

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
September 4, 2025
Council Chamber**

- 1. INVOCATION**
Bishop Kendall Paige of Immanuel Christian Church
- 2. MINUTES**
To approve the minutes from the August 21, 2025, Council Meeting.
- 3. UNFINISHED BUSINESS**
 - 3.1. #2025-03 FOOD TRUCK ORDINANCE AMENDMENT**
To present for Mayor and Council consideration a proposed amendment to the Hinesville Code of Ordinances, Chapter 9: Licensing and Business Regulations, Article IV: Miscellaneous Business Regulations, Section 9-109(d)(12) Ordinance #2025-03 Mobile Food Service Establishment Regulations.
Action Item
- 4. PRESENTATIONS**
 - 4.1. TIED TO SUCCESS 2025**
To Present for Mayor and Council Consideration, open registration for Tied To Success 2025.
Informational Item
- 5. PLANNING AND ZONING**
 - 5.1. RESOLUTION #2025-15 LIBERTY COUNTY JOINT COMPREHENSIVE PLAN ADOPTION**
To Present for Mayor and Council Consideration to Adopt Resolution #2025-15 Liberty County Joint Comprehensive Plan.
Action Item
 - 5.2. THE COVE AT FIFTEEN WEST**
To Present for Mayor and Council Consideration, Preliminary Plat for 56 Single-family Lots on W. 15th Street for RTS Homes, LLC. (District #5)
Action Item
- 6. PUBLIC HEARING**

"Home for a Day or a Lifetime"

6.1. REZONING PETITION 2025-25-H

To Present for Mayor and Council Consideration, a Petition to rezone 5.80 Acres of Land, More or Less, from MFR (Multi-family Residential) to C-3 (Highway Commercial) off of Flowers Drive and West Oglethorpe Highway, Further Described as LCTM-Parcel 059A193. (District #5)

Action Item

6.2. REZONING AND ANNEXATION PETITION 2025-35-H

Request by Adam Wilkinson (of Goose Creek, LLC) to Annex and Rezone an Approximately 7.32-acre Portion of Parcel 034A014 from Highway Commercial to Attached Residential for a Townhome Development.

Informational Item

6.3. REZONING AND ANNEXATION PETITION 2025-36-H

Request by Adam Wilkinson (of Goose Creek, LLC) to Annex and Rezone an Approximately 4.33-acre Parcel (LCTM Parcel 036C004) from Agricultural Residential to Attached Residential for a Townhome Development.

Informational Item

7. NEW BUSINESS

7.1. BIDS FOR 2025 LMIG STREET IMPROVEMENT PROJECT

To Present for Mayor and Council Consideration, 2025 LMIG Street Improvement Bids

Action Item

7.2. REQUEST FOR PURCHASE OF APEX VENTILATION PROP

To Present for Mayor and Council Consideration, approval for the purchase of Apex Ventilation Prop.

Action Item

7.3. HINESHAW BID OPENING

To present to the Mayor and Council for consideration to award Pope Construction the construction management contract for the Hineshaw School Stabilization Project.

Action Item

7.4. APPOINTMENT OF ASSISTANT CITY ATTORNEY

For Mayor and Council to appoint an Assistant City Attorney.

Action Item

8. PUBLIC COMMENT

8.1. PUBLIC COMMENT

9. MAYOR KARL A. RILES

9.1. MAYOR RILES' REPORT

10. COUNCILMEMBER REID - DISTRICT 1

10.1. COUNCILMEMBER REID'S REPORT

"Home for a Day or a Lifetime"

11. **COUNCILMEMBER FLOYD - DISTRICT 2**
 - 11.1. **COUNCILMEMBER FLOYD'S REPORT**
12. **MAYOR PRO TEM NELSON - DISTRICT 3**
 - 12.1. **MAYOR PRO TEM NELSON'S REPORT**
13. **COUNCILMEMBER NEWBY - DISTRICT 4**
 - 13.1. **COUNCILMEMBER NEWBY'S REPORT**
14. **COUNCILMEMBER ORTIZ, JR. - DISTRICT 5**
 - 14.1. **COUNCILMEMBER ORTIZ, JR'S REPORT**
15. **CITY MANAGER KENNETH HOWARD**
 - 15.1. **CITY MANAGER HOWARD'S REPORT**
 - 15.2. **FISCAL YEAR 2026 PROPOSED BUDGET WORKSHOP DATES**
16. **ADJOURN**

"Home for a Day or a Lifetime"



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: #2025-03 Food Truck Ordinance Amendment
Prepared by: Christy Deloach
Presented by: Ryan Arnold

PURPOSE: To present a proposed Food Truck Ordinance Amendment to the Hinesville Code of Ordinances Chapter 9: Licensing and Business Regulations, Article IV: Miscellaneous Business Regulations, Section 9-109(d)(12) for Mayor and Council consideration.

BACKGROUND: This item was advertised in the Coastal Courier on August 7, 2025.

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. Food Truck Ordinance #2025-03

PREVIOUS COUNCIL DISCUSSION: July 17, 2025 and August 21, 2025

AN ORDINANCE TO AMEND CHAPTER 9: LICENSING AND BUSINESS REGULATIONS, ARTICLE IV: MISCELLANEOUS BUSINESS REGULATIONS, SECTION 9-109(d)(12) OF THE CITY OF HINESVILLE CODE OF ORDINANCES TO ALLOW MOBILE FOOD SERVICE ESTABLISHMENTS TO OPERATE WITHIN 200 FEET OF BRICK-AND-MORTAR RESTAURANTS WHEN THE MOBILE FOOD SERVICE ESTABLISHMENT IS OWNED AND OPERATED BY THE SAME ENTITY AS THE BRICK-AND-MORTAR RESTAURANT; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WITNESSETH

WHEREAS, the City of Hinesville has established regulations governing the operation of mobile food service establishments within the City limits; and

WHEREAS, the City of Hinesville desires to support small business growth, promote food diversity, and ensure public health and safety;

WHEREAS, the operation of mobile food trucks must be regulated to protect the welfare of the public and promote and maintain safe pedestrian and vehicular traffic flow;

WHEREAS, the City of Hinesville desires to allow the owners of brick-and-mortar restaurants to operate mobile food service establishments on the same premises as said brick-and-mortar restaurant;

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HINESVILLE, GEORGIA that **CHAPTER 9: LICENSING AND BUSINESS REGULATIONS, ARTICLE IV: MISCELLANEOUS BUSINESS REGULATIONS, SECTION 9-109(d)(12)** be amended to read as follows:

Mobile food service establishments may not conduct business within 200 feet of a brick-and-mortar restaurant as measured from the main entrance of the restaurant to the main service window of the mobile food service establishment. Exceptions: Mobile food service establishments within a food park are exempted from this restriction; and mobile food establishments owned and operated by a brick-and-mortar restaurant may conduct business on the premises of the brick-and-mortar restaurant.

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.

NOW AND THEREFORE, the City of Hinesville, hereby adopts the amendment below which shall become effective on _____, 2025.

Karl A. Riles, Mayor

Vicky C. Nelson, Mayor Pro Tem

Diana F. Reid, Councilmember

Jason R. Floyd, Councilmember

Dexter L. Newby, Councilmember

Jose A. Ortiz, Jr., Councilmember

ATTEST:

Estella L. Roberson, City Clerk
(SEAL)



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Tied to Success 2025
Prepared by: Kendra Ivy
Presented by: Ryan Arnold

PURPOSE: To announce open registration for Tied To Success 2025

BACKGROUND: Tied To Success is a workshop for young men 12-18 with the purpose of empowering them with tools for success and principles of adulthood. This year's theme is "Suited for Success: Wearing Responsibility, Confidence and Leadership Like a Badge of Honor".

Interactive workshops and a tie-ceremony are hallmarks of the event. Registration is open at <https://TTS25.eventbrite.com>

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

1. Tied to Success 2025 (Social Media (45)) (1)

PREVIOUS COUNCIL DISCUSSION:

TIED TO SUCCESS

A **FREE** MALE EMPOWERMENT
WORKSHOP FOR TEENS 12-18

SUITED FOR SUCCESS

***Wearing Responsibility, Confidence &
Leadership like a Badge of Honor***

Saturday, September 27, 2025



10 AM – 3 PM



Live Oak Church
296 Live Oak Church Rd,
Hinesville

Scan to register



TTS25.eventbrite.com



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025

Agenda Item: Resolution #2025-15 Liberty County Joint Comprehensive Plan Adoption

Prepared by: Lori Parks

Presented by: Jeff Ricketson

PURPOSE: To Present for Mayor and Council Consideration to Adopt Resolution #2025-15 Liberty County Joint Comprehensive Plan.

BACKGROUND: The Liberty County Joint Comprehensive Plan has been approved by the Georgia Department of Community Affairs and is ready for adoption by the local governments of Liberty County.

The Liberty County Joint Comprehensive Plan can be found at the following location:
<https://thelcpc.org/wp-content/uploads/2025/09/Comp-Plan-pending-adoption.pdf>

FUNDING: N/A

RECOMMENDATION: Approval of Resolution #2025-15 Liberty County Joint Comprehension Plan

ATTACHMENTS:

1. 2025-25-H Resolution

PREVIOUS COUNCIL DISCUSSION: July 3, 2025

**RESOLUTION REGARDING THE
2025 LIBERTY COUNTY JOINT COMPREHENSIVE PLAN
FOR LIBERTY COUNTY, GEORGIA**

WHEREAS, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

WHEREAS, the comprehensive plan is intended to serve as a policy guide for future physical growth and land development in all of Liberty County and its municipalities; and

WHEREAS, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County, the Town of Allenhurst, and the Cities of Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

WHEREAS, the 2025 Liberty County Joint Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials; and

WHEREAS, Liberty County has been notified by appropriate cognizant authority that the most recent efforts updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said act; and

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Hinesville hereby officially adopts the 2025 Liberty County Joint Comprehensive Plan this ____ day of ____, 2025.

Karl A. Riles, Mayor

Vicky C. Nelson, Mayor Pro Tem

Diana F. Reid, Councilmember

Jason R. Floyd, Councilmember

Dexter L. Newby, Councilmember

José A. Ortiz, Jr. Councilmember

ATTEST:

Estella L. Roberson, City Clerk



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: The Cove at Fifteen West
Prepared by: Mardee Sanchez
Presented by: Mardee Sanchez

PURPOSE: Preliminary Plat for 56 Single-family Lots on W. 15th Street for RTS Homes, LLC. (District #5)

BACKGROUND: At its August 19th meeting, the Planning Commission recommended approval with standard conditions.

FUNDING: None

RECOMMENDATION: Approval of the preliminary plat for The Cove at Fifteen West with standard conditions.

ATTACHMENTS:

1. The Cove at Fifteen West

PREVIOUS COUNCIL DISCUSSION:

The Cove at Fifteen West

Preliminary Plat

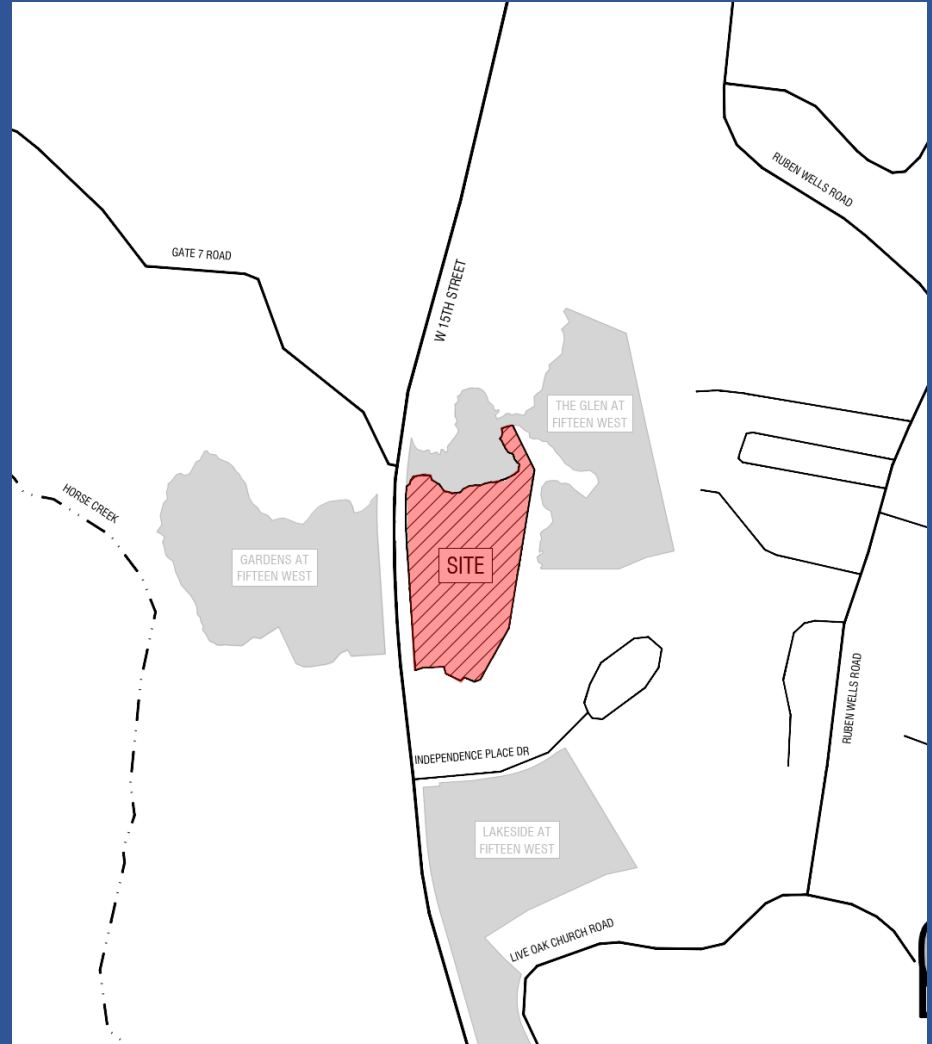
Developer:
RTS Homes, LLC

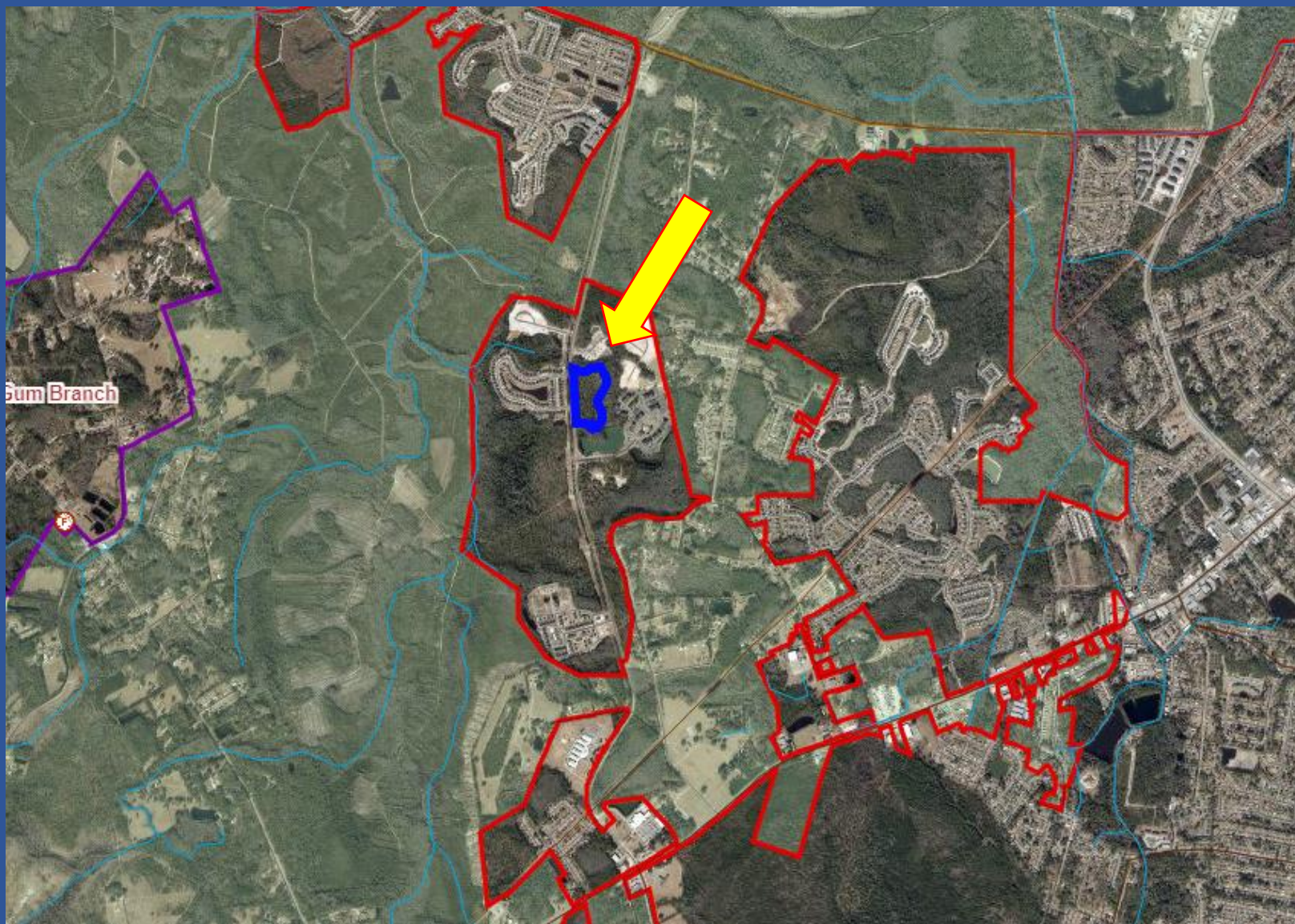
Engineer:
M.E. Sack Engineering

Description:

- 56 lots
- Single-family dwellings
- 11 ac.
- Zoned PUD

Location: W. 15th Street
(District #5)







Lot types

DEVELOPMENT STANDARDS:

	<u>USE TYPE</u>	<u>MIN. LOT SIZE</u>	<u>MIN. WIDTH</u>	<u>FRONT SETBACK</u>	<u>REAR SETBACK</u>	<u>SIDE YARD</u>	<u>SIDE YARD (STREET)</u>
	COTTAGE	3,500 SF	35'	20'	15'	5'	20'
	PATIO	4,500 SF	45'	20'	15'	5'	20'



Parcel and Line Info

PARCEL AREA TABLE			
PARCEL #	AREA (AC.)	AREA (S.F.)	USABLE AREA (S.F.)
1	0.12AC.	53225.F.	50585.F.
2	0.09AC.	38005.F.	36105.F.
3	0.11AC.	46855.F.	35015.F.
4	0.13AC.	56495.F.	44325.F.
5	0.10AC.	45065.F.	42885.F.
6	0.12AC.	52515.F.	50045.F.
7	0.12AC.	53785.F.	45455.F.
8	0.13AC.	57745.F.	48275.F.
9	0.16AC.	70145.F.	58805.F.
10	0.15AC.	64605.F.	63015.F.
11	0.15AC.	63485.F.	61885.F.
12	0.19AC.	81915.F.	80335.F.
13	0.15AC.	65125.F.	63535.F.
14	0.17AC.	73495.F.	71715.F.
15	0.20AC.	86895.F.	83515.F.
16	0.16AC.	78015.F.	75765.F.
17	0.15AC.	64485.F.	62615.F.
18	0.16AC.	69015.F.	67285.F.
19	0.13AC.	55365.F.	53635.F.
20	0.10AC.	45325.F.	43595.F.
21	0.09AC.	39295.F.	37425.F.
22	0.11AC.	48905.F.	45495.F.
23	0.10AC.	41465.F.	39315.F.
24	0.10AC.	45195.F.	42255.F.
25	0.09AC.	41135.F.	38885.F.
26	0.09AC.	41185.F.	39295.F.
27	0.10AC.	43555.F.	41655.F.
28	0.11AC.	49815.F.	46355.F.
29	0.12AC.	53505.F.	52055.F.
30	0.12AC.	52845.F.	51395.F.
31	0.16AC.	68475.F.	67025.F.
32	0.22AC.	96475.F.	95025.F.
33	0.25AC.	107315.F.	105865.F.
34	0.18AC.	76975.F.	73665.F.
35	0.14AC.	62635.F.	60735.F.
36	0.12AC.	50395.F.	48495.F.
37	0.09AC.	39905.F.	37955.F.
38	0.09AC.	39795.F.	37825.F.
39	0.09AC.	38605.F.	36705.F.
40	0.13AC.	56745.F.	48165.F.
41	0.12AC.	53015.F.	50365.F.
42	0.11AC.	46855.F.	35015.F.
43	0.11AC.	47015.F.	35245.F.
44	0.09AC.	38445.F.	36545.F.
45	0.09AC.	38925.F.	37025.F.
46	0.11AC.	48495.F.	46925.F.
47	0.10AC.	42765.F.	40875.F.
48	0.12AC.	52425.F.	40595.F.
49	0.16AC.	71355.F.	58555.F.
50	0.14AC.	61945.F.	58565.F.
51	0.10AC.	41845.F.	39325.F.
52	0.10AC.	41845.F.	39685.F.
53	0.10AC.	42425.F.	40155.F.
54	0.10AC.	42195.F.	40085.F.
55	0.10AC.	42045.F.	39945.F.
56	0.13AC.	57115.F.	54245.F.

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.85	S86° 37' 14"W
L2	92.54	N3° 48' 39"W
L4	53.59	N86° 37' 14"E
L5	100.00	S3° 22' 46"E
L6	38.00	S86° 37' 14"W
L7	38.00	N86° 37' 14"E
L8	100.00	S3° 22' 46"E
L9	100.00	S3° 22' 46"E
L10	46.85	S86° 37' 14"W
L11	46.85	N86° 37' 14"E
L12	59.12	N86° 37' 14"E
L13	102.11	S0° 00' 00"E
L14	27.40	N90° 00' 00"W
L16	15.14	S86° 37' 14"W
L17	43.66	N86° 37' 14"E
L18	104.68	S0° 00' 00"E
L19	43.58	N90° 00' 00"W
L20	49.58	N86° 37' 14"E
L21	107.60	S0° 00' 00"E
L22	49.47	N90° 00' 00"W
L23	29.28	N86° 37' 14"E
L25	80.73	S0° 00' 00"E
L26	53.28	N90° 00' 00"W
L27	100.35	S75° 08' 20"E
L29	72.70	N18° 40' 20"E
L30	79.12	N18° 40' 20"E
L31	20.57	N46° 25' 59"E
L32	113.77	S41° 00' 28"E
L34	27.62	N46° 52' 59"E
L35	62.95	N83° 31' 07"E
L36	100.47	S10° 54' 48"E
L38	44.86	N83° 31' 07"E
L39	49.55	N69° 25' 54"E
L40	0.99	S85° 11' 51"E
L41	130.46	S19° 10' 52"W
L43	50.96	S85° 11' 51"E
L44	50.02	S2° 32' 10"W
L45	21.75	S44° 11' 08"E
L46	107.79	S49° 18' 32"W
L48	22.86	S44° 11' 08"E
L49	65.97	S24° 23' 14"E
L50	113.77	S79° 22' 12"W
L52	10.54	S24° 23' 14"E
L53	77.44	S31° 29' 32"E
L54	39.07	S9° 05' 13"W
L55	161.71	N82° 48' 02"W
L57	177.33	N90° 00' 00"W
L58	32.62	N0° 00' 00"E
L61	25.35	S9° 52' 31"E
L62	20.57	S13° 52' 41"W
L63	168.39	N90° 00' 00"W
L64	45.00	N0° 00' 00"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L66	33.11	N0° 00' 00"E
L67	42.60	S13° 52' 41"W
L68	158.28	N86° 36' 11"W
L69	132.58	N77° 45' 19"W
L71	2.11	S13° 52' 41"W
L72	64.60	S29° 55' 03"W
L74	15.21	S29° 55' 03"W
L75	46.30	S42° 17' 52"W
L76	109.94	N66° 54' 26"W
L78	18.25	S42° 17' 52"W
L79	7.64	S42° 17' 52"W
L80	28.96	S35° 39' 25"E
L81	100.13	N56° 03' 34"W
L82	105.31	N54° 20' 35"W
L83	31.99	N35° 39' 25"E
L85	25.16	S35° 39' 25"W
L86	16.13	S16° 25' 00"W
L87	9.27	N10° 13' 10"E
L89	6.81	N35° 39' 25"E
L90	21.85	S16° 25' 00"W
L91	107.30	N79° 46' 50"W
L93	34.29	N10° 13' 10"E
L94	35.75	S16° 25' 00"W
L95	103.40	N84° 05' 04"W
L96	102.63	S78° 25' 44"W
L97	22.91	N11° 34' 16"W
L99	0.66	S16° 25' 00"W
L100	27.34	S9° 00' 18"E
L101	16.92	S9° 00' 18"E
L102	18.18	S27° 41' 33"E
L103	104.97	S72° 30' 08"W
L104	18.16	N17° 29' 52"W
L106	14.75	N11° 34' 16"W
L107	38.61	S27° 41' 33"E
L108	111.80	S72° 30' 08"W
L109	38.00	N17° 29' 52"W
L110	18.98	S27° 41' 33"E
L111	19.35	S20° 45' 05"E
L112	116.29	S72° 30' 08"W
L113	38.00	N17° 29' 52"W
L114	23.02	S20° 45' 05"E
L115	101.30	S50° 22' 18"W
L117	33.36	N17° 29' 52"W
L118	3.43	S20° 45' 05"E
L119	54.19	S35° 23' 48"E
L120	20.45	S3° 05' 45"E
L121	102.01	S77° 48' 23"W
L123	28.07	S3° 05' 45"E
L124	40.39	S9° 52' 31"E
L125	8.66	S1° 48' 23"E
L126	106.60	N74° 45' 32"W
L128	130.12	N47° 19' 26"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L130	44.87	S1° 48' 23"E
L131	45.09	S29° 05' 02"W
L132	174.82	N19° 53' 21"W
L134	100.55	S29° 05' 02"W
L135	10.82	S70° 54' 43"W
L136	166.12	N7° 32' 44"E
L138	26.91	S70° 54' 43"W
L139	63.81	N65° 51' 55"W
L140	32.25	S50° 14' 29"W
L141	0.20	N63° 32' 09"W
L142	175.05	N1° 51' 56"W
L143	16.79	N88° 08' 04"E
L145	33.83	N63° 32' 09"W
L146	154.58	N1° 51' 56"W
L147	38.00	N88° 08' 04"E
L148	43.17	N63° 32' 09"W
L149	104.67	N1° 51' 56"W
L150	38.00	N88° 08' 04"E
L151	22.91	N63° 32' 09"W
L152	39.80	N14° 05' 10"W
L153	9.41	S88° 52' 24"W
L154	104.14	N2° 46' 07"W
L156	31.62	N88° 08' 04"E
L157	37.39	S88° 52' 24"W
L158	31.14	N86° 13' 20"E
L160	37.62	S88° 52' 24"W
L161	102.46	N3° 48' 40"W
L162	38.00	N86° 13' 20"E
L163	37.88	S88° 52' 24"W
L164	0.16	S72° 52' 02"W
L165	100.74	N3° 48' 40"W
L166	53.02	N86° 13' 20"E
L167	54.46	S72° 52' 02"W
L168	113.32	N3° 47' 34"W
L169	100.00	S3° 46' 40"E
L170	52.99	S86° 13' 20"W
L171	100.00	N3° 47' 34"W
L172	53.02	N86° 13' 20"E
L173	46.85	N86° 13' 20"E
L175	100.00	S3° 46' 40"E
L176	46.85	S86° 13' 20"W
L177	100.53	S1° 51' 56"E
L178	5.27	S88° 08' 04"W
L180	22.33	S86° 13' 20"W
L181	22.33	N86° 13' 20"E
L183	26.32	N86° 13' 20"E
L184	38.02	N86° 13' 20"E
L185	101.80	S1° 51' 56"E
L186	38.00	S88° 08' 04"W
L187	38.02	N86° 13' 20"E
L188	103.06	S1° 51' 56"E
L189	38.00	S88° 08' 04"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L190	24.18	N86° 13' 20"E
L191	97.77	S17° 29' 52"E
L193	43.14	S88° 08' 04"W
L194	115.50	N78° 25' 44"E
L195	1.57	S11° 34' 16"E
L197	29.75	S17° 29' 52"E
L198	33.16	N0° 54' 27"W
L199	39.52	N0° 54' 27"W
L200	107.90	N78° 58' 37"E
L202	36.08	S11° 34' 16"E
L203	61.63	N0° 54' 27"W
L204	103.64	S88° 40' 17"E
L207	74.92	N0° 54' 27"W
L208	114.69	S79° 46' 50"E
L209	28.68	S10° 13' 10"W
L212	6.38	N86° 37' 14"E
L213	39.76	N66° 37' 14"E
L214	43.19	N86° 37' 14"E
L215	44.37	N86° 37' 14"E
L217	13.88	S10° 13' 10"W
L218	36.75	N0° 54' 27"W
L219	93.16	N0° 00' 00"E
L220	54.64	N80° 00' 00"E
L222	38.80	S35° 39' 25"W
L224	95.77	N0° 00' 00"E
L225	44.29	N80° 00' 00"E
L226	98.32	N0° 00' 00"E
L227	43.12	N80° 00' 00"E
L228	100.00	N3° 22' 46"W
L229	10.67	N86° 37' 14"E
L231	27.88	N80° 00' 00"E
L232	35.81	S86° 37' 14"W
L233	100.00	N3° 22' 46"W
L234	42.19	N86° 37' 14"E
L235	42.04	S86° 37' 14"W
L236	100.00	N3° 22' 46"W
L237	42.04	N86° 37' 14"E
L238	57.49	N86° 37' 14"E
L239	56.74	S86° 37' 14"W
L240	100.00	N3° 48' 39"W
L241	60.00	N3° 47' 34"W
L242	60.00	N3° 48' 39"W
L243	227.72	N3° 47' 34"W
L244	18.89	N3° 48' 39"W
L246	31.12	S78° 35' 30"E
L247	49.25	S73° 33' 32"E
L248	42.56	S36° 16' 33"E
L249	53.26	S52° 52' 49"E
L250	69.09	N70° 48' 07"E
L251	46.75	N61° 16' 28"E

Proposed dedications to the County:

- New streets (1,340 ft./ ¼ mi.)
- Water, reuse water, sewer, stormwater improvements and their associated easements
- Drainage easements for functional maintenance of ponds

Proposed dedications to the HOA:

- Detention areas (1.58 ac. total)
- Common areas (6,750 sq. ft. total)
- Wetlands (± 9.3 ac.)

LCPC Recommendation

The Cove at Fifteen West

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: September 4, 2025
Agenda Item: Rezoning Petition 2025-25-H
Prepared by: Lori Parks
Presented by: Jeff Ricketson

PURPOSE: A rezoning petition has been submitted by D & G Development Group on behalf of owner Nancy Parker O'Neal to rezone 5.80 acres +/- from MFR to C-3 (Multi-family Residential to Highway Commercial) for a commercial facility. The property is located off of Flowers Drive and West Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A193.

BACKGROUND: This property was approved for rezoning to C-3 on May 4, 2023, and rezoned back to multifamily on September 7, 2023.

FUNDING: None

RECOMMENDATION: June 17, 2025. LCPC Commissioners recommended APPROVAL with standard and special conditions. The special conditions are as follows: Light intrusion onto residential properties shall be minimized, A Type D buffer with 8-foot fence and a 25-foot-wide preserved or planted vegetated buffer shall be installed against abutting residential properties, no drive-through service on out parcel, only indoor retail and office uses on out parcel and finalization of the legal transfer of the subject property shall occur within 90 days from the date of this rezoning, or rezoning will revert back to MFR (Multi-family Residential District).

**This recommendation will be postponed until the August 7, 2025, City of Hinesville Council Meeting.*

ATTACHMENTS:

1. Rezoning Petition 2025-25-H - July 3, 2025

PREVIOUS COUNCIL DISCUSSION:

Rezoning Petition 2025-25-H

A rezoning petition has been submitted D & G Development Group on behalf of owner Nancy Parker O'Neal to rezone 5.80 acres +/- from MFR to C-3 (Multi-family Residential to Highway Commercial) for a commercial facility. The property is located off of West Oglethorpe Highway in Hinesville is further described as LCTM Parcel 059A193.

Public Notification

Rezoning Petition 2025-24-R

A rezoning petition has been submitted by owner Riceboro Holdings, LLC, to rezone 5.48 acres +/- of a 10.80 +/- parcel from AR-1 to I-1 (Agricultural Residential to Industrial) for a storage building. Property is located at 5918 S. Coastal Highway in Riceboro and is further described as a portion of LCTM Parcel 2208011. Property is bounded now or formerly as follows: NORTH by lands of Interstate Paper Corp. and St. George Timberland Holdings, Inc.; EAST by lands of Interstate Paper Corp., Kato Way Estate, True Vine Cog, Inc., and Willie and Sadie Mae Roberts; SOUTH by S. Coastal Highway; and WEST by lands of Matthew H. White and Delilah Way.

Rezoning Petition 2025-25-H

A rezoning petition has been submitted by Stefan Robichaux of D & G Development Group on behalf of owner Nancy Parker O'Neal to rezone 5.80 acres +/- from MFR to C-3 (Multi-family Residential to Highway Commercial) for a commercial facility. Property is located off of W. Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A193. Property is bounded now and formerly as follows: NORTH by Flowers Drive; EAST by lands of Linda Spellman, Jeffery Whitehorn, Il Grass, Kimberly Payne and Barry and Yong Dorris; SOUTH by lands of Benjamin and Seavy O'Neal; WEST by W. Oglethorpe Highway.

Rezoning Petition 2025-26-LC

A rezoning petition submitted by Sharnesia Lewis to rezone 3.08 acres +/- from A-1 to R-8 (Agricultural to Single-family Residential-8) to be able subdivide the lot into two one-acre tracts with one duplex on each. Property is located on E. Oglethorpe Highway and Pecan Lane in unincorporated Liberty County and is further described as LCTM Parcel 121098. Property is bounded now and formerly as follows: NORTH by lands of Hinesville Home Center, Inc., and Nathaniel Jones; EAST by lands of Oscar Shuman; SOUTH by lands of Windell Singleton and Nathaniel Jones; WEST by lands of Pecan Lane, Robbie Bacon and Horace Bacon, Jr., et al.

Variance Request 2025-27-F

A request has been submitted by owner VIP Liberty, LLC, (Dennis Patel) for a variance from the Tree Ordinance to allow the removal of two landscaped tree islands in the parking lot for the Hampton Inn. Property is located at 1148 E. Oglethorpe Highway in Flemington and is further described as LCTM Parcels 069C035 and 069C086. Property is bounded now and formerly as follows: NORTH by lands of W. F. Martin Estate; EAST by 1979 Hinesville, LLC and Southern Bread Properties, LLC; SOUTH by Southern Coastal Veterinary Properties, LLC; WEST by lands of Olive Road.

Rezoning Petition 2025-28-LC

A rezoning petition submitted by Goose Creek, LLC on behalf of owners James and Catina Ray and Arcadia Excavating, LLC (Ronald and Melissa Ray) to rezone 177 acres +/- of LCTM Parcel 139034 and 38 acres +/- of LCTM Parcel 139036

from AR-1 and A-1, respectively, to R-12 (Agricultural Residential to Agricultural, respectively, to Residential-12) for an expansion of the Arcadia Subdivision. The Ray property is located off Arcadia Drive and the Arcadia Excavating property is off Larry Coffey Road, both of which are in unincorporated Liberty County. Properties are bounded now and formerly as follows: NORTH by lands of Mark Floyd and other lands of James and Catina Ray and Willie Stevens Estate and other lands of James and Catina Ray; SOUTH by lands of Georgia Power, Liberty County Board of Commissioners, Samuel Bacon Estate, Lee Pierce, George Lloyd Estate, Calvin Barrett, Chad Smith, Ritchie Anderson, Felecia Holmes and Robert Gillard, Jacqueline Myles, and Johnny and Tammy Southwell and by other lands of James and Catina Ray; WEST by lands of James Felch and Jamie Parsell, Michael A. and Elaine M. Norris and Wilfredo Rodriguez and other lands of James and Catina Ray.

Public Hearings

The Liberty Consolidated Planning Commission will hold a public meeting on June 17, 2025, at 4:30 p.m. in the Council Chamber at Hinesville City Hall, located at 115 East M.L. King, Jr. Drive in Hinesville.

Public Hearings to be Held by the

Applicable Governing Authority:

Tuesday, July 1, 2025, 6:00 p.m.

– The Riceboro City Council will

meet at the Riceboro City Hall, 4514

South Coastal Highway, Riceboro.

Tuesday, July 1, 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.

Thursday, July 3, 2025, 3:00 p.m.

– The Hinesville City Council will

meet at the Hinesville City Hall, 115

East M.L. King Jr. Blvd., Hinesville.

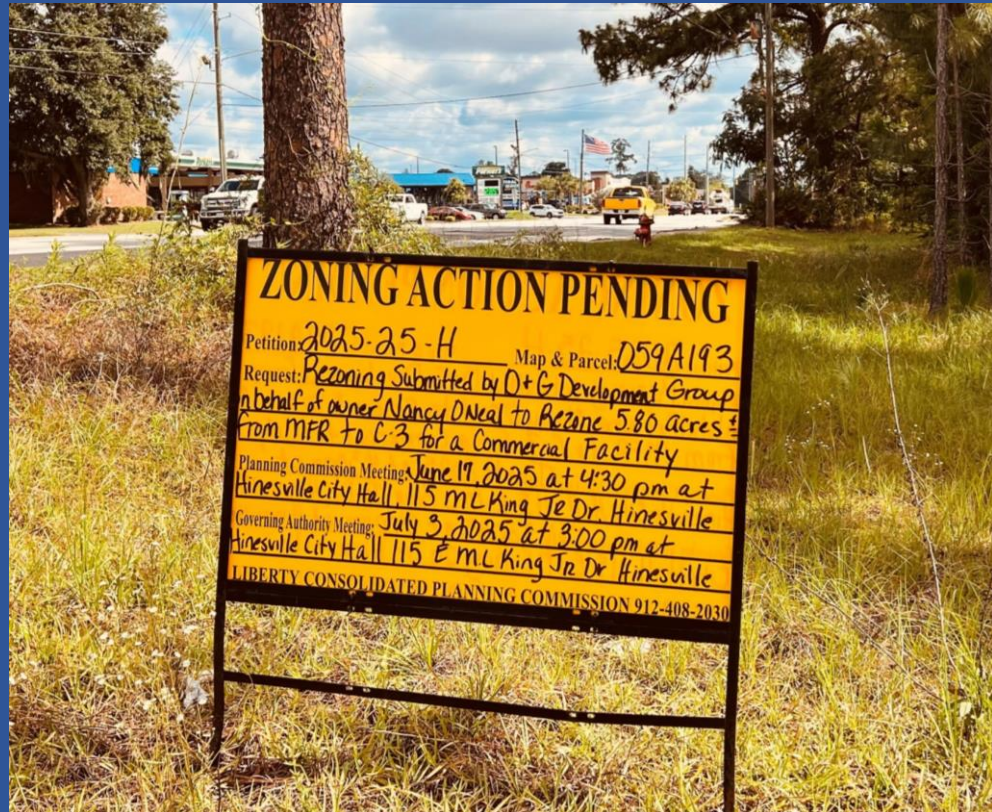
Tuesday, July 8, 2025, 4:30 p.m.

– The Flemington City Council will

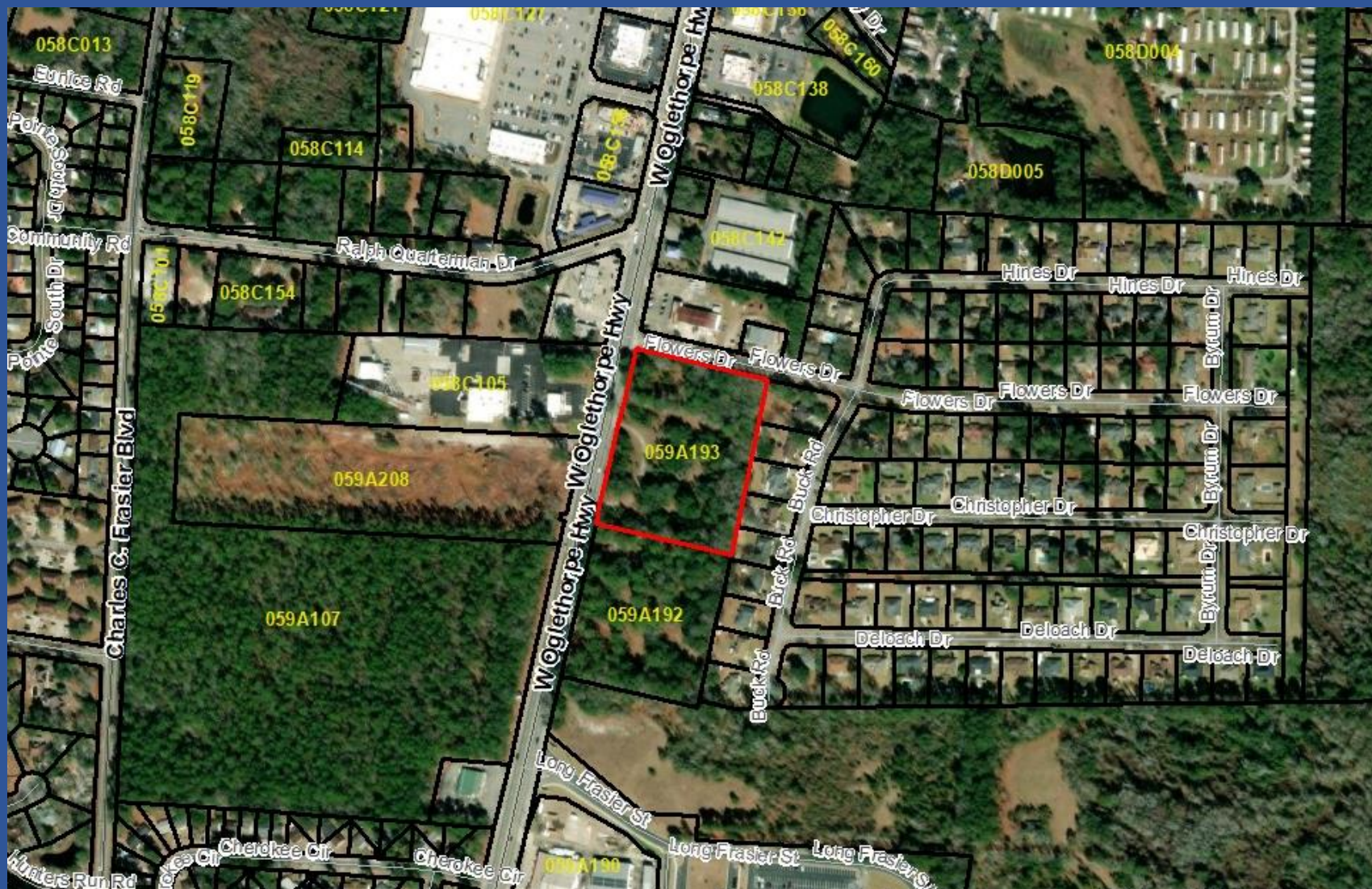
meet at the Flemington City Hall,

156 Old Sunbury Road, Flemington

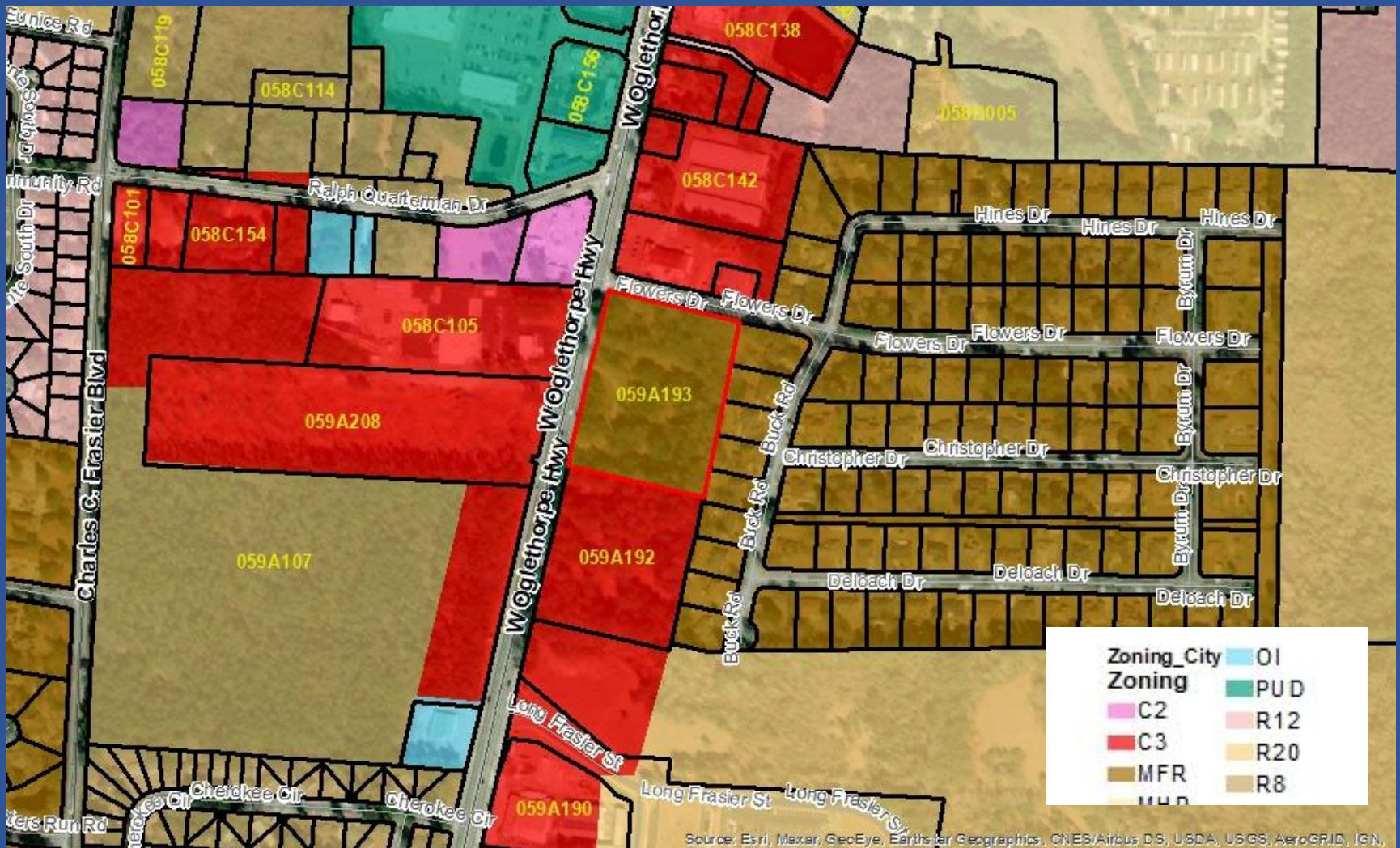
51026 5/29/25 RL



Vicinity Map



Zoning Map



Survey



Narrative

Project Narrative

Parcel # 059A193 on West Oglethorpe Highway Hinesville, Georgia

The subject property, tax parcel # 059A193, is located off West Oglethorpe Highway in Hinesville, Georgia. The property fronts along West Oglethorpe Highway and contains approximately 5.80 acres. The site is currently zoned for Multi-Family Residential.

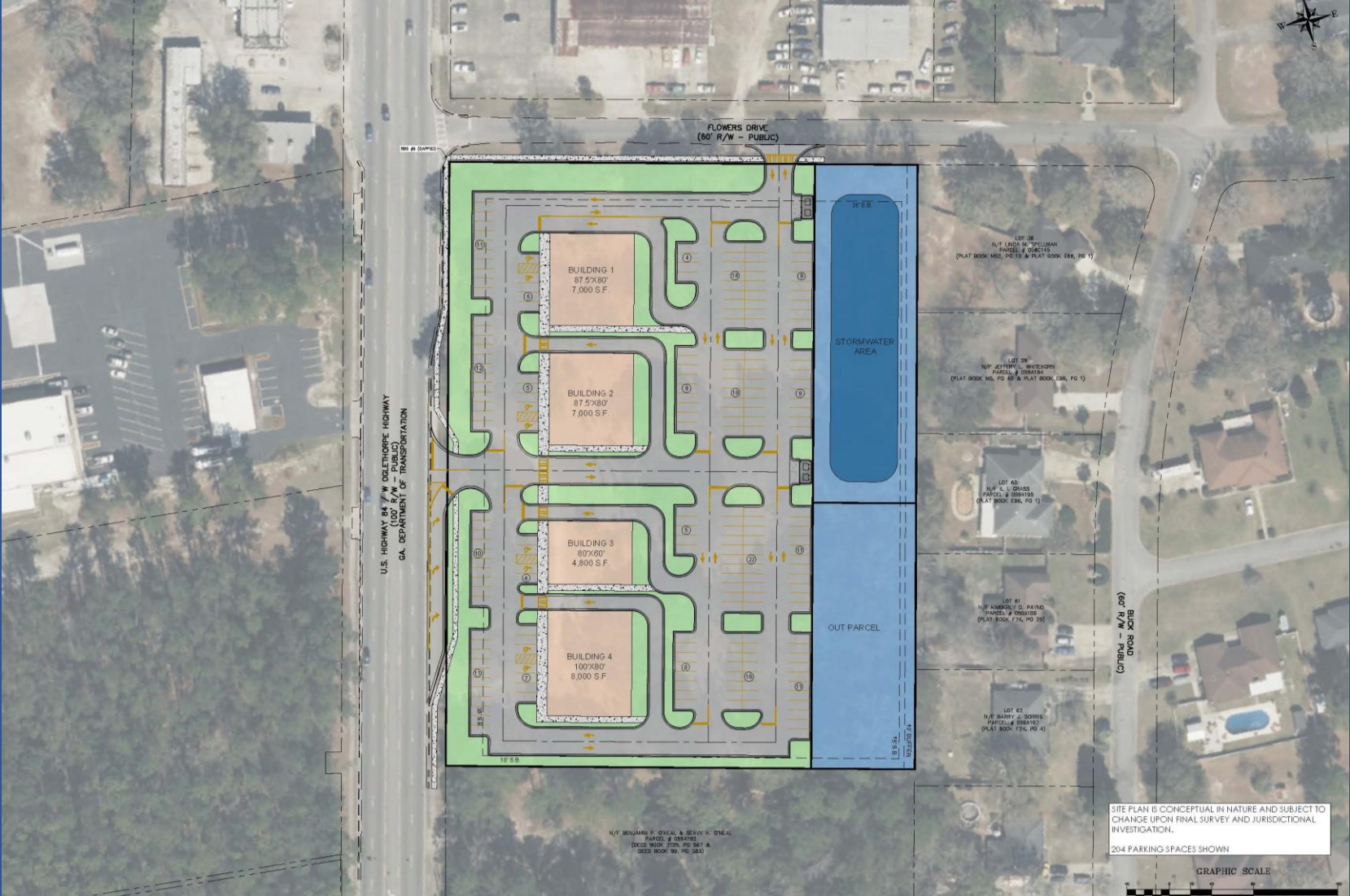
The current zoning is MFR and the proposed zoning is C3, General Commercial. The proposed use will be for a retail center and parking spaces. The complex will be served by the city water and sewer.

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

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

Transportation: The primary access to the site will be from West Oglethorpe Highway and Flowers Drive. Highway 84 access may be impacted by the future access control improvements along Highway 84.

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?
 - *The Comprehensive Plan identifies this property as Mixed-Use Urban Corridor.*

Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
 - *No, drainage ponds and buffers will mitigate any negative effects in neighboring properties.*
5. Is the proposed use suitable in view of nearby uses?
 - *Yes, commercial uses are adjacent, except rear properties which will require proper buffers.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
 - *No.*

Zoning Analysis

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

Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

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

- *No.*

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

- *Yes. This property was approved for rezoning to C-3 on May 4, 2023, and rezoned back to multifamily on September 7, 2023.*

LCPC Recommendation

Approval

Rezoning Petition 2025-25-H

Conditions

Standard and Special

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

Special Condition

- Light intrusion onto residential properties shall be minimized.
- A Type D buffer with 8-foot fence and a 25-foot wide preserved or planted vegetated buffer shall be installed against abutting residential properties.
- No drive-through service on out parcels.
- Only indoor retail and office uses on out parcels.

Special Condition Continued.

- Finalization of the legal transfer of the subject property shall occur within 90 days from the date of this rezoning, or rezoning will revert back to MFR (Multi-Family Residential District)

LCPC Recommendation

Approval

Rezoning Petition 2025-25-H

Conditions

Standard and Special



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025

Agenda Item: Rezoning and Annexation Petition 2025-35-H

Prepared by: Katelyn Esters

Presented by: Jeff Ricketson

PURPOSE: Request by Adam Wilkinson (of Goose Creek, LLC) to Annex and Rezone an Approximately 4.33-acre Parcel (LCTM Parcel 036C004) from Agricultural Residential to Attached Residential for a Townhome Development.

BACKGROUND: Petition 2025-35-H is to rezone Parcel 036C004, between W. 15th Street and Curtis Road, to Attached Residential to allow for the development of an approximately 40-lot development of townhomes. Annexation of this parcel is also being requested.

At its meeting on August 19, 2025, the Planning Commission recommended approval with standard and special conditions.

FUNDING: None.

RECOMMENDATION: Approval of the rezoning and annexation request 2025-35-H for Parcel 036C004 with standard and special conditions.

ATTACHMENTS:

1. 2025-35-H presentation LCPC 2025-09-04

PREVIOUS COUNCIL DISCUSSION:

Rezoning and Annexation Petition 2025-35-H

A petition has been submitted by Adam Wilkinson of Goose Creek, LLC, on behalf of David McDonald to rezone $\pm$ 4.33 acres of land from AR-1 (Agricultural Residential) to ATR (Attached Residential) to construct a townhome development.

Annexation into the City of Hinesville is also being requested.

The property is located on Curtis Road and West 15th Street in unincorporated Liberty County and is further described as LCTM Parcel 036C004.

Public Notification

HS PUBLIC HEARINGS

Rezoning Petition 2025-29-F

A rezoning petition has been submitted by the City of Flemington, to rezone 9.02 acres +/- from A-1 and R-20 to MFR (Agricultural and Single-family Residential-20 to Multi-family Residential) to be able to sell the property. Property is located on Old Sunbury Road in Flemington and is further described as LCTM Parcel 083A001. Property is bounded now or formerly as follows: NORTH by lands of Roy and Rosalba M. Lintz, Tarrod M. and Lashawndrea Jackson and Patty J. Gilchrist & et al; EAST by lands of Roy and Rosalba Lintz, Frankie J. and April E. Cruz; SOUTH by lands of Henry Rahn Estate, Carla Eileen and Jerome Jordan, Vanessa Carter Walcott, Eric Ferrer-Carrington, Glenwood and Wanda McDonald, Gaven Wilson and Charlie Stokes, Jr.; and WEST by Old Sunbury Road.

Variance Request 2025-31-H

A request has been submitted by T. R. Long Engineering on behalf of owner Ming Ni for a variance from the rear and front buffer requirements for a commercial development. The property is located on Highway 196 W and is further described as LCTM Parcels 030042 and 037A001. Property is bounded now and formerly as follows: NORTH by lands of Essie M. Jackson and Michelle Bostic; EAST by The Waters Group, LLC and DT Retail Properties, LLC; SOUTH by Highway 196 W; WEST by Cove Street.

Public Hearings

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

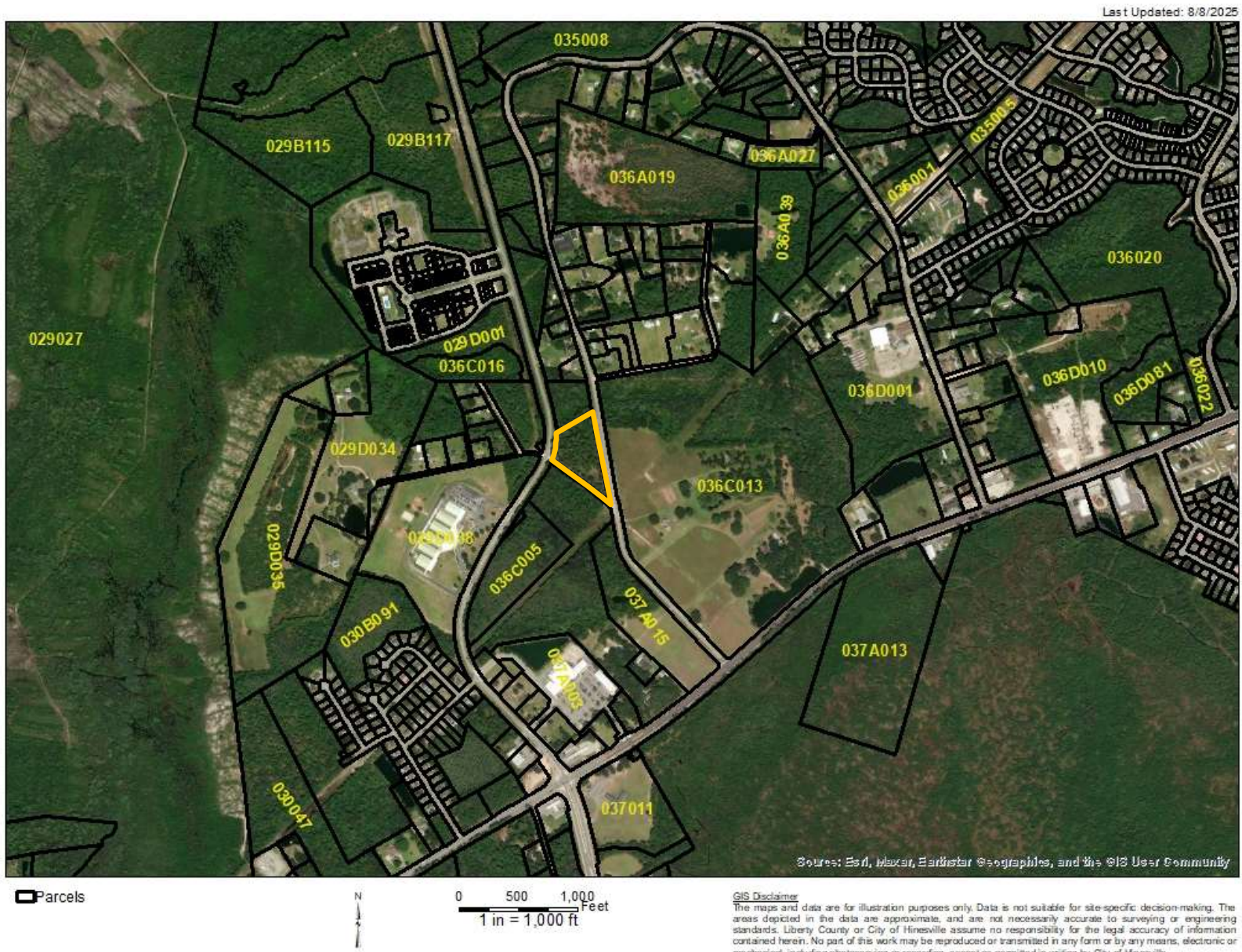
Public Hearings to be Held by the Applicable Governing Authority:

Thursday, August 7, 2025, 3:00 p.m.
– The Hinesville City Council will meet at the Hinesville City Hall, 115 East M.L. King Jr. Blvd., Hinesville

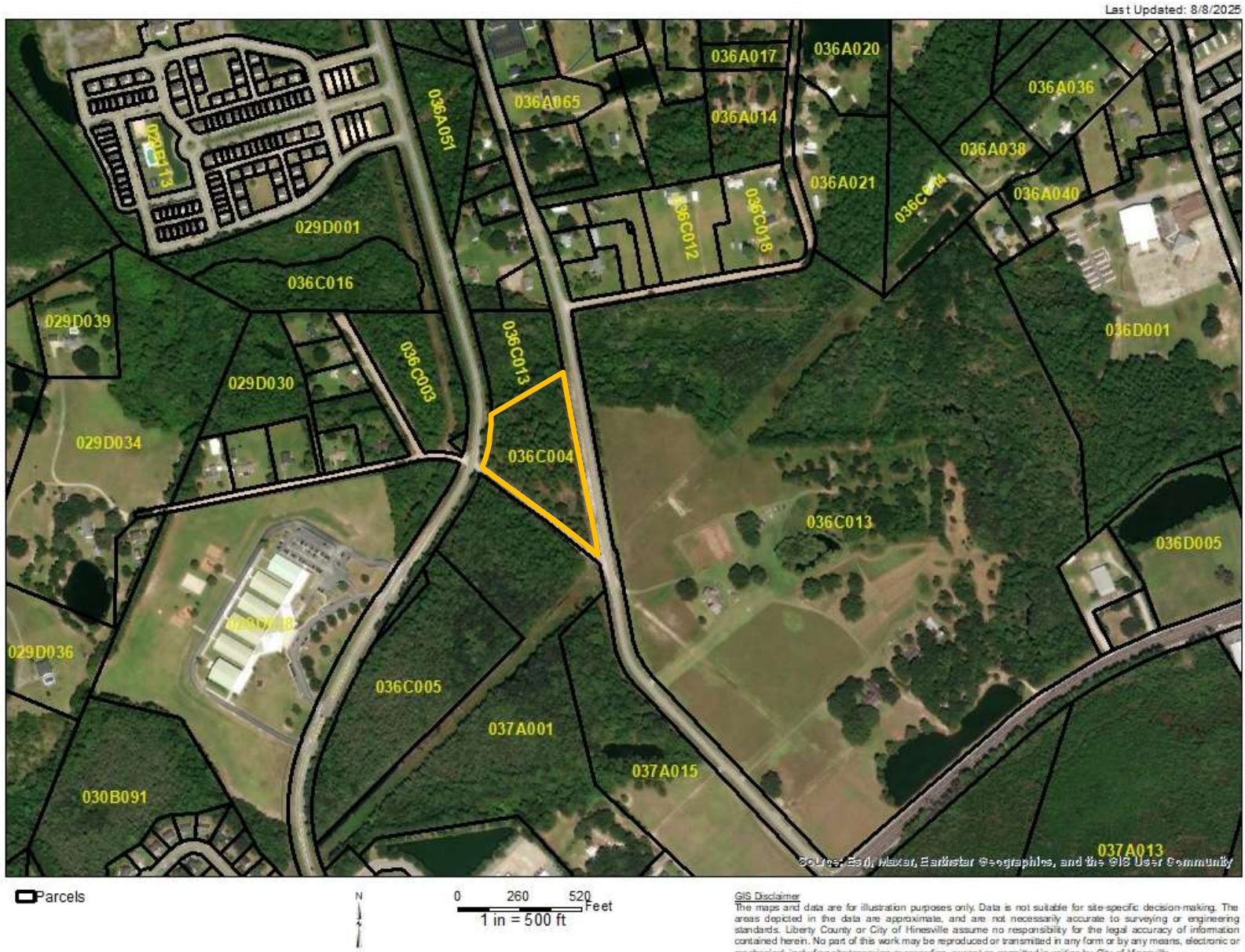
Tuesday, August 12, 2025, 4:30 p.m.
– The Flemington City Council will meet at the Flemington City Hall, 156 Old Sunbury Road, Flemington 51239 6/26/25 RL



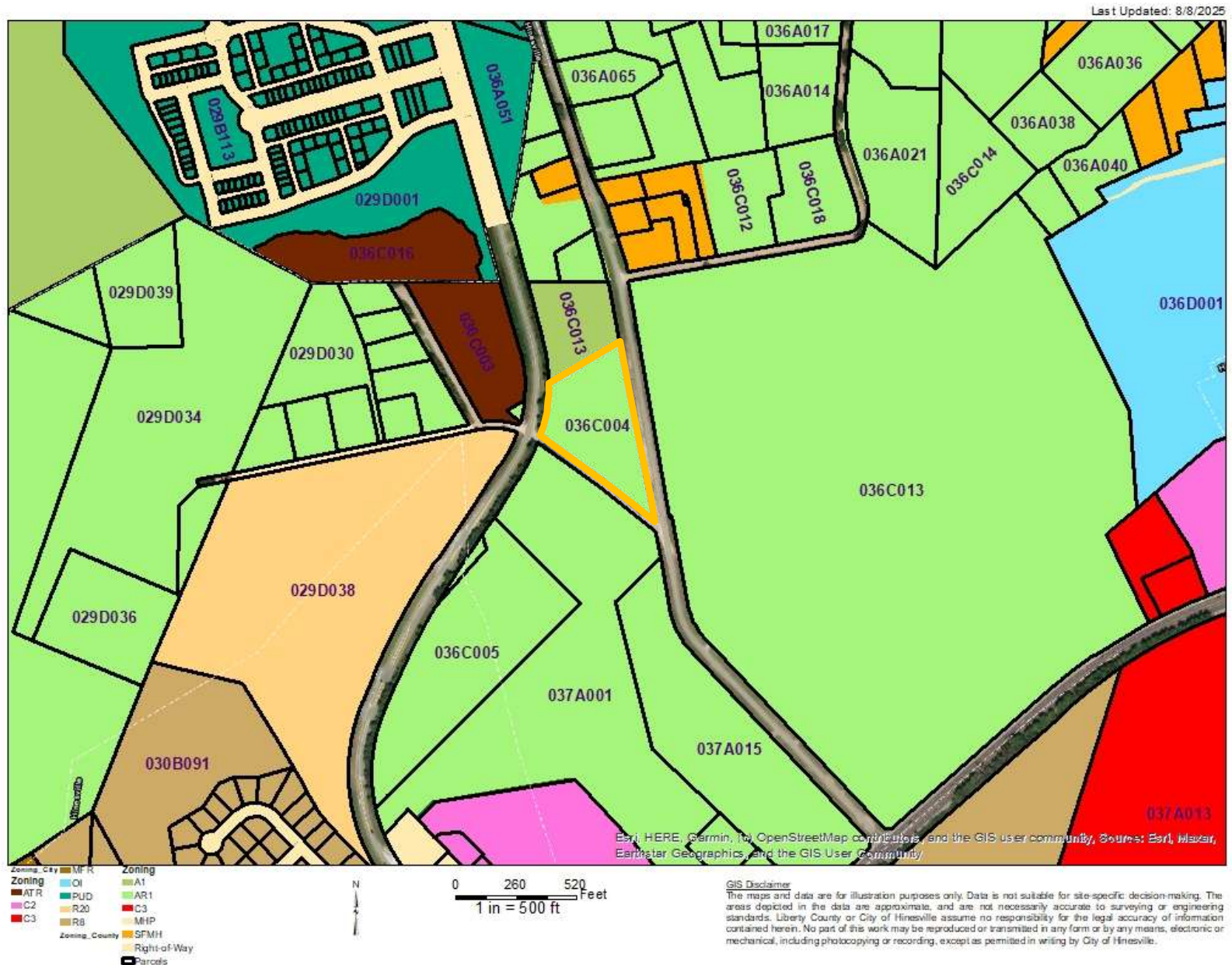
Location Map



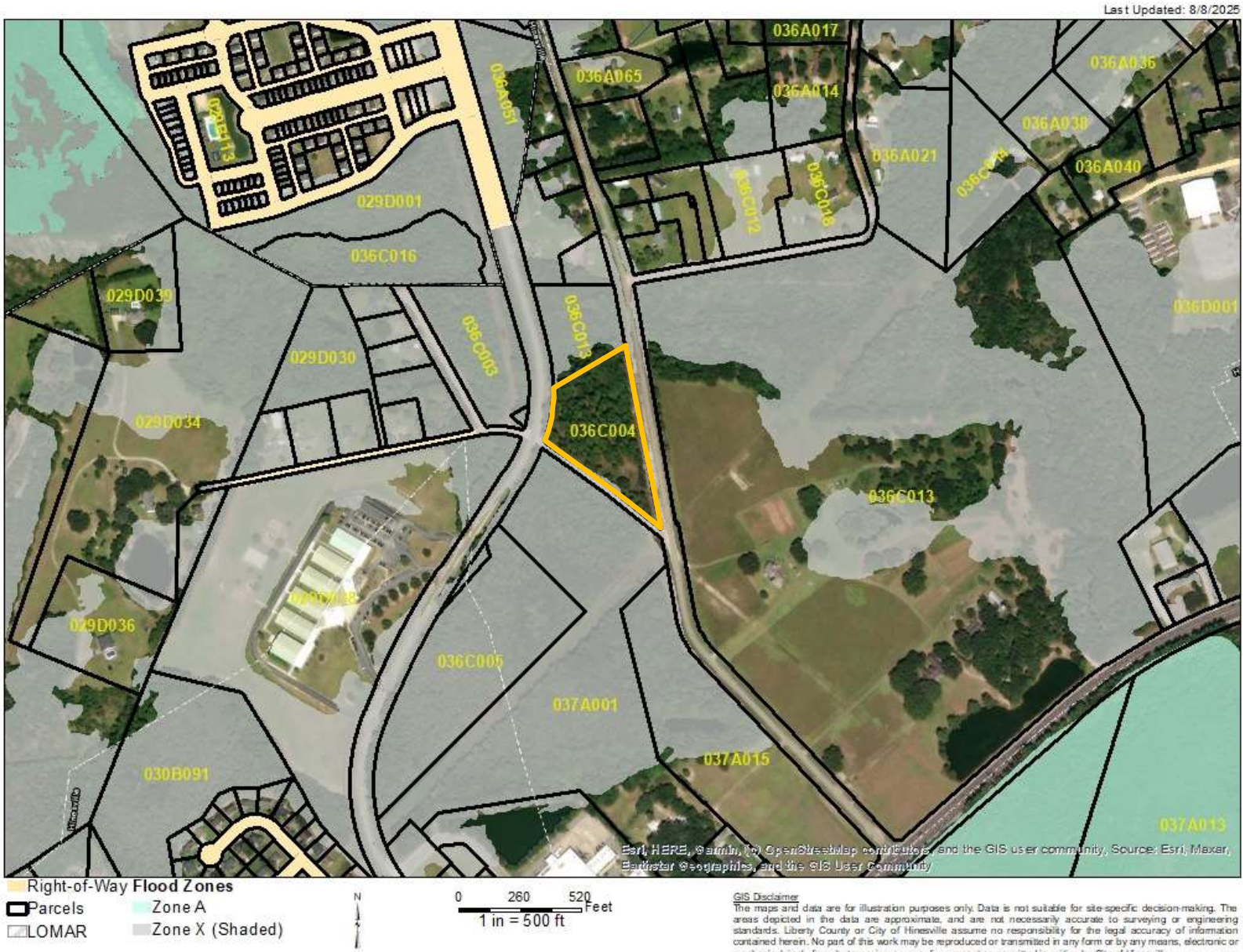
Vicinity Map



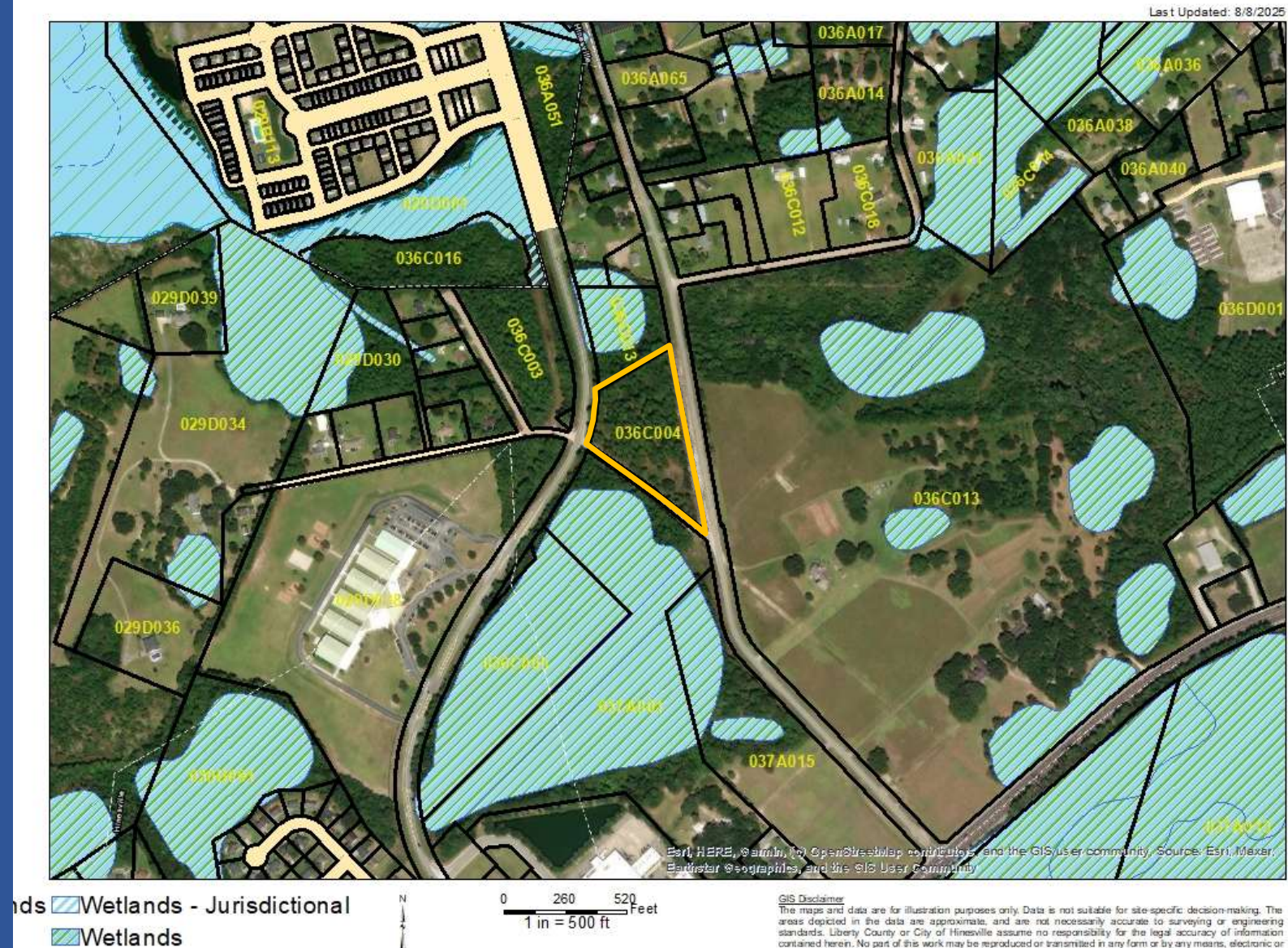
Zoning Map



Floodplain



Wetlands



Plat

4128793075
PARTICIPANT ID
BK:23 PG:238-238
P2017000233
FILED IN OFFICE
CLERK OF COURT
08/02/2017 10:54 AM
LINDA DIXON THOMPSON,
CLERK
SUPERIOR COURT
LIBERTY COUNTY, GA

RETRACEMENT SURVEY OF
PID# 036C 004
LANDS OF:
DEVEN L. WELLS
LIBERTY COUNTY,
GEORGIA

SURVEYORS CERTIFICATE
This plat is a retracement of an existing parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents which created the parcel are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveying in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

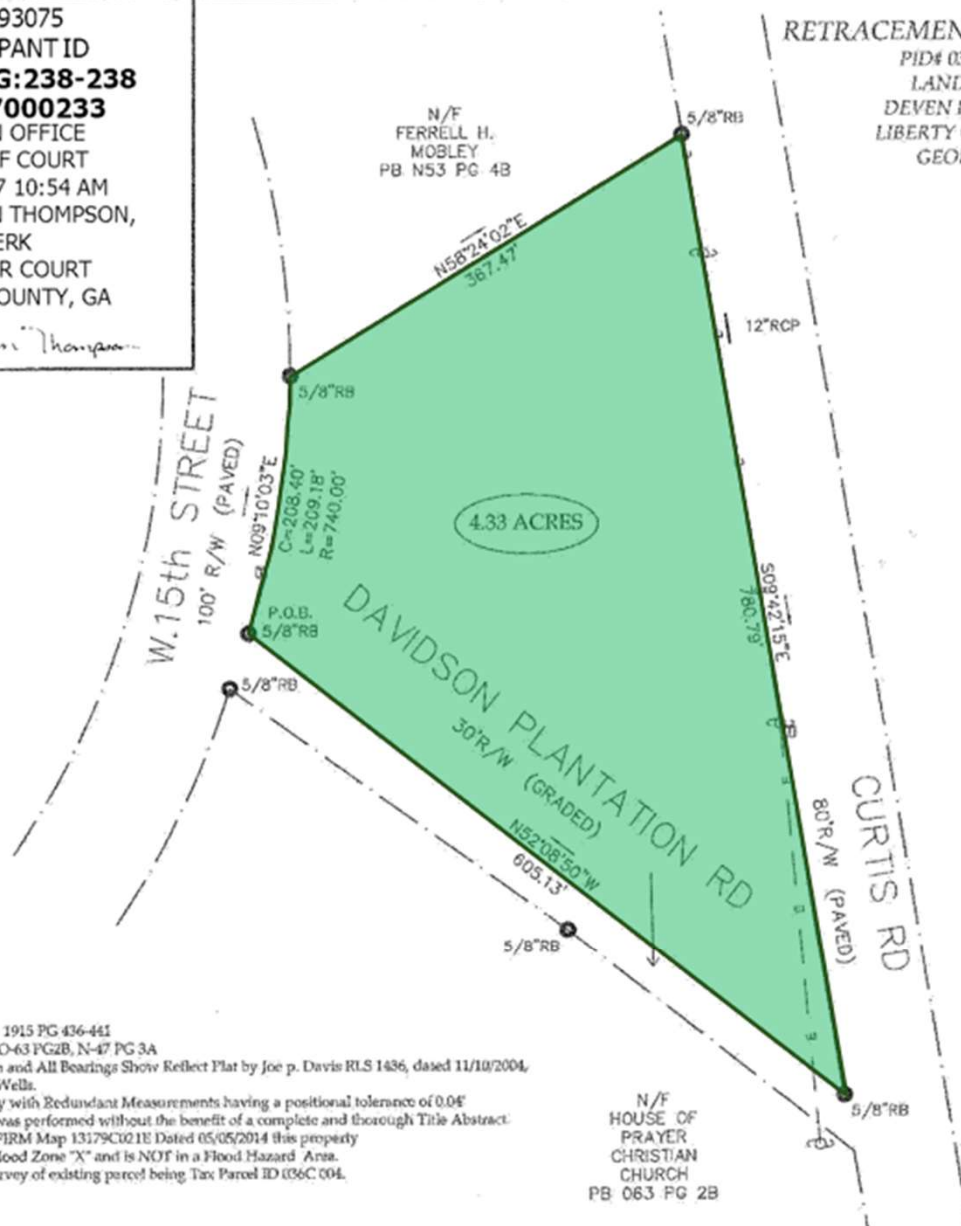


Durand Land Surveying
184 Apache Road
Brunswick, GA 31525
(912) 399-2720
peterdurand@bellsouth.net
durandlandsurveying.com

Survey for:
DAVID McDONALD

Plat of
4.33 ACRES OF LAND
1756th G.M.D.
LIBERTY COUNTY,
GEORGIA

Started Survey: 07/23/17
Completed Survey: 07/23/17
ECC: 1" in N/A
Angle Error: 05"
Adj.: Compass Rule
Plat Date: 07/25/17
Plat EOC: 1 in SEE NOTES: 3
Eqpt: Geodimeter 610
Field Book: 026 Page: 35
Job#: 17-088



DB 1815 PG 441

LEGEND:

- IFF Iron Pin Found
- IFS Iron Pin Set 1/2" RB
- CMF Conc. Mon. Found
- CMS Conc. Mon. Set
- ⚡ PP Power pole
- TEL Telephone Box



Scale: 1" = 100'

Notes:

- 1) References:
Deed Books: 1915 PG 436-441
Plat Books: O-63 PG 2B, N-47 PG 3A
- 2) Record North and All Bearings Show Reflect Plat by Joe p. Davis RLS 1436, dated 11/10/2004, for Doyle L. Wells.
- 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- 4) This survey was performed without the benefit of a complete and thorough Title Abstract.
- 5) Referring to FIRM Map 13179C021E Dated 05/05/2014 this property lies within Flood Zone "X" and is NOT in a Flood Hazard Area.
- 6) Boundary Survey of existing parcel being Tax Parcel ID 036C 004.

N/F
HOUSE OF
PRAYER
CHRISTIAN
CHURCH
PB 063 PG 2B

September 4, 2025

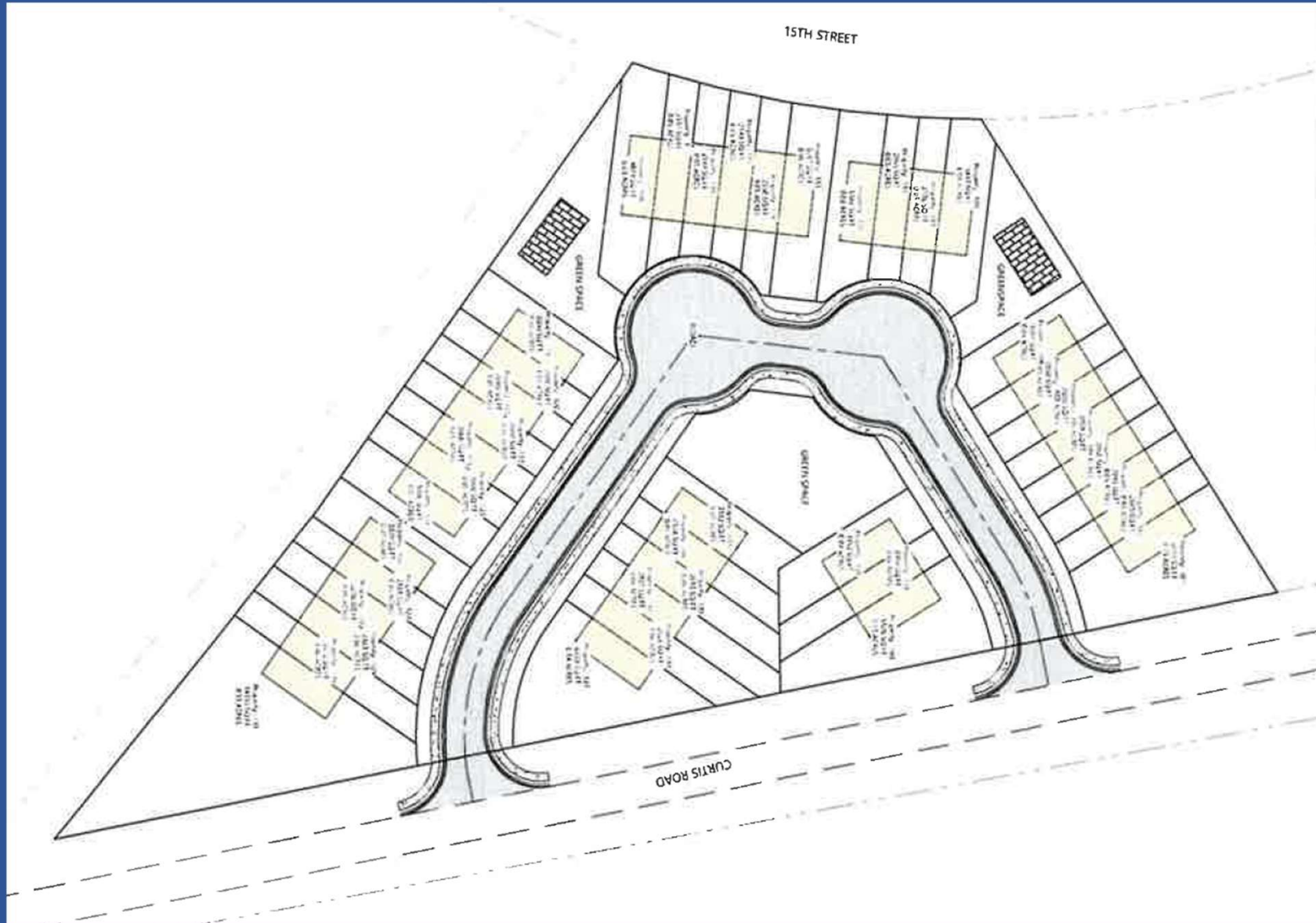


September 4, 2025



September 4, 2025

Concept Plan



September 4, 2025

Narrative

The subject property, identified by Tax ID 036C 004, is situated between 15th Street and Curtis Road, immediately north of Davidson Plantation Road in Hinesville, Georgia. Encompassing approximately 4.33 acres, the property is presently a wooded lot. It is currently zoned AR-1 (Agricultural Residential).

The applicant seeks to rezone the property to ATR (Attached Family Residential). The proposed development would create a subdivision with approximately 40 townhome lots. The requested rezoning aligns with the prevailing zoning patterns in the vicinity, lending support to this proposal. Notably, Parcel 036C 003, across 15th street from the subject property, is zoned ATR. All lots should meet or exceed the applicable dimensional and development standards outlined below:

Minimum Lot Area	2,000 square feet
Minimum Lot Width at Building Line	20 feet
Minimum Front Yard	20 feet
Minimum Side Yard (Interior)	10 feet
Minimum Side Yard Street	20 feet
Minimum Rear Yard	20 feet

Annexation Ordinance and Ad

Ordinance # 2025-09

AN ORDINANCE

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

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

SECTION 1. The following area contiguous to the City of Hinesville as recorded in BK:23 PG:238 and further described as LCTM Parcel 036C004 is hereby annexed into and made a part of the said city:

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

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

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

APPROVED this 2nd day of October 2025, by the Mayor and Council of the City of Hinesville.

Karl A. Riles, Mayor

Diana F. Reid, Councilmember, District 1

Jason R. Floyd, Councilmember, District 2

Vicky C. Nelson, Mayor Pro Tem, District 3

Dexter L. Newby, Councilmember, District 4

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

ATTEST:

Estella L. Roberson, City Clerk

CITY OF HINESVILLE ANNEXATION NOTICE

A PROPOSED ORDINANCE # 2025-09 TO ANNEX PROPERTY INTO THE CITY OF HINESVILLE IS AVAILABLE FOR PUBLIC REVIEW IN THE LCPC OFFICE, M-F 8:00 AM – 5:00 PM AT THE HISTORIC COURTHOUSE LOCATED AT 100 NORTH MAIN ST, HINESVILLE, GA 31313 (TEL. 912-408-2030). THE PROPERTY TO BE ANNEXED IS FURTHER DESCRIBED AS LCTM-PARCEL 036C004 AND IS LOCATED OFF OF W. 15TH STREET AND CURTIS ROAD IN HINESVILLE, WITH UNINCORPORATED LIBERTY COUNTY TO THE EAST. THE PROPERTY LIES IMMEDIATELY NORTH OF DAVIDSON PLANTATION ROAD.

THIS ORDINANCE FOR ANNEXATION WILL BE PRESENTED TO THE LIBERTY CONSOLIDATED PLANNING COMMISSION ON AUGUST 19, 2025, AT 4:30 PM IN THE LIBERTY COUNTY ANNEX BUILDING, 112 NORTH MAIN STREET, 2ND FLOOR, HINESVILLE, GA, 31313. ALL INTERESTED CITIZENS ARE INVITED TO ATTEND.

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?
 - *Yes. The Comprehensive Plan designates this parcel's future land use as Low-Density Residential.*

Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
 - *No.*
5. Is the proposed use suitable in view of nearby uses?
 - *Yes. The parcel across West 15th Street is also zoned to allow for the development of townhomes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
 - *No, if the access is from Curtis Road (as is currently shown on the Concept Plan).*

Zoning Analysis

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

Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

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

- *No.*

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

- *None noted.*

LCPC Recommendation

Approval

Rezoning and Annexation
Petition 2025-35-H

Conditions

Standard and Special

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

Special Condition

The ingress/egress points for this townhome development shall be from Curtis Road.

LCPC Recommendation

Approval

Rezoning and Annexation
Petition 2025-35-H

Conditions

Standard and Special





City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025

Agenda Item: Rezoning and Annexation Petition 2025-36-H

Prepared by: Katelyn Esters

Presented by: Jeff Ricketson

PURPOSE: Request by Adam Wilkinson (of Goose Creek, LLC) to Annex and Rezone an Approximately 7.32-acre Portion of Parcel 034A014 from Highway Commercial to Attached Residential for a Townhome Development.

BACKGROUND: Petition 2025-36-H is to rezone the portion of Parcel 034A014 on the western side of W. 15th Street to Attached Residential to allow for the development of an approximately 30-lot development of townhomes. Annexation is also being requested of the same portion of this parcel.

At its meeting on August 19, 2025, the Planning Commission recommended approval with standard conditions.

FUNDING: None.

RECOMMENDATION: Approval of the rezoning and annexation request 2025-36-H of a portion of Parcel 034A014 with standard conditions.

ATTACHMENTS:

1. 2025-36-H presentation LCPC 2025-09-04

PREVIOUS COUNCIL DISCUSSION:

Rezoning and Annexation Petition 2025-36-H

A petition has been submitted by Adam Wilkinson of Goose Creek, LLC, on behalf of David McDonald and DeWayne Wells to rezone $\pm$ 7.32 acres of land from C-3 (Highway Commercial) to ATR (Attached Residential) to construct a townhome development.

Annexation into the City of Hinesville is also being requested.

The property is located on West 15th Street in unincorporated Liberty County and is further described as the portion of LCTM Parcel 034A014 located to the west of West 15th Street.

Public Notification

HS PUBLIC HEARINGS

Rezoning Petition 2025-29-F
A rezoning petition has been submitted by the City of Flemington, to rezone 9.02 acres +/- from A-1 and R-20 to MFR (Agricultural and Single-family Residential-20 to Multi-family Residential) to be able to sell the property. Property is located on Old Sunbury Road in Flemington and is further described as LCTM Parcel 083A001. Property is bounded now or formerly as follows: NORTH by lands of Roy and Rosalba M. Lintz, Tarrod M. and Lashawndrea Jackson and Patty J. Gilchrist & et al; EAST by lands of Roy and Rosalba Lintz, Frankie J. and April E. Cruz; SOUTH by lands of Henry Rahn Estate, Carla Eileen and Jerome Jordan, Vanessa Carter Walcott, Eric Ferrer-Carrington, Glennwood and Wanda McDonald, Gaven Wilson and Charlie Stokes, Jr.; and WEST by Old Sunbury Road.

Variance Request 2025-31-H
A request has been submitted by T. R. Long Engineering on behalf of owner Ming Ni for a variance from the rear and front buffer requirements for a commercial development. The property is located on Highway 196 W and is further described as LCTM Parcels 030042 and 037A001. Property is bounded now and formerly as follows: NORTH by lands of Essie M. Jackson and Michelle Bostic; EAST by The Waters Group, LLC and DT Retail Properties, LLC; SOUTH by Highway 196 W; WEST by Cove Street.

Public Hearings
The Liberty Consolidated Planning Commission will hold a public meeting on July 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:
Thursday, August 7, 2025, 3:00 p.m.
- The Hinesville City Council will meet at the Hinesville City Hall, 115 East M.L. King Jr. Blvd., Hinesville

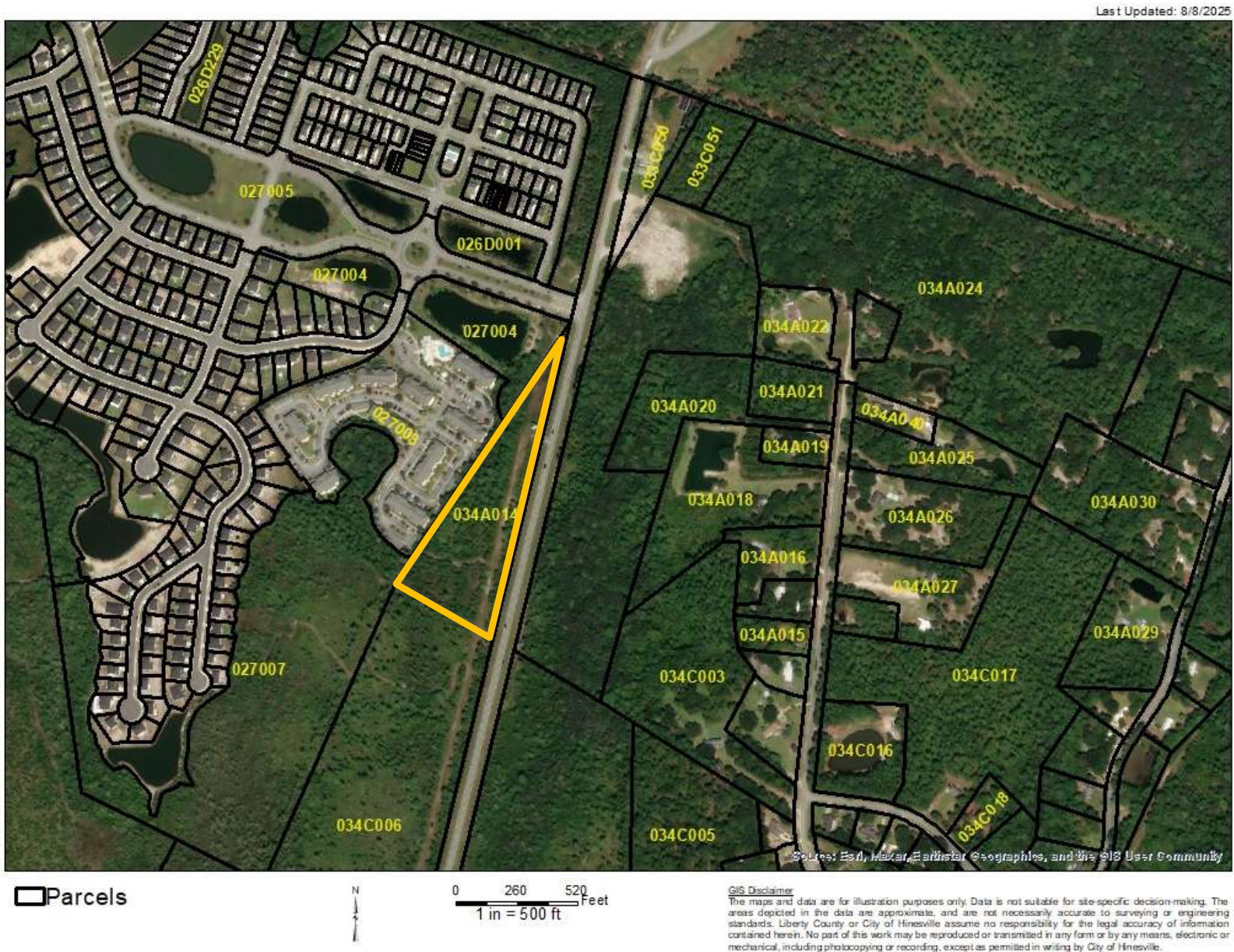
Tuesday, August 12, 2025, 4:30 p.m.
- The Flemington City Council will meet at the Flemington City Hall, 156 Old Sunbury Road, Flemington 51239 6/26/25 RL



Location Map

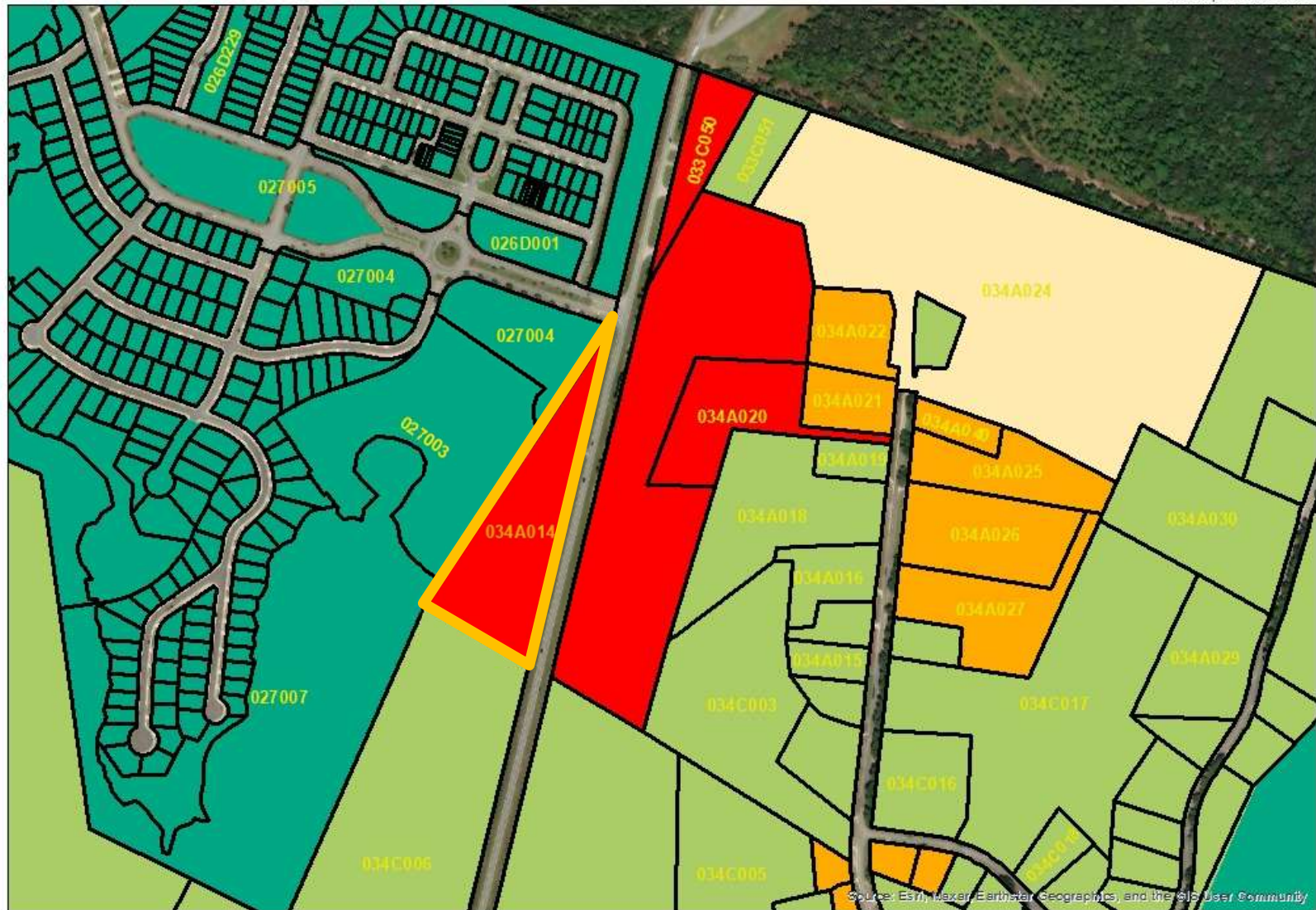


Vicinity Map



Zoning Map

Last Updated: 8/8/2025



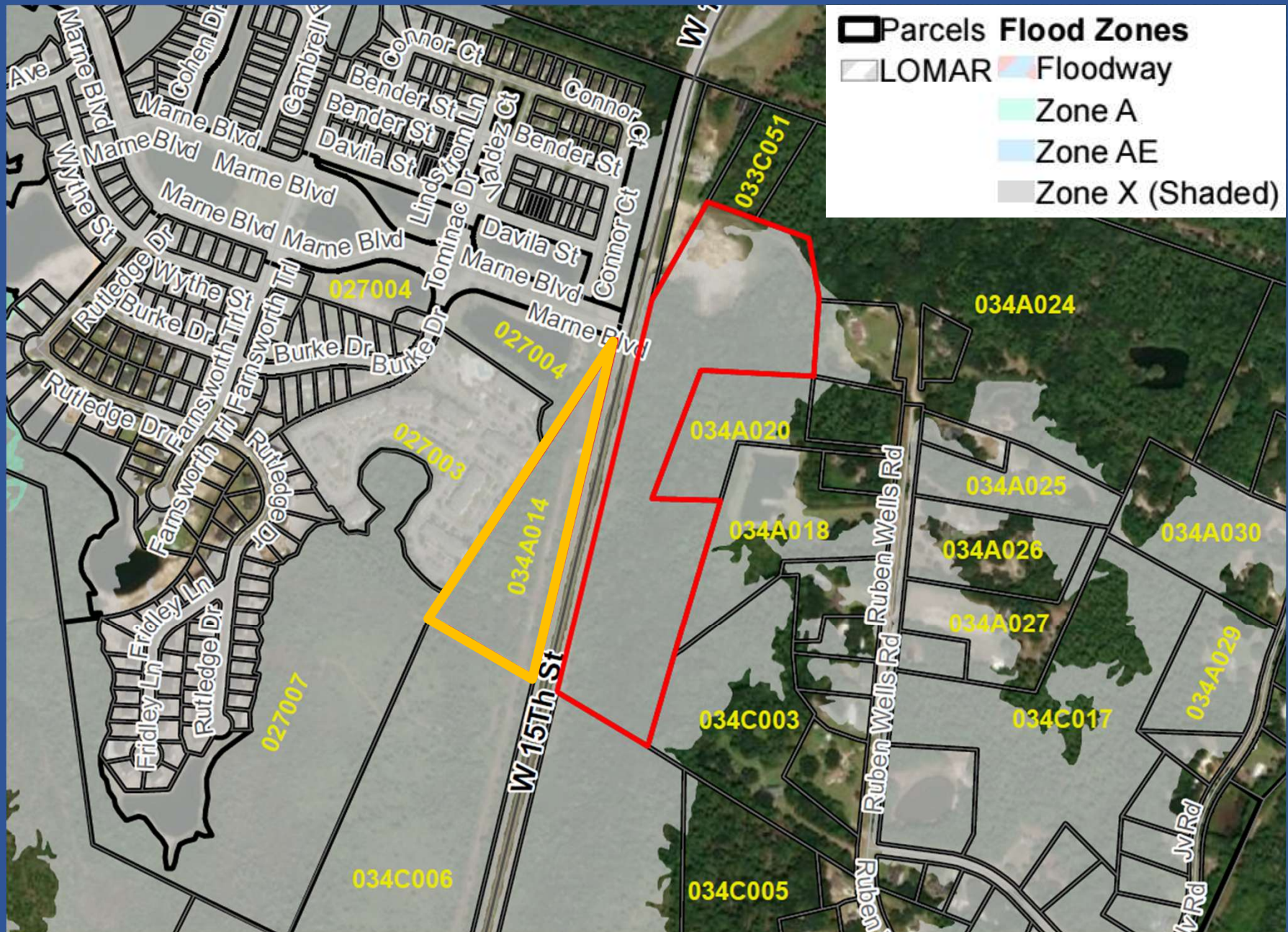
Zoning_City Zoning
 PUD
 Zoning_County PUD
 Zoning SFMH
 A1
 Parcels



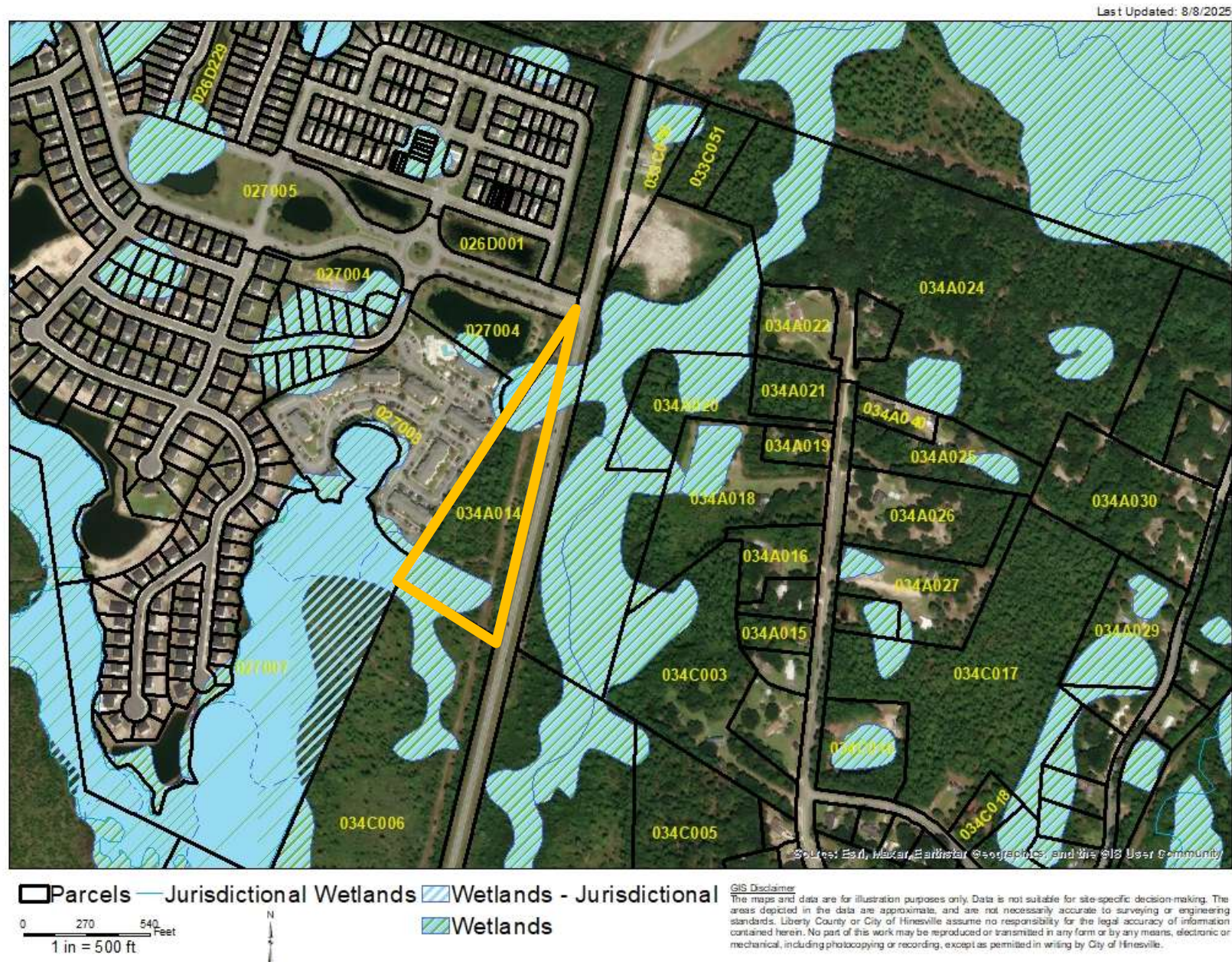
0 260 520 Feet
 1 in = 500 ft

GIS Disclaimer
 The maps and data are for illustration purposes only. Data is not suitable for site-specific decision-making. The areas depicted in the data are approximate, and are not necessarily accurate to surveying or engineering standards. Liberty County or City of Hinesville assume no responsibility for the legal accuracy of information contained herein. No part of this work may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying or recording, except as permitted in writing by City of Hinesville.

Floodplain



Wetlands



Plat

BK: 27 PG: 386-386
Filed and Recorded
07-24-2025 12:06 PM
DOC# P2025-000141

Linda Dixon Thompson
LINDA DIXON THOMPSON
CLERK OF SUPERIOR COURT
LIBERTY COUNTY

THIS BLOCK IS RESERVED FOR
THE OFFICE OF THE CLERK OF SUPERIOR COURT

CERTIFICATION

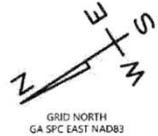
(I) AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Keith Pirkle
KEITH PIRKLE/R.L.S. No. 2792
07/24/2025
DATE

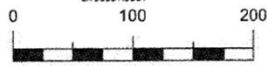
N/F: McDONALD ESTATE
PARCEL 034A 014

Liberty Consolidated Planning Commission
Approved for Recording Purposes Only

7-24-25 *Low Parks*
DATE



GRID NORTH
GA SFC EAST NAD83



GRAPHIC SCALE
1 inch = 100 ft.



N/F: LIBERTY PROPERTIES
AND HOLDINGS CO LLC
PARCEL 027 004

NOTE:
A TOTAL OF 7.27 ACRES WILL BE SUBDIVIDED, AND IS CURRENTLY SEPARATED BY 15TH STREET, FROM THE ORIGINAL PARCEL OF 27.64 ACRES (TAX # 034A 014).

THIS PLAT IS SUBJECT TO ALL PREVIOUSLY RECORDED EASEMENTS AND RESTRICTIONS.

THIS SURVEY WAS MADE WITH A TOPCON TOTAL STATION
FLOOD MAP FOR LONG COUNTY (MAP NUMBER 13179C0210E
EFF. DATE 05/05/2014) APPEARS TO CLASSIFY THIS PROPERTY IN FLOOD ZONE "X 0.2% ANNUAL CHANCE".

ALL ELEVATIONS SHOWN ARE NAVD 88

THIS PLAT SHOULD HAVE A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 600,000 FEET.

N/F: MACK LLC
PARCEL 027 003

LEGEND
IPF - IRON PIN FOUND
RBF - REBAR FOUND
CMF - CONCRETE MARKER FOUND



GOOSE CREEK LLC

1518 Airport Road (912) 231-5157
Hinesville, Georgia 31313 Fax (912) 368-5186

SUBDIVISION PLAT
FOR DAVID McDONALD EST
15TH STREET
HINESVILLE, GEORGIA 31313

15TH STREET
HINESVILLE, GEORGIA
1756TH G.M.D.
TAX PARCEL: 034A 014
PLAT DATE: 07/22/2025
PROJECT NUMBER: 2025-22
PAGE 1 OF 1



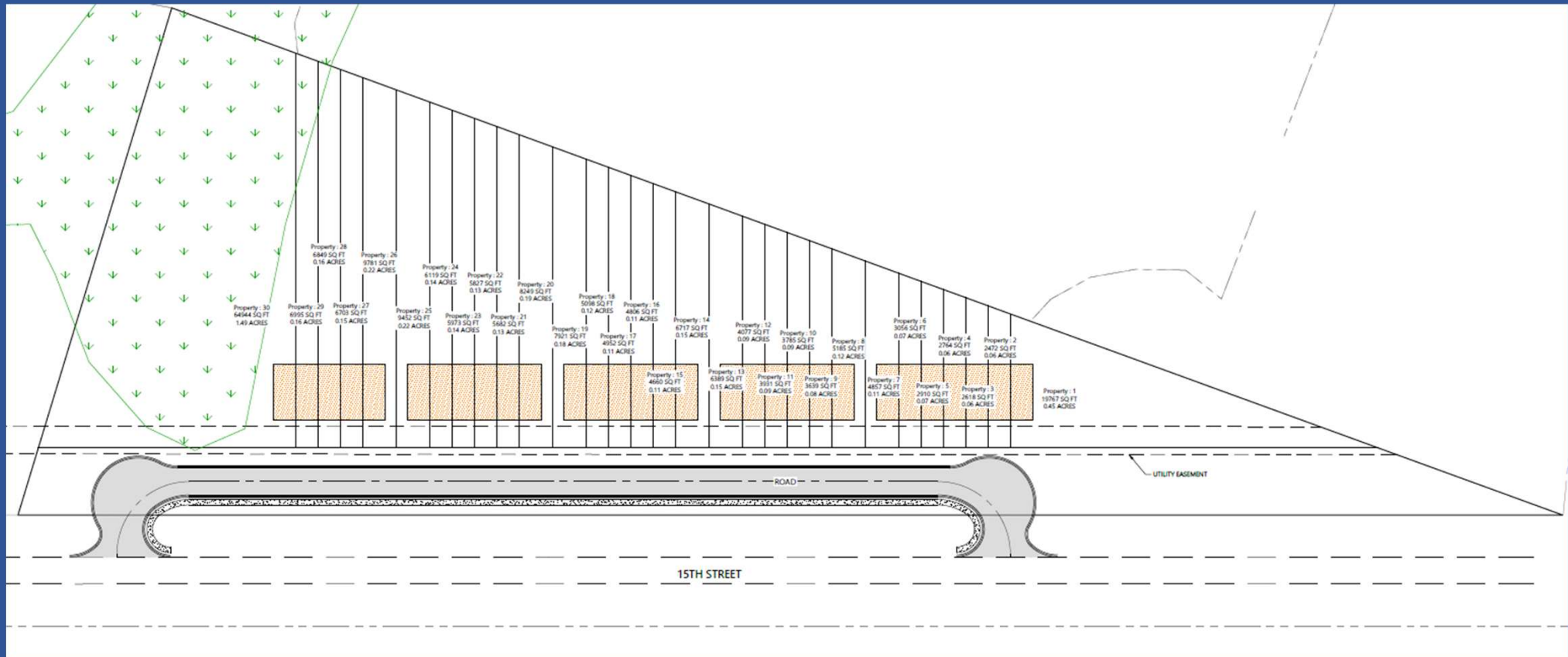
Narrative

The subject property, a portion of the parcel identified by Tax ID 034A 014, is situated along 15th Street, immediately south of The Columns Apartment Complex. Encompassing approximately 7.32 acres (a portion of the larger parcel), the property is presently a wooded lot. It is currently zoned C-3 (Highway Commercial).

The applicant is requesting rezoning of the property to ATR (Attached Family Residential) to facilitate the development of a subdivision comprising approximately 30 townhome lots. This proposed rezoning is consistent with the established zoning patterns in the surrounding area. For example, Parcel 036C 003—located south of the subject property along 15th Street—is already zoned ATR, while Parcel 027 003, which abuts the property to the west, is zoned PUD and includes apartments that directly adjoin the subject property. All lots in the proposed subdivision will meet or exceed the applicable dimensional and development standards outlined below:

Minimum Lot Area	2,000 square feet
Minimum Lot Width at Building Line	20 feet
Minimum Front Yard	20 feet
Minimum Side Yard (Interior)	10 feet
Minimum Side Yard Street	20 feet
Minimum Rear Yard	20 feet

Concept Plan



September 4, 2025

Annexation Ordinance and Ad

Ordinance # 2025-10

AN ORDINANCE

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

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

SECTION 1. The following area contiguous to the City of Hinesville as recorded in Bk:27 PG:386 and further described as LCTM Parcel 034A014 (portion thereof) is hereby annexed into and made a part of the said city:

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

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

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

APPROVED this 2nd day of October 2025, by the Mayor and Council of the City of Hinesville.

Karl A. Riles, Mayor

Diana F. Reid, Councilmember, District 1

Jason R. Floyd, Councilmember, District 2

Vicky C. Nelson, Mayor Pro Tem, District 3

Dexter L. Newby, Councilmember, District 4

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

ATTEST:

Estella L. Roberson, City Clerk

CITY OF HINESVILLE ANNEXATION NOTICE

A PROPOSED ORDINANCE # 2025-10 TO ANNEX PROPERTY INTO THE CITY OF HINESVILLE IS AVAILABLE FOR PUBLIC REVIEW IN THE LCPC OFFICE, M-F 8:00 AM – 5:00 PM AT THE HISTORIC COURTHOUSE LOCATED AT 100 NORTH MAIN ST, HINESVILLE, GA 31313 (TEL. 912-408-2030). THE PROPERTY TO BE ANNEXED IS FURTHER DESCRIBED AS LCTM-PARCEL 034A014 (PORTION THEREOF) AND IS LOCATED OFF OF W. 15TH STREET IN HINESVILLE, WITH UNINCORPORATED LIBERTY COUNTY TO THE EAST. THE PROPERTY LIES IMMEDIATELY SOUTH OF THE COLUMNS APARTMENT COMPLEX.

THIS ORDINANCE FOR ANNEXATION WILL BE PRESENTED TO THE LIBERTY CONSOLIDATED PLANNING COMMISSION ON AUGUST 19, 2025, AT 4:30 PM IN THE LIBERTY COUNTY ANNEX BUILDING, 112 NORTH MAIN STREET, 2ND FLOOR, HINESVILLE, GA, 31313. ALL INTERESTED CITIZENS ARE INVITED TO ATTEND.

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 parcel's future land use as Commercial.*

Zoning Analysis

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

Zoning Analysis

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

Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

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

- *No.*

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

- *None noted.*

LCPC Recommendation

Approval

Rezoning and Annexation Petition 2025-36-H

Conditions

Standard

Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority.

LCPC Recommendation

Approval

Rezoning and Annexation Petition 2025-36-H

Conditions

Standard





City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025

Agenda Item: Bids for 2025 LMIG Street Improvement Project

Prepared by: Paul Simonton

Presented by: Paul Simonton

PURPOSE: To Present for Mayor and Council Consideration, 2025 LMIG Street Improvement Bids.

BACKGROUND: GDOT Annually Provides Grant funds to Local Governments for Street Improvement Projects
Since our Last LMIG Project we have received:

- 2024 Supplemental LMIG (no Match)
- 2025 Regular LMIG (30% Match)
- 2025 Supplemental (no Match)
- 2026 Regular LMIG (30% match)

The Street list approved by Mayor and City Council (attached) used to develop the project list
The Project was advertised and bids opened on August 13, 2025
Three Bids were received for paving plus adjustment to MH and water valve covers:

- Platinum Paving = \$1,731,682.00
- APAC Atlantic = \$ 1,997,655.49
- Reeves Construction = \$ 2,232,385.00

FUNDING: Funds available from LMIG Grants = \$1,836,297.64
Funds from required match = \$ 257,855.68
Total Funds available = \$2,094,153.32

RECOMMENDATION: Recommend award to Platinum Paving for \$1,731,682.00

ATTACHMENTS:

1. LMIG Bid Items
2. LMIG List 24-25

PREVIOUS COUNCIL DISCUSSION:

Hinesville 2024/2025 LMIG Projects
Bid Items

I Certify that this tabulation is a true and
representation of the bids received on August 13, 2025



Courtland Drive (750 LF)

Hwy 84 to End

Platinum Paving & Concrete

APAC-Atlantic,INC

Reeves Construction

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
			4' Edge Milling (Outside C&G plus Paved Island)						
1	700	SY		\$ 7.20	\$ 5,040.00	\$ 6.00	\$ 4,200.00	\$ 13.25	\$ 9,275.00
2	75	TN	Leveling	\$ 120.00	\$ 9,000.00	\$ 140.00	\$ 10,500.00	\$ 133.00	\$ 9,975.00
3	2,500	SY	1.5" 9.5mm Overlay	\$ 11.00	\$ 27,500.00	\$ 12.75	\$ 31,875.00	\$ 14.50	\$ 36,250.00
4	150	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 570.00	\$ 4.80	\$ 720.00	\$ 3.00	\$ 450.00
5	1,500	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 750.00	\$ 0.70	\$ 1,050.00	\$ 0.75	\$ 1,125.00
6	300	SF	Yellow Hatch Thermo	\$ 0.50	\$ 150.00	\$ 7.50	\$ 2,250.00	\$ 5.30	\$ 1,590.00
7	300	LF	8" Solid White Thermo	\$ 4.00	\$ 1,200.00	\$ 4.00	\$ 1,200.00	\$ 4.25	\$ 1,275.00
8	16	LF	12" Stop Bar Thermo	\$ 13.00	\$ 208.00	\$ 12.00	\$ 192.00	\$ 12.75	\$ 204.00
9	1	LS	Mobilization	\$ 7,000.00	\$ 7,000.00	\$ 5,800.00	\$ 5,800.00	\$ 13,000.00	\$ 13,000.00
Total Proposal One					\$ 51,418.00		\$ 57,787.00		\$ 73,144.00

Honey Lane Cir. (2210 LF)

Fowler St to Fowler St.

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	75	TN	Leveling	\$ 120.00	\$ 9,000.00	\$ 140.00	\$ 10,500.00	\$ 141.50	\$ 10,612.50
2	5,156	SY	1.5" 9.5mm Overlay	\$ 11.00	\$ 56,716.00	\$ 13.00	\$ 67,028.00	\$ 12.25	\$ 63,161.00
3	309	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 1,174.20	\$ 4.80	\$ 1,483.20	\$ 3.00	\$ 927.00
4	4,420	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 2,210.00	\$ 0.70	\$ 3,094.00	\$ 0.75	\$ 3,315.00
5	12	LF	12" Stop Bar Thermo	\$ 13.00	\$ 156.00	\$ 12.00	\$ 144.00	\$ 12.75	\$ 153.00
6	4,420	LF	5" White Line Thermo	\$ 0.50	\$ 2,210.00	\$ 0.45	\$ 1,989.00	\$ 4.25	\$ 18,785.00
7	1	LS	Mobilization	\$ 7,000.00	\$ 7,000.00	\$ 8,150.00	\$ 8,150.00	\$ 8,500.00	\$ 8,500.00
Total Proposal Two					\$ 78,466.20		\$ 92,388.20		\$ 105,453.50

Windrow Drive (1000 LF)
Pineridge Way to Beyond Evergreen Trail

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	2500	SY	Mill Asphalt	\$ 12.00	\$ 30,000.00	\$ 18.45	\$ 46,125.00	\$ 11.25	\$ 28,125.00
2	2500	SY	Deep Patching	\$ 51.00	\$ 127,500.00	\$ 37.63	\$ 94,075.00	\$ 120.00	\$ 300,000.00
3	75	TN	Leveling	\$ 120.00	\$ 9,000.00	\$ 142.42	\$ 10,681.50	\$ 135.00	\$ 10,125.00
4	2,500	SY	Single Chip Seal	\$ 4.00	\$ 10,000.00	\$ 4.55	\$ 11,375.00	\$ 3.45	\$ 8,625.00
5	100	Gal	Tack (.05 gal/sy)	\$ 3.80	\$ 380.00	\$ 4.80	\$ 480.00	\$ 3.00	\$ 300.00

6	2,500	SY	1.5" 9.5mm Overlay	\$ 11.00	\$ 27,500.00	\$ 16.60	\$ 41,500.00	\$ 13.50	\$ 33,750.00
7	2,000	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,000.00	\$ 0.70	\$ 1,400.00	\$ 0.75	\$ 1,500.00
8	12	LF	12" Stop Bar Thermo	\$ 13.00	\$ 156.00	\$ 12.00	\$ 144.00	\$ 12.75	\$ 153.00
9	1	LS	Traffic Control	\$ 5,800.00	\$ 5,800.00	\$ 21,131.00	\$ 21,131.00	\$ 21,244.00	\$ 21,244.00
10	1	LS	Mobilization	\$ 4,600.00	\$ 4,600.00	\$ 4,950.00	\$ 4,950.00	\$ 17,500.00	\$ 17,500.00

Total Proposal Three	\$ 215,936.00	\$ 231,861.50	\$ 421,322.00
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Oak St. (1704 LF)

Demere to Elm St Plus Tree Root Damaged Area

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
			6" Deep Milling Root Damaged Area						
1	300	SY		\$ 13.00	\$ 3,900.00	\$ 23.90	\$ 7,170.00	\$ 25.00	\$ 7,500.00
2	50	TN	19 MM Binder Inlay	\$ 140.00	\$ 7,000.00	\$ 204.50	\$ 10,225.00	\$ 150.00	\$ 7,500.00
3	4,250	SY	1.5" 9.5mm Overlay	\$ 11.00	\$ 46,750.00	\$ 11.60	\$ 49,300.00	\$ 12.50	\$ 53,125.00
4	255	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 969.00	\$ 4.80	\$ 1,224.00	\$ 3.00	\$ 765.00
5	3,410	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,705.00	\$ 0.70	\$ 2,387.00	\$ 0.75	\$ 2,557.50
6	36	LF	12" Stop Bar	\$ 13.00	\$ 468.00	\$ 12.00	\$ 432.00	\$ 12.75	\$ 459.00
7	3,410	LF	8" Solid White Thermo	\$ 0.50	\$ 1,705.00	\$ 4.00	\$ 13,640.00	\$ 4.25	\$ 14,492.50
8	1	LS	Mobilization	\$ 6,600.00	\$ 6,600.00	\$ 9,650.00	\$ 9,650.00	\$ 10,500.00	\$ 10,500.00

Total Proposal Four	\$ 69,097.00	\$ 94,028.00	\$ 96,899.00
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Black Willow Dr. (1700LF)

Highland to Birchfield

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1,550	SY	Edge Milling	\$ 6.60	\$ 10,230.00	\$ 5.95	\$ 9,222.50	\$ 8.50	\$ 13,175.00
2	4,200	SY	1.5" 9.5mm Overlay	\$ 11.00	\$ 46,200.00	\$ 11.15	\$ 46,830.00	\$ 12.50	\$ 52,500.00
3	100	TN	Leveling	\$ 122.00	\$ 12,200.00	\$ 138.40	\$ 13,840.00	\$ 135.00	\$ 13,500.00
4	252	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 957.60	\$ 4.80	\$ 1,209.60	\$ 3.00	\$ 756.00
5	3,400	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,700.00	\$ 0.70	\$ 2,380.00	\$ 0.75	\$ 2,550.00
6	24	LF	12" Stop Bar	\$ 13.00	\$ 312.00	\$ 12.00	\$ 288.00	\$ 12.75	\$ 306.00
7	1	LS	Mobilization	\$ 8,000.00	\$ 8,000.00	\$ 8,150.00	\$ 8,150.00	\$ 12,500.00	\$ 12,500.00

Total Proposal Five	\$ 79,599.60	\$ 81,920.10	\$ 95,287.00
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Walburg Repair

Patch Area Between Highland to Birchfield

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	40	SY	Cut and Remove Asphalt	\$ 57.00	\$ 2,280.00	\$ 16.75	\$ 670.00	\$ 69.00	\$ 2,760.00

2	13	CY	Crusher Run Base	\$ 206.00	\$ 2,678.00	\$ 318.00	\$ 4,134.00	\$ 570.00	\$ 7,410.00
3	40	SY	1.5" 9.5mm Overlay	\$ 41.00	\$ 1,640.00	\$ 143.85	\$ 5,754.00	\$ 131.50	\$ 5,260.00
4	4	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 15.20	\$ 4.80	\$ 19.20	\$ 3.00	\$ 12.00
5	40	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 20.00	\$ 0.70	\$ 28.00	\$ 0.75	\$ 30.00
6	1	LS	Mobilization	\$ 2,000.00	\$ 2,000.00	\$ 5,800.00	\$ 5,800.00	\$ 8,750.00	\$ 8,750.00

Total Proposal Six	\$ 8,633.20	\$ 16,405.20	\$ 24,222.00
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**Becky Street (1267 LF)
Hwy 84 to Pavement Joint**

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	100	TN	Leveling	\$ 122.00	\$ 12,200.00	\$ 133.85	\$ 13,385.00	\$ 141.50	\$ 14,150.00
2	2,956	SY	1.5" 9.5mm Overlay	\$ 11.00	\$ 32,516.00	\$ 12.15	\$ 35,915.40	\$ 13.00	\$ 38,428.00
3	177	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 672.60	\$ 4.80	\$ 849.60	\$ 3.00	\$ 531.00
4	2,534	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,267.00	\$ 0.70	\$ 1,773.80	\$ 0.75	\$ 1,900.50
5	2,534	LF	5" Solid White	\$ 0.50	\$ 1,267.00	\$ 0.45	\$ 1,140.30	\$ 0.50	\$ 1,267.00
6	16	LF	12" Stop Bar	\$ 13.00	\$ 208.00	\$ 12.00	\$ 192.00	\$ 12.75	\$ 204.00
7	1	LS	Mobilization	\$ 4,900.00	\$ 4,900.00	\$ 5,800.00	\$ 5,800.00	\$ 11,750.00	\$ 11,750.00

Total Proposal Seven	\$ 53,030.60	\$ 59,056.10	\$ 68,230.50
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**Christopher Drive (1293 LF)
Buck to Byrum**

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1150	SY	4' Edge Mill	\$ 5.00	\$ 5,750.00	\$ 5.55	\$ 6,382.50	\$ 9.50	\$ 10,925.00
2	2500	SY	Single Chip Seal	\$ 4.00	\$ 10,000.00	\$ 4.55	\$ 11,375.00	\$ 3.45	\$ 8,625.00
3	100	TN	Leveling	\$ 122.00	\$ 12,200.00	\$ 131.60	\$ 13,160.00	\$ 158.00	\$ 15,800.00
4	3,200	SY	1.5" 9.5mm Overlay	\$ 11.00	\$ 35,200.00	\$ 11.85	\$ 37,920.00	\$ 13.50	\$ 43,200.00
5	192	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 729.60	\$ 4.80	\$ 921.60	\$ 3.00	\$ 576.00
6	2,534	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,267.00	\$ 0.70	\$ 1,773.80	\$ 0.75	\$ 1,900.50
7	24	LF	12" Stop Bar	\$ 13.00	\$ 312.00	\$ 12.00	\$ 288.00	\$ 12.75	\$ 306.00
8	1	LS	Mobilization	\$ 8,500.00	\$ 8,500.00	\$ 8,150.00	\$ 8,150.00	\$ 9,500.00	\$ 9,500.00

Total Proposal Eight	\$ 73,958.60	\$ 79,970.90	\$ 90,832.50
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**Byrum Drive (1110 LF)
Deloach to Hines**

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	2715	SY	Single Chip Seal	\$ 4.00	\$ 10,860.00	\$ 4.51	\$ 12,244.65	\$ 3.45	\$ 9,366.75

2	100	TN	Leveling	\$ 122.00	\$ 12,200.00	\$ 131.60	\$ 13,160.00	\$ 158.00	\$ 15,800.00
3	2,715	SY	1.5" 9.5mm Overlay	\$ 11.40	\$ 30,951.00	\$ 12.30	\$ 33,394.50	\$ 14.50	\$ 39,367.50
	165	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 627.00	\$ 4.80	\$ 792.00	\$ 3.00	\$ 495.00
4	2,220	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,110.00	\$ 0.70	\$ 1,554.00	\$ 0.75	\$ 1,665.00
5	24	LF	12" Stop Bar	\$ 13.00	\$ 312.00	\$ 12.00	\$ 288.00	\$ 12.75	\$ 306.00
6	1	LS	Mobilization	\$ 7,400.00	\$ 7,400.00	\$ 8,150.00	\$ 8,150.00	\$ 6,000.00	\$ 6,000.00
Total Proposal Nine				\$ 63,460.00		\$ 69,583.15		\$ 73,000.25	

Chestnut (762 LF)
N. Maple to S. Maple

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	50	TN	Leveling	\$ 128.00	\$ 6,400.00	\$ 152.40	\$ 7,620.00	\$ 198.00	\$ 9,900.00
2	1,800	SY	1.5" 9.5mm Overlay	\$ 12.00	\$ 21,600.00	\$ 14.00	\$ 25,200.00	\$ 13.25	\$ 23,850.00
	108	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 410.40	\$ 4.80	\$ 518.40	\$ 3.00	\$ 324.00
3	1,600	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 800.00	\$ 0.70	\$ 1,120.00	\$ 0.75	\$ 1,200.00
4	1,600	LF	5" Solid White Thermo	\$ 0.50	\$ 800.00	\$ 4.00	\$ 6,400.00	\$ 0.50	\$ 800.00
5	24	LF	12" Stop Bar	\$ 13.00	\$ 312.00	\$ 12.00	\$ 288.00	\$ 12.75	\$ 306.00
6	1	LS	Mobilization	\$ 3,600.00	\$ 3,600.00	\$ 5,800.00	\$ 5,800.00	\$ 6,500.00	\$ 6,500.00
Total Proposal Ten				\$ 33,922.40		\$ 46,946.40		\$ 42,880.00	

Eunice Rd (1780 LF)
Charles Fraser Blvd to Conc RR Apporach Slab & Bacon to Conc RR Apporach Slab

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	1,582	SY	4' Edge Milling	\$ 6.50	\$ 10,283.00	\$ 5.62	\$ 8,890.84	\$ 8.00	\$ 12,656.00
2	4,800	SY	Single Chip Seal	\$ 4.00	\$ 19,200.00	\$ 4.30	\$ 20,640.00	\$ 3.45	\$ 16,560.00
3	4,800	SY	1.5" 9.5mm Overlay	\$ 11.00	\$ 52,800.00	\$ 11.60	\$ 55,680.00	\$ 13.25	\$ 63,600.00
	288	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 1,094.40	\$ 4.80	\$ 1,382.40	\$ 3.00	\$ 864.00
4	3,900	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,950.00	\$ 0.70	\$ 2,730.00	\$ 0.75	\$ 2,925.00
5	600	LF	5" Solid White Thermo	\$ 0.50	\$ 300.00	\$ 4.00	\$ 2,400.00	\$ 0.50	\$ 300.00
			Railroad Markings						
6	2	EA	MUTCD Fig 8B-7A	\$ 400.00	\$ 800.00	\$ 500.00	\$ 1,000.00	\$ 1,150.00	\$ 2,300.00
7	48	LF	12" Stop Bar	\$ 13.00	\$ 624.00	\$ 12.00	\$ 576.00	\$ 12.75	\$ 612.00
8	1	LS	Mobilization	\$ 12,900.00	\$ 12,900.00	\$ 8,150.00	\$ 8,150.00	\$ 7,500.00	\$ 7,500.00
Total Proposal Eleven				\$ 99,951.40		\$ 101,449.24		\$ 107,317.00	

**Caines Rd (1263 LF)
Deal St to Cul de Sac**

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	70	TN	Leveling	\$ 121.00	\$ 8,470.00	\$ 140.70	\$ 9,849.00	\$ 158.00	\$ 11,060.00
2	3,000	SY	1.5" 9.5mm Overlay	\$ 11.40	\$ 34,200.00	\$ 12.20	\$ 36,600.00	\$ 14.50	\$ 43,500.00
	180	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 684.00	\$ 4.80	\$ 864.00	\$ 3.00	\$ 540.00
3	2,500	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,250.00	\$ 0.70	\$ 1,750.00	\$ 0.75	\$ 1,875.00
4	17	LF	12" Stop Bar	\$ 13.00	\$ 221.00	\$ 12.00	\$ 204.00	\$ 12.75	\$ 216.75
5	1	LS	Mobilization	\$ 5,300.00	\$ 5,300.00	\$ 5,800.00	\$ 5,800.00	\$ 5,500.00	\$ 5,500.00
Total Proposal Twelve					\$ 50,125.00		\$ 55,067.00		\$ 62,691.75

**Cherokee Cir (140 LF)
Spot Repair at Entrance**

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	100	SY	Pavement Milling	\$ 20.00	\$ 2,000.00	\$ 52.00	\$ 5,200.00	\$ 37.00	\$ 3,700.00
2	124	SY	4' Outside (only) Edge Milling	\$ 14.50	\$ 1,798.00	\$ 8.70	\$ 1,078.80	\$ 29.00	\$ 3,596.00
3	140	LF	18" C&G Removal & Replace	\$ 44.00	\$ 6,160.00	\$ 113.00	\$ 15,820.00	\$ 55.00	\$ 7,700.00
4	435	SY	1.5" 9.5mm Overlay	\$ 14.00	\$ 6,090.00	\$ 34.04	\$ 14,807.40	\$ 12.75	\$ 5,546.25
5	27	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 102.60	\$ 4.80	\$ 129.60	\$ 3.00	\$ 81.00
6	15	LF	12" Stop Bar	\$ 13.00	\$ 195.00	\$ 12.00	\$ 180.00	\$ 12.75	\$ 191.25
7	1	LS	Mobilization	\$ 3,600.00	\$ 3,600.00	\$ 14,000.00	\$ 14,000.00	\$ 12,000.00	\$ 12,000.00
Total Proposal Thirteen					\$ 19,945.60		\$ 51,215.80		\$ 32,814.50

**Norman Street (960 LF)
Fraser Dr. to Layton Street (incl. intersection)**

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	850	SY	4' Edge Milling	\$ 6.20	\$ 5,270.00	\$ 5.61	\$ 4,768.50	\$ 11.50	\$ 9,775.00
2	50	TN	Leveling	\$ 128.00	\$ 6,400.00	\$ 150.00	\$ 7,500.00	\$ 153.50	\$ 7,675.00
3	2,600	SY	1.5" 9.5MM Asphalt	\$ 11.60	\$ 30,160.00	\$ 12.45	\$ 32,370.00	\$ 13.50	\$ 35,100.00
4	160	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 608.00	\$ 4.85	\$ 776.00	\$ 3.00	\$ 480.00
5	2,000	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,000.00	\$ 0.70	\$ 1,400.00	\$ 0.75	\$ 1,500.00
6	24	LF	12" Stop Bar	\$ 13.00	\$ 312.00	\$ 12.00	\$ 288.00	\$ 12.75	\$ 306.00
7	1	LS	Mobilization	\$ 4,700.00	\$ 4,700.00	\$ 5,800.00	\$ 5,800.00	\$ 13,000.00	\$ 13,000.00
Total Proposal Fourteen					\$ 48,450.00		\$ 52,902.50		\$ 67,836.00

Richmond Lane (732 LF)
Arlington Drive to Wellington Way

Item Estimated		Units	Description	Unit Price		Total Price		Unit Price		Total Price		Unit Price		Total Price	
No.	Quantity			Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	650	SY	4' Edge Milling	\$ 7.60	\$ 4,940.00	\$ 7.05	\$ 4,582.50	\$ 14.00	\$ 9,100.00						
2	50	TN	Leveling	\$ 128.00	\$ 6,400.00	\$ 152.35	\$ 7,617.50	\$ 141.50	\$ 7,075.00						
3	1,800	SY	1.5" 9.5MM Asphalt	\$ 11.40	\$ 20,520.00	\$ 14.00	\$ 25,200.00	\$ 13.75	\$ 24,750.00						
4	108	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 410.40	\$ 4.80	\$ 518.40	\$ 3.00	\$ 324.00						
5	1,500	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 750.00	\$ 0.70	\$ 1,050.00	\$ 0.75	\$ 1,125.00						
6	24	LF	12" Stop Bar	\$ 13.00	\$ 312.00	\$ 12.00	\$ 288.00	\$ 12.75	\$ 306.00						
7	1	LS	Mobilization	\$ 4,200.00	\$ 4,200.00	\$ 5,800.00	\$ 5,800.00	\$ 9,500.00	\$ 9,500.00						
Total Proposal Fifteen					\$ 37,532.40		\$ 45,056.40		\$ 52,180.00						

Mandarin Drive (2500 LF)
Drake Court to Cul de Sac

Item Estimated		Units	Description	Unit Price		Total Price		Unit Price		Total Price		Unit Price		Total Price	
No.	Quantity			Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	2,500	SY	4' Edge Milling	\$ 5.00	\$ 12,500.00	\$ 5.50	\$ 13,750.00	\$ 9.25	\$ 23,125.00						
2	6,500	SY	Single Chip Seal	\$ 4.00	\$ 26,000.00	\$ 4.20	\$ 27,300.00	\$ 3.45	\$ 22,425.00						
3	175	TN	Leveling	\$ 124.00	\$ 21,700.00	\$ 123.70	\$ 21,647.50	\$ 158.00	\$ 27,650.00						
4	6,400	SY	1.5" 9.5MM Asphalt	\$ 11.00	\$ 70,400.00	\$ 12.00	\$ 76,800.00	\$ 13.75	\$ 88,000.00						
5	390	Gal	Tack (.05 gal/sq)	\$ 3.80	\$ 1,482.00	\$ 4.80	\$ 1,872.00	\$ 3.00	\$ 1,170.00						
6	5,000	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 2,500.00	\$ 0.70	\$ 3,500.00	\$ 0.75	\$ 3,750.00						
7	1	LS	Mobilization	\$ 11,300.00	\$ 11,300.00	\$ 8,500.00	\$ 8,500.00	\$ 9,500.00	\$ 9,500.00						
Total Proposal Sixteen					\$ 145,882.00		\$ 153,369.50		\$ 175,620.00						

S. Main Street (4100 LF)

Second St to Screven Way adding center two way turn lane (Link to Screven)

Item Estimated		Units	Description	Unit Price		Total Price		Unit Price		Total Price		Unit Price		Total Price	
No.	Quantity			Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	3,700	SY	4' Edge Milling	\$ 4.00	\$ 14,800.00	\$ 5.40	\$ 19,980.00	\$ 8.25	\$ 30,525.00						
2	18,500	SY	Single Chip Seal	\$ 4.00	\$ 74,000.00	\$ 4.15	\$ 76,775.00	\$ 3.45	\$ 63,825.00						
3	300	TN	Leveling	\$ 130.00	\$ 39,000.00	\$ 126.30	\$ 37,890.00	\$ 158.00	\$ 47,400.00						
4	18,500	SY	2" 12.5 MM Asphalt	\$ 14.00	\$ 259,000.00	\$ 16.05	\$ 296,925.00	\$ 12.75	\$ 235,875.00						
5	1,110	GAL	Tack	\$ 3.80	\$ 4,218.00	\$ 4.80	\$ 5,328.00	\$ 3.00	\$ 3,330.00						
6	8,200	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 4,100.00	\$ 0.70	\$ 5,740.00	\$ 0.75	\$ 6,150.00						
7	8,200	LF	5" Yellow Skip Thermo	\$ 0.40	\$ 3,280.00	\$ 0.50	\$ 4,100.00	\$ 0.75	\$ 6,150.00						
8	300	SY	Yellow Hatch	\$ 3.60	\$ 1,080.00	\$ 7.50	\$ 2,250.00	\$ 8.50	\$ 2,550.00						
9	8	EA	Type 2 White Arrow	\$ 100.00	\$ 800.00	\$ 500.00	\$ 4,000.00	\$ 225.00	\$ 1,800.00						

10	1	LS	Mobilization	<u>\$ 37,000.00</u>	<u>\$ 37,000.00</u>	<u>\$ 22,600.00</u>	<u>\$ 22,600.00</u>	<u>\$ 23,500.00</u>	<u>\$ 23,500.00</u>
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			Total Proposal Seventeen	<u>\$ 437,278.00</u>		<u>\$ 475,588.00</u>		<u>\$ 421,105.00</u>	
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**Coates Road (984 LF)
WF Martin to BOE Property**

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	20	SY	Deep Patching	\$ 134.00	\$ 2,680.00	\$ 325.00	\$ 6,500.00	\$ 1,150.00	\$ 23,000.00
2	2,500	SY	Single Chip Seal	\$ 4.00	\$ 10,000.00	\$ 4.50	\$ 11,250.00	\$ 3.45	\$ 8,625.00
3	50	TN	Leveling	\$ 128.00	\$ 6,400.00	\$ 151.25	\$ 7,562.50	\$ 141.50	\$ 7,075.00
4	2,500	SY	1.5" 9.5MM Asphalt	\$ 11.20	\$ 28,000.00	\$ 12.80	\$ 32,000.00	\$ 14.15	\$ 35,375.00
5	150	GAL	Tack	\$ 3.80	\$ 570.00	\$ 4.80	\$ 720.00	\$ 3.00	\$ 450.00
6	2,000	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,000.00	\$ 0.70	\$ 1,400.00	\$ 0.75	\$ 1,500.00
7	2,000	LF	5" Solid White Thermo	\$ 0.50	\$ 1,000.00	\$ 4.00	\$ 8,000.00	\$ 0.50	\$ 1,000.00
8	1	LS	Mobilization	\$ 7,000.00	\$ 7,000.00	\$ 7,650.00	\$ 7,650.00	\$ 13,000.00	\$ 13,000.00
			Total Proposal Eighteen	<u>\$ 56,650.00</u>		<u>\$ 75,082.50</u>		<u>\$ 90,025.00</u>	

**Barry Mc Caffery Blvd (1000 lf)
Airport Road to Rowe St., Plus Repairs**

Item No.	Estimated Quantity	Units	Description	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	100	SY	Asphalt Milling	\$ 20.00	\$ 2,000.00	\$ 57.95	\$ 5,795.00	\$ 72.50	\$ 7,250.00
2	2,700	SY	DBL Chip Seal	\$ 8.20	\$ 22,140.00	\$ 8.71	\$ 23,517.00	\$ 3.45	\$ 9,315.00
3	100	SY	Deep Patching	\$ 62.00	\$ 6,200.00	\$ 112.00	\$ 11,200.00	\$ 273.50	\$ 27,350.00
3	2,800	SY	2" 12.5 MM Asphalt	\$ 14.70	\$ 41,160.00	\$ 13.20	\$ 36,960.00	\$ 17.75	\$ 49,700.00
4	170	GAL	Tack	\$ 3.80	\$ 646.00	\$ 4.80	\$ 816.00	\$ 3.00	\$ 510.00
5	2,200	LF	5" Solid Yellow Thermo	\$ 0.50	\$ 1,100.00	\$ 0.70	\$ 1,540.00	\$ 0.75	\$ 1,650.00
6	1	LS	Mobilization	\$ 10,800.00	\$ 10,800.00	\$ 7,650.00	\$ 7,650.00	\$ 20,000.00	\$ 20,000.00
			Total Proposal Nineteen	<u>\$ 84,046.00</u>		<u>\$ 87,478.00</u>		<u>\$ 115,775.00</u>	
			Total All Projects	<u>\$ 1,707,382.00</u>		<u>\$ 1,927,155.49</u>		<u>\$ 2,216,635.00</u>	

Overall Additive

1	30	EA	MH Cover Adjustment	\$ 710.00	\$ 21,300.00	\$ 1,680.00	\$ 50,400.00	\$ 350.00	\$ 10,500.00
2	15	EA	Water Valve Box Adjustment	\$ 200.00	\$ 3,000.00	\$ 1,340.00	\$ 20,100.00	\$ 350.00	\$ 5,250.00

	2024/2025 LMIG List				BID AMOUNT
	Street name	From	To	Length	
1, 5	Courtland	Hwy 84	2023 Paving	650	\$51,418.00
2	Honey Lane Cir.	Fowler St	Fowler St	2,210	\$78,466.20
4	Windrow Drive (FDR)	Pineridge Way	Evergreen Tr	1,000	\$215,936.00
3	Oak St	Demere'	Elm	1,704	\$69,097.00
3	Black Willow	Highland	Birchfiled	1,700	\$79,599.60
4	Walburg St	Ossabaw	Rowe	60	\$8,633.20
4	Becky Street	Hwy 84	old Pavement	1,267	\$53,030.60
5	Christopher	Buck	Byrum	1,293	\$73,958.60
5	Byrum	DeLoach Dr	Hines Dr	1,110	\$63,460.00
5	Chestnut	N. Maple	S. maple	762	\$33,922.40
1	Eunice Rd	S. Main St	Bacon Rd	1,780	\$99,951.40
1	Caines Rd	Deal St	Cul De Sac	1,263	\$50,125.00
5	Cherokee Circle	Hwy 84	Entry	100	\$19,945.60
2	Norman St	Fraser Dr	Layton St	930	\$48,450.00
1	Richmond Lane	Arlington Dr	Arlington Way	732	\$37,532.40
3	Mandarin Dr	Cul de sac	Drake CT	2,500	\$145,882.00
5	South Main St	Screevn Way	Second Ave	3,600	\$437,278.00
2	Coates Rd	Wal. Martin Dr	BOE	984	\$56,650.00
	Barry McCaffery Blvd	Rowe Drive	Airport Road	1,000	\$84,046.00
		Total Mileage		4.67	\$1,707,382.00

Grant Year	LMIG Funds	Total w/ Match
2024 Supp. LMIG	\$485,081.70	\$485,081.70
2025 LMIG	\$400,777.78	\$521,011.11
2025LRA	\$491,697.00	\$491,697.00
2026	\$458,741.16	\$596,363.51
Total		\$2,094,153.32



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Request for purchase of APEX Ventilation Prop
Prepared by: Wendy Bruce Sochia
Presented by: Robert Kitchings

PURPOSE: To Present for Mayor and Council Consideration, approval for purchase of Apex Ventilation Prop.

BACKGROUND: This is a sole source item, that will be utilized at our live fire training facility.

FUNDING: General Fund

RECOMMENDATION: Purchase of the Apex Ventilation Prop from Forge Fire & Company, LLC.

ATTACHMENTS:

1. Apex Venitilation Prop

PREVIOUS COUNCIL DISCUSSION: None



APEX SOLE SOURCE LETTER

Forge Fire & Company's "APEX" roof prop offers a unique, comprehensive, and highly realistic training experience. With an unmatched range of mounting, adjustability, and operational features that distinguish it from other available options, as detailed below:

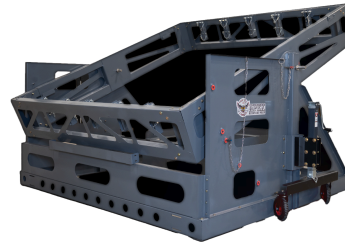
1. **Versatile Mounting Options:** The system allows for multiple mounting configurations, including:
 - Ground mounting
 - Training structure mounting
 - Trailer mounting
 - Drywall ceiling punch-down capabilities
2. **Adjustable Pitch Settings:** With quick pin adjustments on the side frame panel, this prop can be easily configured to various pitches, including flat, 4:12, 5:12, 9:12, and 16:12. This flexibility provides realistic, on-demand training scenarios for multiple roof angles.
3. **Flat Position Functionalities:**
 - The prop allows for the addition of 2x10 joists and two sheets of OSB to simulate a floor structure, facilitating subgrade operations and versatile training applications.
 - An optional Window-to-Door Cut Prop can be mounted, enabling window-to-door cut-downs, window bailout scenarios, and Denver operations for an expanded training scope.
4. **Pitched Position Capabilities:**
 - In the pitched position, the prop supports 2x4 or 2x6 joists with two sheets of OSB to create a realistic pitched roof setup suitable for ventilation operations.
 - The pitch can be adjusted without removing consumable materials, enabling quick transitions and uninterrupted training sessions.

Forge Fire & Company's roof training prop stands alone in its capacity to provide all the above functionalities in a single unit, combining ease of use, realistic simulation, and adaptability across various tactical training scenarios. This letter confirms that Forge Fire & Company is the only source available to meet these precise requirements in a single prop.

Sincerely,

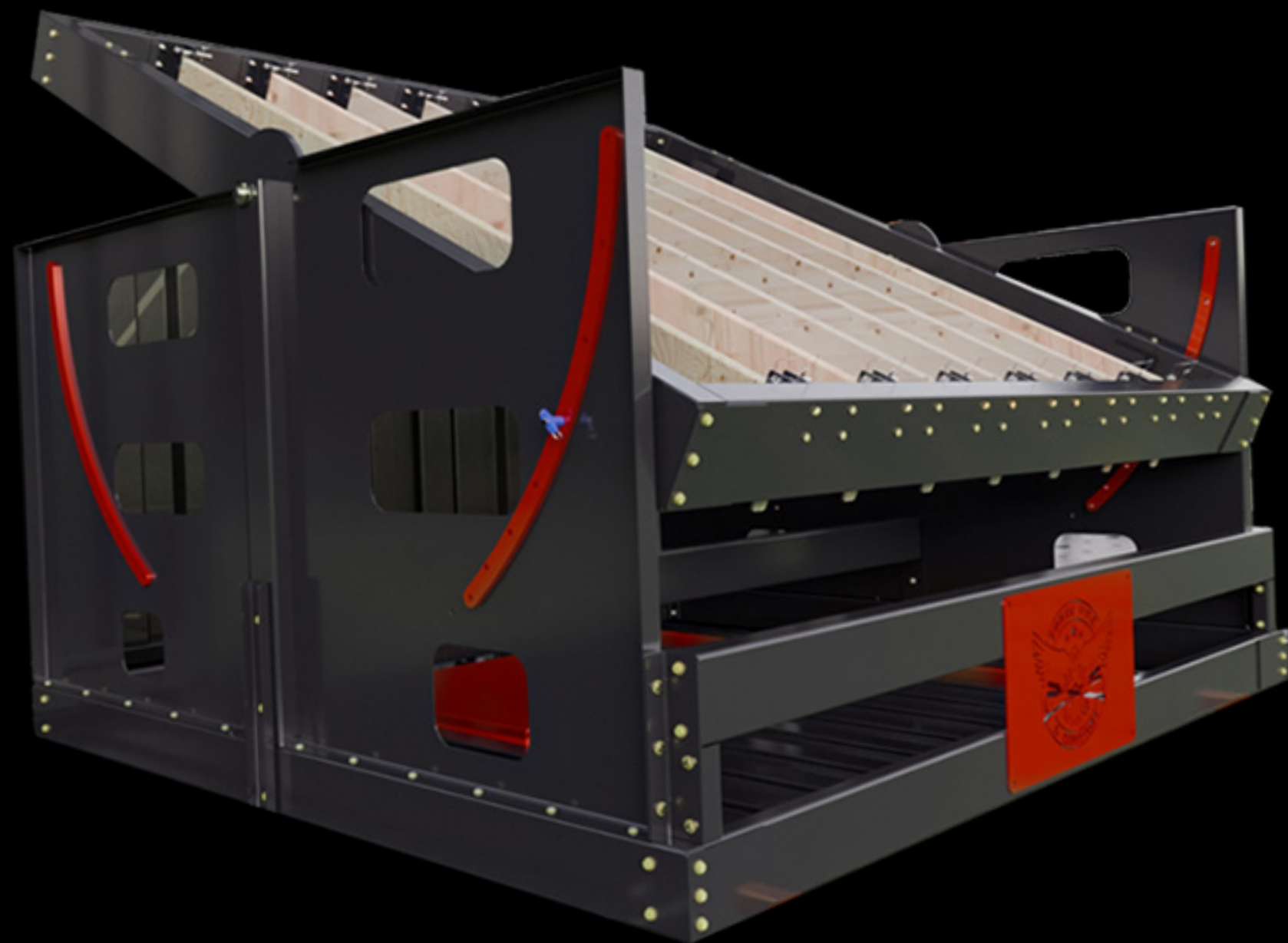
A handwritten signature in black ink, reading "Todd Shepherd", is positioned above a horizontal line.

Todd Shepherd
Owner/Co-Founder
Forge Fire & Company



ROOF PROP COMPARISON CHART

	APEX	KINGS ROOF PROP	FIRE VENT PORTABLE	FIRE VENT MOBILE
2x4 rafter support	✓	✓	✓	
2x6 rafter support	✓			✓
2x10 rafter support	✓			
Ceiling drywall punch-thru	✓			✓
Supports vent-over	✓			
Quick pin holder brackets (no hardware required)	✓			
Single prop supports multiple pitch positions	✓		✓	✓
Pitch change while loaded (single person)	✓			✓
Quick connect lifting wheels (universal to all props)	✓			
Optional integrated window ops	✓			
Trailer & training structure mounting options	✓			✓
Delivers fully assembled	✓			✓







City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Hineshaw Bid Opening
Prepared by: Kendra Ivy
Presented by: Shauntay Harris

PURPOSE: RFQ 2025-15 Hineshaw School Stabilization Construction Manager Bid Opening

BACKGROUND: On July 23, 2025, advertisements for the Statement of Qualifications were published for the services of construction firms to provide construction management services for the stabilization of the Hineshaw School. In addition, CM/GC will be responsible for methods of construction, safety, and the scheduling and coordination of the work of all construction and miscellaneous contracts required for completion of the project within its predetermined budget and schedule.

On August 21, 2025, the Statements of Qualifications from three companies were opened. All three companies were found to have met the requirements of the request for qualifications.

On August 28, 2025, the selection committee met and evaluated the Statements of Qualifications and scored the qualifications, recommending that Pope Construction be awarded the construction management contract as the most qualified firm.

FUNDING: 8% of the total project, not to exceed \$40,000 in SPLOST funds.

RECOMMENDATION: Approval of Pope Construction to be awarded the Construction Management contract for the Hineshaw School Stabilization Project.

ATTACHMENTS:

1. Bid Tab 2025-15

PREVIOUS COUNCIL DISCUSSION: N/A

RFQ 2025-15 Bid Tabulation
Construction Management at Risk Services for Hineshaw School Stabilization

Firm	Location	Experience	Financial Information	Personnel/ Project Team	Construction Management	References/Project Experience	Total Points 100 points
		35 points	20 points	15 points	15 points	15 points	
Samet	Savannah, GA	31	17	12	13	11	84
Pope Construction	Statesboro, GA	32	18	14	15	14	93
Garbutt Construction	Pooler, GA	32	17	13	12	12	86



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Appointment of Assistant City Attorney
Prepared by: Christy Deloach
Presented by: Ryan Arnold

PURPOSE: For Mayor and Council to appoint an Assistant City Attorney.

BACKGROUND: None

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

1. Letter for City of Hinesville Assistant Att

PREVIOUS COUNCIL DISCUSSION:

Court Street Office

206 E. Court St. | Hinesville, GA 31313
P.O. Box 800 | Hinesville, GA 31310
Tel: (912) 876-0111 | Fax: (912) 368-2979

OSTEEN

LAW GROUP

Highway 84 Office

101 Fraser St. | Hinesville, GA 31313
P.O. Box 1309 | Hinesville, GA 31310
Tel: (912) 877-2211 | Fax: (912) 877-2250

September 3, 2025

Kenneth Howard
City Manager
City of Hinesville, Georgia

Re: Assistant City Attorney

Mr. Howard,

Please allow this letter to request that Jeffery N. Osteen be appointed as the Assistant City Attorney. It is my understanding that this matter is on the agenda to be presented to the Mayor and City Council at the September 4th meeting.

If you need anything additional, please do not hesitate to me. I remain



Linnie L. Darden III
City Attorney for City of Hinesville



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Public Comment
Prepared by: Rodonia Armstrong
Presented by: Mayor Karl Riles

PURPOSE: The Georgia Municipal Association has set up guidelines for public comments during Mayor and Council Meetings, enabling residents to voice their issues, concerns, and opinions to the Council.

BACKGROUND: None

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION:



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Mayor Riles' Report
Prepared by: Christy Deloach
Presented by: Mayor Karl A. Riles

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Councilmember Reid's Report
Prepared by: Darlene Parker
Presented by: Diana Reid

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Councilmember Floyd's Report
Prepared by: Deridra Weeks
Presented by: Jason Floyd

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Mayor Pro Tem Nelson's Report
Prepared by: Wendy Bruce Sochia
Presented by: Robert Kitchings

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Councilmember Newby's Report
Prepared by: Kimberly St. Onge
Presented by: Dexter Newby

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: Councilmember Ortiz, Jr's Report
Prepared by: Jean Marie Reynolds
Presented by: José Ortiz

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025
Agenda Item: City Manager Howard's Report
Prepared by: Christy Deloach
Presented by: Kenneth Howard

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

Fiscal Year 2026 Proposed Budget Workshop Dates



City of Hinesville, Georgia, Council Meeting

Date: September 4, 2025

Agenda Item: Fiscal Year 2026 Proposed Budget
Workshop Dates

Prepared by: Kimberly Ryon

Presented by: Kimberly Ryon

PURPOSE: To present to the Mayor and City Council, proposed dates for the workshops to review the City's fiscal year 2026 budget.

BACKGROUND: None

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

1. Budget Calendar FY 2026 (WS)

PREVIOUS COUNCIL DISCUSSION:

MAYOR
Karl A. Riles

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



MAYOR PRO TEM
Vicky C. Nelson

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

Memorandum

Date: August 29, 2025

To: Mayor & City Council Members
Department Heads

CC: Kenneth Howard, City Manager

From: Kimberly Ryon, CFO

RE: Scheduled Dates for FY 2026 Budget workshops

The following dates and times have been tentatively scheduled for the City's budget workshops to review in detail the fiscal year ended October 31, 2026 budget:

Tuesday, September 23, 2025	12:30 – 5:00
Tuesday, September 30, 2025	12:30 – 5:00
Monday, October 6, 2025	12:30 – 5:00

We plan to conduct our budget hearing at the October 2, 2025 City Council meeting and adopt the budget at the October 16, 2025 City Council meeting.

"Home for a Day or a Lifetime"