope of work identified in Section 1.11 herein, and the Municipality shall be entitled to recover from the Builder any damages arising from the Default as well as any other costs incurred as a result of the Default.
- 1.4.4 Builder’s Obligations Upon Default. In the event of a Default, the Builder shall remain obligated to perform all of its obligations under this Agreement, and shall be liable for any and all costs, expenses, and liabilities incurred by the Authority due to the Default (including any attorney’s fees incurred in order to enforce any right under this Agreement).
- 1.4.5 Cumulative Remedies. The remedies provided in this Agreement are cumulative and in addition to any other rights or remedies available to the Authority at law or in equity, and the exercise of one or more remedies by the Authority shall not preclude the Authority from exercising any other remedy available under this Agreement or applicable law.
- 1.5 Easements. Builder agrees to execute right-of-way easements in favor of the Authority that are necessary for the Authority complete its obligations under this Agreement, including specifically the obligation to access and replace the existing water and sewer structures as addressed in Section 1.11 herein.
- 1.6 Sale to Homebuyers for Primary Residence. The Builder and the Authority agree to have a plan to sell the homes to homebuyers to be used as a primary residence (not rental, speculative, or secondary housing). Accordingly, the Parties agree that no more than one housing unit shall be sold to one individual or immediate family. The applicant must be gainfully employed and be able to qualify for a conventional loan up to Two Hundred and Ninety Thousand and Zero Cents (\$290,000.00). Under no circumstances shall the homes be sold to individual investors, partnerships, corporations, limited liability companies, or

the like. The Parties agree to furnish copies of any purchase and sale agreements that prove the purchaser's identity for inspection.

Agreement and Assurances on the Part of the Authority:

- 1.7 Entitlement to Development. The Builder shall be allowed to develop the Project in accordance with this Agreement and in compliance with all applicable City of Hinesville ordinances and regulations and state and federal laws.
- 1.8 Permitted Uses. Builder shall be allowed only those Permitted Uses as shown on applicable City of Hinesville ordinances.
- 1.9 Submission and Approval Procedure. All individual approvals, including design, building plans, setbacks, buffers, landscape, preliminary and final plat approvals within the Project, shall be pursued and issued in accordance with this Agreement and the City of Hinesville ordinance and regulations and state and federal laws.
- 1.10 Public Services. The Authority and/or the City of Hinesville agrees to provide the Project with all standard public services currently available to all residents of the City of Hinesville, except the City of Hinesville and/or Authority shall have no responsibility for additional utility capacity in excess of that which is available at the date of this Agreement.
- 1.11 Applicable Rules. The Authority shall not require Builder to obtain any approvals or permits for the development of the Project other than those permits which are required hereunder and under Authority ordinances and regulations and state and federal laws.
- 1.12 Infrastructure Costs. The Authority agrees to pay \$591,910.000 towards infrastructure costs; specifically, replacement of the existing water and sewer structure(s) that will service the homes. The Authority agrees to pay \$1,098,188 for site work on Builders' property
- 1.13 Repayment Requirement. If the home sale exceeds TWO HUNDRED THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$230,000.00), Builder will be liable for the pro rata grant amount secured by the Authority from the OneGeorgia Grant, subject to the requirements of the grant itself.
- 1.14 Reporting. Authority shall submit the semi-annual progress report on the development to the appropriate entities, including any inspection report, drawdown request from the Authority, construction progress report, and photos.
- 1.15 Default by the Authority. In the event that the Authority fails to meet any of its obligations under this Agreement, including its failure to secure OGA funding through no fault of Builder, failure by the Authority and /or its agents to complete the scope of work contemplated in Section 1.11 and/or a failure to complete said scope of work in a timely fashion such that the Builder is unable to meet its obligations under this Agreement, or such other similar event, the Authority shall restore Builder's property to its original condition as is feasible.

- 1.16 Builder Extensions. The Builder has a right to file an extension request with the Authority in good faith. The Authority shall review the request and agrees that it shall make all reasonable efforts within its control to cooperate with the Builder to achieve an extension.

ARTICLE II

GENERAL PROVISIONS

- 2.1 Term. The term of this Agreement shall begin on the effective date hereof and shall extend through December 31, 2026, or until construction is completed, whichever first occurs.
- 2.2 Amendment or Modification. Subject to the express limitations contained in other sections of this Agreement, this Agreement may be amended or modified from time to time only by a written instrument adopted by the Parties.
- 2.3 Mortgage Rights. This Agreement shall not prevent Builder from encumbering the Property or improvements thereon with any security interest. Builder has the express right to grant a security interest in this Agreement or any part hereof and to assign this Agreement as collateral security.
- 2.4 Binding Effect. This Agreement shall bind all Parties' assignees and successors.
- 2.5 Implementation. The Authority and the Builder shall diligently and in good faith take all required steps for the implementation of this Agreement and development of the Project in accordance with this Agreement.
- 2.6 Relationship of the Parties. The Authority is an independent party and not an agent of the Authority. The Authority, and Builder have no joint venture or partnership and nothing herein or in any document executed in connection herewith shall be construed as making the Authority, and Builder joint venturers or partners.
- 2.7 Notices. Except as may otherwise be expressly provided in this Agreement, all Notices shall be in writing and shall be sent by certified mail, return receipt requested, facsimile, courier, or overnight delivery service addressed to the parties at the address set out below or to such other address which any party shall have given on the Effective Date of such Notice. Signatures shall be deemed sufficient if transmitted by facsimile.

If to Authority:

Hinesville Development Authority
Kenneth Howard
115 E. MLK Jr. Drive
Hinesville, GA 31313

If to Builder:

SBJ Property Development
Josh Wheeler
103 S. Main Street
Hinesville, GA 31313

- 2.8 Mutual Hold Harmless. The parties agree to indemnify, hold harmless and defend the other, and its elected and appointed representatives (as applicable), agents, and employees, from any and all claims, costs, and liability of any kind which may arise, directly or indirectly, including court costs and reasonable attorney's fees, from either party or its contractors, subcontractors, agents, or employees' operations, acts or omissions in connection with the Project. Specifically, the Authority agrees to hold the Builder harmless from any such claims, costs and liabilities related to the Authority's performance of its scope of work contemplated herein, and the Builder similarly agrees to hold the Authority harmless from any claims, costs, and liabilities related to the Builder's performance of its scope of work contemplated herein.

Nothing in this Section shall be construed to mean that either party shall hold the other harmless and/or defend it to the extent that such claims, costs or liability arise solely from either party's negligent, willful or reckless action or failure to act. Each Party shall reasonably cooperate with the other in the defense of any matter in which one party is defending and/or holding the other harmless. The obligations set forth herein shall survive the Term, termination or earlier expiration of this Agreement.

- 2.9 Insurance. Without limiting each party's obligation to hold the other harmless, each party shall provide and maintain at its own expense, always until construction is completed on the last buildable lot, the following insurance concerning its operations hereunder. The insurance shall be placed with a Georgia licensed insurer on the U. S. Government's Circular 570, with a Best's rating of A VII or higher. The insurance shall specifically identify this Agreement and the policy must state that each party is to be given written notice at least thirty days prior to any modification or termination of coverage.

Such insurance shall be written on a comprehensive or commercial general liability insurance form, and shall include coverage for, but not limited to, completed operations, premises/project site operations, products/completed operations, contractual, independent contractor's broad form property damage, and personal injury, with a per occurrence limit of not less than one million dollars (\$1,000,000.00), written on an occurrence basis. Each party shall provide the other with a copy of each party's respective insurance policy. It is hereby agreed that the Authority shall name Builder and/or its agents as an additional named insured on the policy procured by the Authority. Builder shall notify the Authority which entity or entities it desires to be named as an additional named insured.

- 2.10 Severability. If any part of this Agreement, or the application thereof to any circumstances of either Party, shall be held unenforceable, the remainder of this Agreement or the application of such provision to persons or circumstances other than those as to whom or which it is held unenforceable shall not be affected thereby, and shall be enforceable to the fullest extent permitted by law.

- 2.11 Time. Time is and shall be of the essence.

- 2.12 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom enforcement of a waiver is sought and such waiver

refers expressly to the Section containing the waived provision. No waiver of any right or remedy in respect of any occurrence shall be deemed a waiver of any right or remedy in respect of any other occurrence. Failure on the part of a Party to complain of any act or to declare any Party in default does not constitute a waiver by that party of its rights with respect to that default.

- 2.13 No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement, and it shall only benefit and be enforceable by the Parties.
- 2.14 Entire Agreement. This Agreement and the documents, agreements and exhibits referenced herein or attached hereto contain the entire agreement of the Parties. There are no oral or written representations, understandings, covenants, or agreements that are not contained or expressly referred to herein, and no testimony or evidence of such shall be admissible in any proceedings. All promises, inducements, offers, solicitations, agreements, representations, and warranties heretofore made between the parties, if any, are superseded by this Agreement.
- 2.15 Legal Advice. Each Party has received independent legal advice from its attorneys with respect to this Agreement. This Agreement shall be construed as to its fair meaning, and not for or against any Party based upon any attribution to such Party of the language in question.
- 2.16 Miscellaneous. The parties have read this Agreement, they have had the opportunity to have terms used herein and the consequences thereof explained by an attorney, they understand all of its terms, and each executes it voluntarily and with full knowledge of its significance. This Agreement shall be construed under and in accordance with the laws of Georgia. This Agreement may be executed in duplicate originals. Each original shall have the same legal effect as the other and may be used for any purpose. Venue for any dispute arising out of this Agreement shall be the Liberty County Superior Court. However, in the event that either party's claims shall only lie in a federal court of the United States, then such venue shall be the United States District Court for the Southern District of Georgia.. This Agreement shall benefit and bind the parties and their heirs, executors, administrators, successors, and assigns. Builder hereby does release, remise, acquit, and discharge Authority and any of its officers and employees from any and all claims, causes of action, damages, costs, losses, expenses (including attorney's fees), actions, rights to, and demands, which exist or may exist as of the effective date of this Agreement, arising from Authority of Hinesville's interpretation of its ordinances as applied to the Property or from any contention by Builder that the Authority or any of its officers or employees unreasonably or unlawfully withheld approval of the Project by actions prior to the date hereof.

IN WITNESS WHEREOF, the Parties, by their authorized representatives, have set their hands and affixed their seals effective the date and year first above written. By the consent of all parties, in lieu of the mayor signing, the mayor pro tempore will sign this agreement and other documentation associated herewith.

Hinesville Development Authority

By:

_____(SEAL)

Print Name/Title

SBJ Property Development

By:

_____(SEAL)

Print Name/Title

EXHIBIT A
DESCRIPTION OF PROPERTY

Tract 1

All those certain lots, tracts or parcels of land situate, lying and being in the 17th G.M. District of Liberty County, Georgia, and being in the City of Hinesville, being known and designated as Lots 1, 2, 3, 4, 5, 8, 9, 10, the southerly one-half (1/2) of Lot 6, and the southerly one-half (1/2) of Lot 7, Block "B", J. C. Hines Subdivision, and being further designated as Parcel A, containing 1.705 acres, more or less, as shown and represented on that certain plat of survey, made and prepared by John O. Parker, Georgia Registered Land Surveyor No. 1850, dated August 13, 1997, and recorded in Plat Section L-25, Page 4, in the Office of the Clerk of Superior Court of Liberty County, Georgia, said plat by specific reference is made a part hereof for descriptive and all other purposes. Said lots of land being bounded as a whole, now or formerly, as follows: Northerly by the right of way of W. Court Street; Easterly by the right of way of Ashmore Street; Southerly by the right of way of W. Martin Luther King, Jr. Drive; and Westerly by the right of way of Welborn Street, all as shown on the above referred to plat of survey.

Tract 2

All those certain lots, tracts or parcels of land situate, lying and being in the 17th G. M. District of Liberty County, Georgia, and being in the City of Hinesville, being known and designated as the northerly one-half (1/2) of Lot No. 6 and the northerly one-half (1/2) of Lot No. 7, Block "B", J.C. Hines Subdivision, and being designated as Parcel B, containing 0.189 acre, more or less, as shown and represented on that certain plat of survey made and prepared by John O. Parker, Georgia Registered Land Surveyor No. 1850, dated August 13, 1997, and recorded in Plat Section L-25, Page 4, in the Office of the Clerk of Superior Court of Liberty County, Georgia, said plat by specific reference is made a part hereof for descriptive and all other purposes. Said lots of land being bounded as a whole, now or formerly, as follows: Northerly by Lot No. 1 and Lot No. 2; Easterly by the right of way of Ashmore Street; Southerly by the southerly one-half (1/2) of Lot No. 6 and the southerly one-half (1/2) of Lot No. 7; and Westerly by Lot No. 8, all as shown on the above referred to plat of survey.



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025

Agenda Item: Krebs Park Sports Lighting Addition

Prepared by: Paul Simonton

Presented by: Paul Simonton

PURPOSE: To Present for Mayor and Council Consideration, Installation of sports lighting for the new tennis court.

BACKGROUND: The existing sports lighting at Krebs Park (Basketball & Existing Tennis/Pickleball Courts) was supplied by Musco Sports Lighting. When Sports Lighting is purchased through Musco Sports Lighting, it comes with a 25 year warranty where they maintain and replace any lighting for that time period., eliminating 100% of the maintenance cost for the lighting. The lighting is constantly monitored by Musco and if any problems with power supply or performance occurs they notify us immediately and respond with onsite service. They will expand the existing service to accommodate the new lighting requirements and perform all on-site electrical work to add the lighting. The cost of the proposal is \$111,000 for installation and maintenance.

FUNDING: SPLOST

RECOMMENDATION: Accept Proposal #237841B for the lighting addition.

ATTACHMENTS:

1. Krebs Park Tennis Lighting Turnkey Quote 032125

PREVIOUS COUNCIL DISCUSSION:

Date: March 21, 2025

Project: Krebs Park Tennis
Hinesville, GA
Musco Project Number: 237841

Quotation Price – Materials Delivered to Job Site and Installation

Tennis Courts Per Design #237841B \$ 111,000.00

Bonding is not included.

Quote is confidential. Pricing and lead times are effective for 30 days only.

Prices are subject to change if the order is not released within 60 days from the date of the purchase.

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels per design #237841B

System Description

- Factory aimed and assembled luminaries
- Galvanized steel poles
- Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- UL listed assemblies

Control Systems and Services

- Player-activated pushbutton control system with strobe to provide timed on/off control
- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco's Lighting Services Team – over 170 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors

Musco Scope

- Provide design and layout for lighting system
- Test and final aim equipment

Installation Services Provided

[See attached scope of work]

Responsibilities of Buyer

- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
- Provide electrical design and materials for electrical distribution system
- Buyer is responsible for getting electrical power to the site, coordination with the utility, and any power company fees

Payment Terms

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Delivery Timing

8 - 12 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.



Notes

Quote is based on following conditions:

- Shipment of entire project together to one location.
- Voltage and phase system requirements to be confirmed.
- Structural code and wind speed = 2018 IBC, 2018 mi/h, Exposure C
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.
- Standard soil conditions – rock, bottomless, wet, or unsuitable soil may require additional engineering, special installation methods and additional cost.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Rob Staples
Georgia Sales Representative
Musco Sports Lighting, LLC
Phone: 706.870.2177
E-mail: rob.staples@musco.com

**Krebs Park Tennis
Hinesville, GA
Turnkey Scope of Work**

Customer Responsibilities:

1. Complete access to the site for construction utilizing standard 2-wheel drive rubber tire equipment.
2. Locate existing underground utilities not covered by your local utilities. (i.e. water lines, electrical lines, irrigation systems, and sprinkler heads). Musco or Subcontractor will not be responsible for repairs to unmarked utilities.
3. Locate and mark field reference points per Musco supplied layout. (i.e. home plate, center of FB field)
4. Pay for extra costs associated with foundation excavation in non-standard soils (rock, caliche, high water table, collapsing holes, etc.) or soils not defined in geo-technical report. Standard soils are defined as soils that can be excavated using standard earth auguring equipment.
5. Pay any power company fees and requirements.
6. Pay all permitting fees and obtain the required electrical permitting.
7. Provide area on site for disposal of spoils from foundation excavation.
8. Provide area on site for dumpsters.
9. Provide sealed Electrical Plans. (If required)

Musco Responsibilities:

1. Provide required foundations, poles, electrical enclosures, luminaires, wire harnesses, and control cabinets.
2. Provide layout of pole locations and aiming diagram.
3. Provide Contract Management as required.
4. Provide stamped foundation designs based on soils that meet or exceed those of a Class 5 material as defined by 2018 IBC Table 1806.2.
5. Assist our installing subcontractor and ensure our responsibilities are satisfied.

Musco Subcontractor Responsibilities

General:

1. Obtain any required permitting.
2. Contact 811 for locating underground public utilities and then confirm they have been clearly marked.
3. Contact the facility owner/manager to confirm the existing private underground utilities and irrigation systems have been located and are clearly marked to avoid damage from construction equipment. Notify owner and repair damage to marked utilities. Notify owner and Musco regarding damage which occurred to unmarked utilities.
4. Provide labor, equipment, and materials to offload equipment at jobsite per scheduled delivery.
5. Provide storage containers for material, (including electrical components enclosures), as needed.
6. Provide necessary waste disposal and daily cleanup.
7. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
8. Keep all heavy equipment off playing fields when possible. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
9. Provide startup and aiming as required to provide complete and operating sports lighting system.
10. Installation to commence upon delivery and proceed without interruption until complete. Notify Musco immediately of any breaks in schedule or delays.

Foundations, Poles, and Luminaires:

1. Mark and confirm pole locations per the aiming diagram provided. If there are any issues, immediately notify your Musco Project Manager.
2. Provide labor, materials, and equipment to install 4 LSS foundations as specified on Layout and per the stamped foundation drawings, if applicable.
3. Remove spoils to owner designated location at jobsite.
4. Provide labor, materials, and equipment to assemble Musco TLC-LED luminaires, electrical component enclosures, poles, and pole harnesses.
5. Provide labor, equipment, and materials to erect 4 dressed LSS Poles and aim utilizing the pole alignment beam.

Electrical:

1. Provide labor, materials, and equipment to install additional electrical service panel as required.
2. Provide labor, materials, and equipment to install all underground conduit, wiring, pull boxes etc. and terminate wiring as required.
3. Provide as-built drawings on completion of installation, **(if required)**.

Control-Link Control and Monitoring:

1. Provide labor, equipment, and materials to install 1 Musco control and monitoring cabinet and terminate all necessary wiring.
2. Provide a dedicated 120 V 20 A controls circuit or a step-down transformer for 120 V control circuit if not available.
3. Check all zones to make sure they work in both auto and manual mode.



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025

Agenda Item: Fraser Street Watermain Replacement

Prepared by: Paul Simonton

Presented by: Paul Simonton

PURPOSE: Approve Change Order to add Water Main Replacement to the Fraser Street Outfall Sewer Project

BACKGROUND: AC water mains were used in the 60s as an acceptable water main material in Municipal Water Systems.

This material is no longer used, and is not considered harmful in an undisturbed condition. The asbestos fibers are only exposed if dust is created from cutting or damage to the pipe.

The pipe is very brittle and once dirt is removed from around the pipe it will usually cause the pipe to leak or fail.

During the installation of the Fraser Street outfall sewer we found an AC water main along the east side of Fraser Street between Norman Street and the canal.

As soon as we exposed the pipe, it broke and was repaired in two locations.

To avoid further failure and to remove the undesirable material from the system, we recommend replacement of the pipe.

In addition to replacing the AC pipe with PVC pipe, we are adding two isolation valves and replacing the existing fire hydrant in the area.

The cost for the replacement is \$52,863.40

FUNDING: Water and Sewer Fund

RECOMMENDATION: Recommend approval of a contract Change Order in the amount of \$52,863.40 to Sittle Construction.

ATTACHMENTS:

1. Pipe CO Proposed for Fraser St Sewer

PREVIOUS COUNCIL DISCUSSION:

Sittle Construction, Inc.

5392 Elim Church Rd. NE
Ludowici, GA 31316
912-270-6335
-vsittle@yahoo.com-

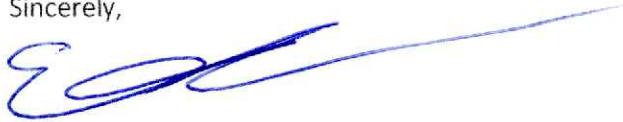
April 24, 2025

To: City of Hinesville, Mr. Paul Simonton-Fraser St. Sewer Outfall Job Hinesville, GA
RE: CHANGE ORDER PROPOSAL FOR UTILITIES

6" Tie in to existing Water line	2 each @ \$2,420.00	\$4,840.00
6" gate Valve	1 each @ 2,944.37	2,944.37
Fire Hydrant Assembly	1 each @ 9,672.53	9,672.53
6" Water line	500 LF @ 67.26	33,630.00
6x2 Saddle	1 LF @ 1,776.50	1,776.50

TOTAL CHANGE ORDER AMOUNT \$52,863.40

Sincerely,



E. Von Sittle
Sittle Construction, Inc.



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Class V Alcohol License Request
Prepared by: Deridra Weeks
Presented by: Deridra Weeks

PURPOSE: Good to Go Jamaican Restaurant is requesting a Class V Alcohol License to sell beer, wine and liquor at the 912 Southern Soul Blues Festival.

BACKGROUND: Good to Go Jamaican Restaurant is requesting a One-Day Special Event Permit to sell beer, wine and liquor at the 912 Southern Soul Blues Festival on July 5, 2025. This event will take place at Bryant Commons from 5 p.m. to 8 p.m. All departments have approved this request.

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. Good to Go Routing Slip
2. Good to Go Application
3. Good to Go Background Check
4. Good to Go Summary Sheet

PREVIOUS COUNCIL DISCUSSION: None

Date: 4-10-25

DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	912 Southern Soul Blues Festival			
			In	Out	Concur	Non Concur	Subj: Event Name	Glennis Smith			
LCPC	2	s	4/10/25	4/10/25	TK		Subj: Event Date	7-5-25			
INSPECTIONS ZONING DEPARTMENT	3	s	4-10-25	4-10-25	GWS		EVENT OR VENUE COMMENTS: please see the attached Class V license (one day alcohol permit)				
GIS											
FIRE DEPARTMENT	4	s	4/10/25	4/11/25	MS						
POLICE DEPARTMENT	5	s	04/21/25	04/21/25	TEH						
YES ☐ NO ☐ security required							FOR BUSINESS LICENSE USE ONLY				
CITY CLERK											
BUSINESS LICENSE OFFICE	1	x	4-10-25	4-10-25							
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	5-1-25	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.

LICENSE YEAR: 2025



DATE: April

CLASS V ALCOHOL BEVERAGE LICENSE APPLICATION

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

Glennis Smith

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

633 Amherst Rd Hinesville, GA 31313

LEGAL MAILING ADDRESS OF APPLICANT:

SSN: [REDACTED]

DOB MONTH/DAY/YEAR: [REDACTED]

HOME PHONE: [REDACTED]

(912) 369-3933
BUSINESS PHONE:

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

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

Type of Event:
(circle one)

One Time Event

Public Event

Quasi-Public Event

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)

Good to Go Jamaican Restaurant

NAME OF ORGANIZATION:

1050 E Oglethorpe Hwy Hinesville, GA 31313

BUSINESS MAILING ADDRESS:

(912) 369-3933
BUSINESS PHONE NUMBER:

81-3097386
FEDERAL TAX ID NUMBER:

The 912 Southern Soul Blues Festival

DESCRIPTION AND/NAME OF EVENT:

LOCATION OF EVENT (ADDRESS/AREA DESCRIPTION):

Bryant Commons Park 438 W Oglethorpe Hwy, Hinesville, GA 31313

July 5, 2025
DATE:

TIME:

ANTICIPATED NUMBER OF PARTICIPANTS:

COST TO ATTEND:

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

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

Revised October 2021

LICENSE YEAR: 2025

DATE: April 1

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

We will be serving beer, wine and mixed drinks

DESCRIBE THE PARKING ARRANGEMENTS:

Guest will be directed to park in the Bryant Commons Parking Lot by the area near the pond. The parking of cars will be directed by police officers.

DESCRIBE THE PLANNED SECURITY ARRANGEMENTS:

The city of Hinesville Police department will be contracted for said services. They will control the traffic, and well being of the attendees to include the local citizens and out of towners.

WILL SIGNS OR STRUCTURES BE ERECTED: YES ___ NO ☒
(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.

Revised October 2021

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

SMITH, GLENNIS B.

☒ 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

Name of applicant

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


Signature

04/21/2025

"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	912 Southern Soul Blues Festival
LOCATION	Bryant Commons 436 W Oglethorpe Hwy Hinesville, GA 31313
DATE OF EVENT	Saturday, July 5, 2025
TIME OF EVENT	5:00 pm until 8:00 pm
NAME OF APPLICANT(S)	Glennis Smith
NAME OF BUSINESS	Good to Go Jamaican Restaurant
ADDRESS OF BUSINESS	1050 East Oglethorpe Hwy Hinesville GA 31313
APPROVED BY HPD	Yes 04-21-2025
APPROVED BY LCPC	Yes 04-10-2025
APPROVED BY INSPECTIONS DEPARTMENT	Yes 04-10-2025
APPROVED BY HFD	Yes 04-11-2025
TYPE OF LICENSE	Class V on premise consumption Beer, wine and liquor

City Council () Approved () Disapproved by _____ Date 05-01-2025



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: BL Alcohol Beverage & Food Sales Quarterly Report
Prepared by: Deridra Weeks
Presented by: Deridra Weeks

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

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

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

1. First Quarterly Report

PREVIOUS COUNCIL DISCUSSION: None



2025 Quarterly Alcohol Food & Sales Report

Organization	Type	Address	Owner	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD %	Date Received
Class 1 - Restaurant with full kitchen no bar (90% food)									
HINESVILLE TACOS LLC DBA: FLACOS HOUSE	B,L	744B E OGLETHORPE HWY	MARILU MICHEL	A - 1.16 % F - 98.84 %				A - 1.16 % F - 98.84 %	1st - 4-20-25
MASSA AFRICAN RESTAURANT DBA: MASSA AFRICAN RESTAURANT	B	812 ELMA G MILES PKWY	MASSA GAELLE FOKOU	A - 1 % C - 99 % F - 99 %				A - 1 % C - 99 % F - 99 %	1st - 04-16-2025
SAWADEE THAI CUISINE LLC DBA: SAWADEE THAI CUISINE LLC	B,W	351C DEAL ST	VIMOLRAT PROMPALIN	A - 1 % F - 99 %				A - 1 % F - 99 %	1st - 4-18-25
Class 2 - Restaurant with full kitchen and a bar (60% food)									
BRG BEVERAGES LLC DBA: CHILIS GRILL AND BAR	B,L,W	623 W OGLETHORPE HWY	GREGORY J CYRIER Ashley Linville - Mgr	A - 7.19 % F - 92.81 %				A - 7.19 % F - 92.81 %	1st - 4-21-25
EL CAZADOR MEXICAN RESTAURANT 2 INC DBA: EL CAZADOR MEXICAN RESTAURANT 2	B,L,W	809 WILLOWBROOK DR STE 114	BERNARDINO JAMIE LUCIA V LINVILLE - Mgr	A - 11.45 % C - 100 % F - 88.55 %				A - 11.45 % C - 100 % F - 88.55 %	1st - 4-18-25
FROZEN PARADISE BAR AND GRILL LLC DBA: FROZEN PARADISE BAR AND GRILL LLC	B,L,W	818 ELMA G MILES PKWY	DELROY LESLIE	A - 5.24 % F - 94.76 %				A - 5.24 % F - 94.76 %	1st - 4-10-25
GATAS SPORTS BAR & GRILL DBA: GATAS SPORTS BAR & GRILL	B,L	811 ELMA G MILES PKWY	FARID GHARACHORLOO Local Manager - Shamond Moss	A - 35 % F - 65 %				A - 35 % F - 65 %	1st - 4-21-25
HINZE ENTERPRISES LLC DBA: ZUM ROSENHOF GERMAN RESTAURANT	B,L,W	103 B MIDWAY ST	ANKA HINZE	A - 14 % F - 86 %				A - 14 % F - 86 %	1st - 4-10-25
JJs BAR AND GRILL LP DBA: JJs BAR AND GRILL	B,L,W	726 E OGLETHORPE HWY	JOSE ESPADAORITZ	A - 22 % F - 78 %				A - 22 % F - 78 %	1st - 4-18-25
KYOTO GA INC DBA: KYOTO GA INC	B,L,W	213 W OGLETHORPE HWY	WU NI	A - 3 % F - 97 %				A - 3 % F - 97 %	1st - 4-18-25
LATIN DREAM ENTERPRISES INC DBA: LATIN DREAM ENTERPRISES INC	B,L,W	230 W GENERAL SCREVEN WAY STE 100	ANA MOREL	A - 13 % C - 77 % F - 77 %				A - 13 % C - 77 % F - 77 %	1st - 4-21-25
O.D. CRABHOUSE INC DBA: O.D. CRABHOUSE INC	B,L,W	708 E OGLETHORPE HWY	HONG CHEN	A - 4.5 % F - 95.5 %				A - 4.5 % F - 95.5 %	1st - 4-17-25

Organization	Type	Address	Owner	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD %	Date Received
RARE HOSPITALITY INTERNATIONAL INC DBA: LONGHORN STEAKHOUSE 5564	B,L,W	825 W OGLETHORPE HWY	DANIEL TRACEY	A - 8.22 % F - 91.78 %				A - 8.22 % F - 91.78 %	1st - 4-21-25
RODEO MEXICAN RESTAURANT DBA: RODEO MEXICAN RESTAURANT	B,L,W	304 W OGLETHORPE HWY	LEONIDES ESCALERA	A - 14 % F - 86 %				A - 14 % F - 86 %	1st - 04-16-25
RUBY TUESDAY OPERATIONS LLC DBA: RUBY TUESDAY 3415	B,L,W	543 W OGLETHORPE HWY	YOLANDA KIZER - Local Manager	A - 6 % F - 94 %				A - 6 % F - 94 %	1st - 4-20-25
Class 4 - Bowling Alley, Pool Room (60% food and billards or bowling with a minimum of 15% being food alone)									
BIG C INVESTMENTS INC DBA: DOODLES	B,L	105 W GENERAL SCREVEN WAY	CLAYTON T ANDERSON	A - 38.33 % C - 61.67 % F - 43.80 % R - 17.87 %				A - 38.33 % C - 61.67 % F - 43.80 % R - 17.87 %	1st - 4-18-25
FANGS FOOD AND ARCADE LLC DBA: FANGS ISLAND	B,L,W	521 B W OGLETHORPE HWY	MING NI	A - 14 % F - 50 % R - 36 %				A - 14 % F - 50 % R - 36 %	1st - 4-18-25



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025

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

Prepared by: Jean Marie Reynolds, Wendy Bruce Sochia

Presented by: Tracey Howard

PURPOSE: To Present to Mayor and Council Consideration, First Quarter (January 2025 through March 2025) Fire and Police Department Quarterly Alcohol on Premises Report.

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

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

1. Combined FD PD Alcohol Consumption Report Jan-Mar 2025

PREVIOUS COUNCIL DISCUSSION:

Alcoholic Beverage License for Consumption on Premises Renewal:
Incident Reporting Form (Fire Department)
Page 1

		1/1/2025
Establishment	Incident	3/31/2025
Chili's 623 W Oglethorpe Hwy	Medical Assist	
	Vehicle Accident	
	Emergency Medical Call	
	Alarm System Activation, No Fire	1
	No Incident on Arrival	
	Cancelled en route	
TOTAL		1
Doodles 103 E General Screven Way	Medical Assist	
	Vehicle Accident	
	Emergency Medical Call	
	No Incident on Arrival	
	Cancelled en route	
TOTAL		0
El Cazador 809 Willowbrook Plaza	Vehicle Accident	
	Cancelled en route	
	Medical Assist	1
	Emergency Medical Call	
	Smoke scare, odor of smoke	
Fang's Island 521B W Oglethorpe Hwy	Medical Assist	
	Cooking fire, confined to container	
	Alarm system activation, no fire	
	Cancelled en route	
	Emergency Medical Call	
TOTAL		0
Flacos Tacos 4 744B W Oglethorpe Hwy	Medical Alarm	
	Medical Assist	
	Cooking fire, confined to container	
	Gas Leak	
	Cancelled en route	
	Vehicle Accident	
	Emergency Medical Call	
TOTAL		0
Frozen Paradise 818 EG Miles Pkwy	Medical Assist	
	Cooking fire, confined to container	
	Cancelled en route	
	Emergency Medical Call	
TOTAL		0
Gata's 811 EG Miles Parkway	Vehicle accident	
	Accident, potential	
	Medical Assist	
	Cancelled en route	
	No incident found on arrival	
	Emergency Medical Call	
	Gasoline/other flammable liquid spill	
TOTAL		0
Irie Nyamminz Bar and Grill 103 W General Screven Way Suite F		
TOTAL		0
JJ's Bar and Grill 726 E Oglethorpe Highway	Vehicle Accident no injuries	1
	Alarm system activation, no fire	
	Medical Assist	
	Gas Leak	
	Chemical Spill or Leak	
	Vehicle Accident with injuries	
	Cooking Fire Contained	
	No incident found on arrival	
	Overdose	

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

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	Suicide Attempt	
	Cancelled en route	
	TOTAL	1
Kyoto GA Inc		
213 W Oglethorpe Hwy	Vehicle Accident	
	Water or Steam Leak	
	Vehicle Fire	
	Medical Assist	
	TOTAL	0
Latin Dream		
230 W General Screven Way	Medical Assist	
	Vehicle Accident Parking Lot	
	Fire Alarm	
	Alarm system activation, no fire	
	TOTAL	0
Latin Nation		
1008 W Oglethorpe Hwy		
	TOTAL	0
Longhorn Steakhouse		
825 W Oglethorpe Highway	Alarm system activation, no fire	
	Medical Assist	
	Vehicle Accident with injuries	
	Chemical Spill or Leak	
	Vehicle Accident Hit and Run	
	No incident found on arrival	
	TOTAL	0
Massa African Restaurant		
812 EG Miles Pkwy	Medical Assist	
	Vehicle Accident with injuries	
	Chemical Spill or Leak	
	Vehicle Accident Hit and Run	
	No incident found on arrival	
	TOTAL	0
Mexicali Fresh		
863 W Oglethorpe Hwy	Medical Assist	
	Vehicle Accident with injuries	
	Chemical Spill or Leak	
	Vehicle Accident Hit and Run	
	No incident found on arrival	
	TOTAL	0
OD Crabhouse		
708 E Oglethorpe Highway	Alarm system activation, no fire	
	Medical Assist	
	Vehicle Accident with injuries	
	No incident found on arrival	
	TOTAL	0
Rodeo Mexican Restaurant		
304 W Oglethorpe Highway	Building Fire	
	Gas Leak	
	Power line down	
	Medical Assist	
	Chemical Hazard (no spill)	
	TOTAL	0
Ruby Tuesday		
543 W Oglethorpe Hwy	Grass Fire	
	Medical Assist	
	Arcing, shorted electrical equipment	
	Emergency Medical Call	
	Smoke scare, odor of smoke	
	Vehicle Accident	
	TOTAL	0

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

Page 3

Sawadee Thai Cuisine 531C Deal Street	Alarm system activation, no fire	
	Cancelled en route	
	Gas Leak	
	Sprinkler Activation, no fire	
	No incident found on arrival	
	Vehicle Accident with injuries	
	Cooking fire contained	
	Medical Assist	
	Arcing, shorted electrical equipment	
	Public Service Assistance	
	Emergency Medical Call	
	Chemical Spill or Leak	
	TOTAL	0
Zum Rosenhof 103 Midway Street	Grass Fire	
	Medical Assist	
	Arcing, shorted electrical equipment	
	Emergency Medical Call	
	Smoke scare, odor of smoke	
	Vehicle Accident	
TOTAL		0
GRAND TOTAL		3

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

ESTABLISHMENT	ACTIVITY	01/01/2025 - 03/31/2025
CHILI'S BAR AND GRILL	FALSE ALARM - BUSINESS	2
	Total	2
Friday Night/Saturday Morning Incidents		
	DISORDERLY CONDUCT	1
	VERBAL DISPUTE	1
	Total	2
DOODLES BILLIARDS	CRIMINAL DAMAGE TO PROPERTY	1
	DRUG VIOLATIONS	1
	HIT AND RUN MISDEMEANOR	1
	SUSPICIOUS ACT	1
	Total	4
Friday Night/Saturday Morning Incidents		
	ASSIST OTHER AGENCY	1
	ENTERING AUTO	1
	SUSPICIOUS ACT	1
	Total	3
EL CAZADOR RESTAURANT	DIRECT PATROL	3
	Total	3
Friday Night/Saturday Morning Incidents		
	Total	0
FANG'S ISLAND		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0

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

ESTABLISHMENT		ACTIVITY	01/01/2025 - 03/31/2025
FLACO'S TACOS 4		HIT AND RUN MISDEMEANOR	1
		Total	1
Friday Night/Saturday Morning Incidents			
		Total	0
FROZEN PARADISE BAR AND GRILL		ACCIDENTAL DAMAGE	1
		SUSPICIOUS ACT	1
		Total	2
Friday Night/Saturday Morning Incidents			
		DIRECT PATROL	1
		DRUNK ADULT NO ARREST MADE	1
		MISDEMEANOR ASSAULT/BATTERY	1
		SUSPICIOUS ACT	1
		SUSPICIOUS PERSON	1
		VEHICLE COLLISION	1
		WALK AND TALK	2
		Total	8
GATA'S		CIVIL MATTER	1
		CRIMINAL DAMAGE TO PROPERTY	1
		DUI	1
		MISDEMEANOR ASSAULT AND BATTERY	1
		OTHER VIOLATIONS	1
		THEFT BY TAKING OVER \$500	1
		Total	6
Friday Night/Saturday Morning Incidents			
		OTHER VIOLATIONS	1
		Total	1

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

ESTABLISHMENT	ACTIVITY	01/01/2025 - 03/31/2025
IRIE NYAMMINZ BAR AND GRILL		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0
JJ'S BAR AND GRILL	AGGRAVATED ASSAULT WITH HANDS, FEET, ETC.	1
	ASSIST CITIZEN	1
	DIRECT PATROL	1
	SUSPICIOUS ACT	3
	VEHICLE COLLISION	1
	Total	7
Friday Night/Saturday Morning Incidents		
	WALK AND TALK	1
	Total	1
KYOTO'S		
	Total	0
Friday Night/Saturday Morning Incidents		
	ASSIST CITIZEN	1
	Total	1
LATIN DREAM	SUSPICIOUS ACT	2
	Total	2
Friday Night/Saturday Morning Incidents		
	Total	0

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

ESTABLISHMENT	ACTIVITY	01/01/2025 - 03/31/2025
LONGHORN STEAKHOUSE		
	FALSE ALARM - BUSINESS	1
	VEHICLE COLLISION	1
	Total	2
Friday Night/Saturday Morning Incidents		
	HIT AND RUN MISDEMEANOR	1
	MISDEMEANOR ASSAULT AND BATTERY	1
	Total	2
MASSA AFRICAN RESTAURANT		
	ASSIST CITIZEN	1
	WALK AND TALK	1
	Total	2
Friday Night/Saturday Morning Incidents		
	Total	0
MEXICALI FRESH		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0
O.D. CRABHOUSE		
	OTHER CALLS FOR SERVICE	1
	SUSPICIOUS ACT	1
	SUSPICIOUS VEHICLE	1
	VEHICLE/FIXED OBJECT COLLISION	1
	VERBAL DISPUTE	2
	WALK AND TALK	1
	Total	7
Friday Night/Saturday Morning Incidents		
	Total	0

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

ESTABLISHMENT	ACTIVITY	01/01/2025 - 03/31/2025
RODEO MEXICAN RESTAURANT		ASSIST CITIZEN 1
		Total 1
Friday Night/Saturday Morning Incidents		
		Total 0
RUBY TUESDAY		VEHICLE COLLISION 1
		Total 1
Friday Night/Saturday Morning Incidents		
		Total 0
SAWADEE THAI CUISINE		
		Total 0
Friday Night/Saturday Morning Incidents		
		Total 0
ZUM ROSENHOFF GERMAN RESTAURANT		
		Total 0
Friday Night/Saturday Morning Incidents		
		Total 0



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Public Comment
Prepared by: Rodonia Armstrong
Presented by: Mayor Karl Riles

PURPOSE: During this time, Mayor and Council allow citizens to address Council on issues and concerns that they may have. Citizens must sign in and state the nature of their concerns on a form provided before addressing Council.

BACKGROUND: None

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION:



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Mayor Riles' Report
Prepared by: Christy Deloach
Presented by: Mayor Karl Riles

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Councilmember Reid's Report
Prepared by: Darlene Parker
Presented by: Diana Reid

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: May 1, 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: May 1, 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: May 1, 2025
Agenda Item: Councilmember Newby's Report
Prepared by: Kimberly St. Onge
Presented by: Dexter Newby

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Councilmember Ortiz, Jr's Report
Prepared by: Jean Marie Reynolds
Presented by: José Ortiz

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: City Manager Howard's Report
Prepared by: Christy Deloach
Presented by: Kenneth Howard

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: May 1, 2025
Agenda Item: Executive Session
Prepared by: Christy Deloach
Presented by: Kenneth Howard

PURPOSE: To Hold an Executive Session to Discuss Real Estate Matters.

BACKGROUND:

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION: