

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 UPDATED AT 2:05 PM
AGENDA
3:00 PM
November 6, 2025
Council Chamber**

- 1. INVOCATION**
Richard Hayes, Chaplain of the Hinesville Fire Department and Pastor of New Day Community Church.
- 2. MINUTES**
To approve the minutes from the October 16, 2025, Council Meeting Minutes.
- 3. UNFINISHED BUSINESS**
- 4. PRESENTATIONS**
 - 4.1. CITY OF HINESVILLE'S LEAD SERVICE LINE INVENTORY UPDATE**
To Present for Mayor and Council Consideration, a presentation regarding the Lead Service Line Inventory Update.
Informational Item
- 5. PLANNING AND ZONING**
 - 5.1. REZONING AND ANNEXATION PETITION 2024-011-H**
To Present for Mayor and Council Consideration, Rezoning and Annexation Petition for Property Owned by Newbridge Residential Parks, LLC on Live Oak Church Road and Guyett Avenue.
Informational Item
- 6. PUBLIC HEARING**
 - 6.1. CONDITIONAL USE PETITION 2025-42-H**
To Present for Mayor and Council Consideration, Conditional Use Petition 2025-42-H for an Indoor Event Center at 407 South Main Street (District #1).
Action Item
 - 6.2. VARIANCE REQUEST 2025-43-H**
To Present for Mayor and Council Consideration, Variance Request 2025-43-H to Allow a Storage Shed within the Sideyard Setback at 968 Black Willow Drive (District #3)
Action Item
- 7. NEW BUSINESS**

"Home for a Day or a Lifetime"

7.1. MILLAGE RATE REVIEW FOR 2025 TAX DIGEST

To present to Mayor and Council, a review of the 2025 Tax Digest and Millage Rate adoption discussion.

Informational Item

7.2. BID OPENING - RFP 2025-17 HINESHAW SCHOOL CONSTRUCTION PHASE I AND APPROVAL OF RESOLUTION #2025-22

To Present for Mayor and Council Consideration, the bid opening of RFP 2025-17 for the Hineshaw School Construction Phase I and approval of Resolution #2025-22.

Action Item

7.3. ANIMAL ORDINANCE AMENDMENT #2025-06

To Present for Mayor and Council Consideration, Animal Control Ordinance #2025-06.

Informational Item

8. BUSINESS LICENSE

8.1. PEDDLER'S LICENSE REQUEST

To Present for Mayor and Council Consideration, Jacob Van Wynen of Top Tier Solar Solutions Has Requested a 2025 Peddler's License to Go Door to Door to Solicit Solar Energy.

Action Item

8.2. CLASS V ALCOHOL LICENSE REQUEST

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

Action Item

8.3. YR 2025 ALCOHOL BEVERAGE LICENSE RENEWALS

To Present for Mayor and Council Consideration, **Consumption on Premise:** American Legion, Big Apple, Curry Express, First Watch, and Rodeo Mexican Restaurant. **Consumption off Premise:** Jay Vashudev & Co Inc., One Stop Package, Parkers Hinesville, Vashudev Foodmart.

Action Item

8.4. BL ALCOHOL BEVERAGE & FOOD SALES QUARTERLY REPORT

To Present for Mayor and Council Consideration, Third Quarter (July 2025 through September 2025) Alcohol Beverage and Food Sales Report for Class I, II, and IV.

Informational Item

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

To Present to Mayor and Council Consideration, Third Quarter (July 2025 through September 2025) Fire and Police Department Quarterly Alcohol on Premises Report.

Informational Item

9. PUBLIC COMMENT

9.1. PUBLIC COMMENT

To allow citizens to address Mayor and Council.

"Home for a Day or a Lifetime"

Informational Item

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**
 - 16.2. **GOVERNMENT SHUTDOWN IMPACTS**

To update the Mayor and Council on the current impacts due to the Government Shutdown.

Informational Item

17. **EXECUTIVE SESSION**
 - 17.1. **EXECUTIVE SESSION**

To Hold an Executive Session to Discuss Personnel Matters.

Informational Item

18. **ADJOURN**

"Home for a Day or a Lifetime"



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025

Agenda Item: City of Hinesville's Lead Service Line Inventory Update

Prepared by: Estella L. Roberson

Presented by: Trey Gavin

PURPOSE: To provide an update regarding the Lead and Copper Service Line inventory as required by the U.S. Environmental Protection Agency (EPA) which requires all water systems in the U.S. to engage in a 12–17 year program to identify and replace lead and copper service lines.

BACKGROUND: On December 17, 2021, following U.S. EPA engagement activities, U.S. EPA published docket no. EPA-HQ-OW-2021-0255 in the federal register, which states that the U.S. EPA was committed to propose and revise the Lead and Copper Rule Revisions (LCRR) by October 16, 2024, with the Lead and Copper Rule Improvements (LCRI). The LCRI was expected to delay the implementation of portions of the LCRR beyond October 16, 2024, compliance date. In addition, the U.S. EPA will not delay the service line material inventory requirements in the LCRR.

On November 14, 2024, the GEFA Board of Directors approved the City of Hinesville's Drinking Water State Revolving Fund (DWSRF) lead service line loan in the amount of \$1,200,000 with \$540,000 in principal forgiveness at an interest rate of 2.07% for over a 20-year term. These funds can be utilized for both lead and/or galvanized service line inventory and/or replacement efforts.

FUNDING: N/A

RECOMMENDATION:

ATTACHMENTS:

1. Hinesville LSL Update

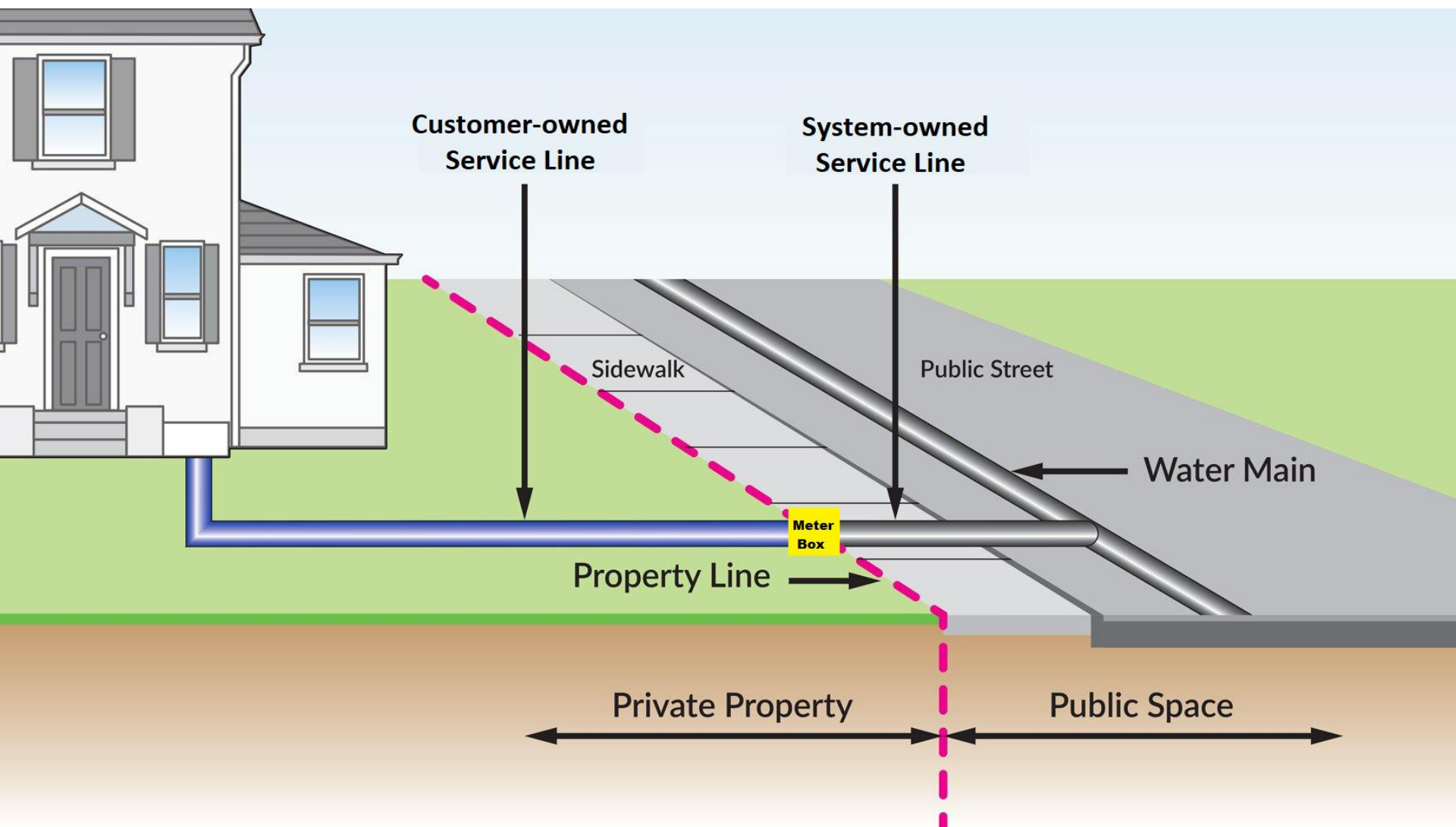
PREVIOUS COUNCIL DISCUSSION: May 18, 2023



Lead Service Line Inventory UPDATE

Trey Gavin, PE General Manager/SVP





Lead and Copper Rule



On December 17, 2021, following U.S. EPA engagement activities, U.S EPA published Docket No. EPA-HQ-OW-2021-0255 in the federal register

- U.S. EPA committed to propose and revise the LCRR by October 16th, 2024 with the Lead and Copper Rule Improvements (LCRI)
- The LCRI is expected to delay the implementation of portions of the LCRR beyond the October 16, 2024, compliance date.
- The U.S. EPA will not delay the service line material inventory requirements in the LCRR

What does it all mean?

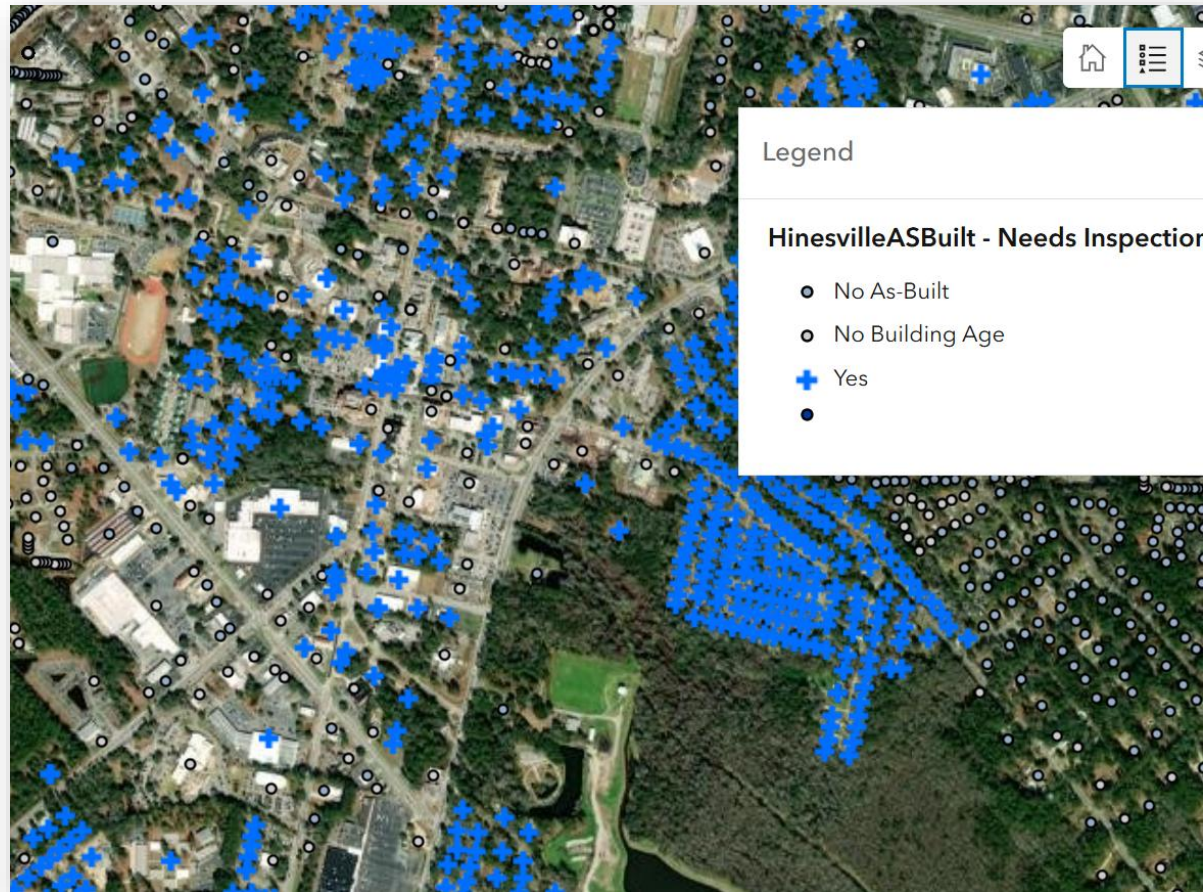
All water systems in the US will be required to engage in a 10 Year program to identify and replace lead and copper service lines. Includes an inventory of service line material to start...

Inventory Requirements

- **The inventory must include all service lines connected to the public water distribution system regardless of intended use (40 CFR §141.84(a)(2)).** Lead connectors, gooseneck, and pigtails are not required to be included unless required by the state.
- **The inventory must include information on both the system- and customer-owned portions.** Service lines must be classified as lead, GRR, non-lead (or the actual material), or lead status unknown service lines (or unknown)
- A classification of non-lead must be supported by **evidence-based records, methods, or techniques** to prove it is not lead or GRR

Previous Work Update

- Deep dive into Data has returned a 59% reduction of unknowns due to Building/Service Age (After 1990)
- Additional Reductions from Asbuilt Review
- ***Goal- Utilize Predictive Modeling with reduced field verification cost to deliver Inventory by Due Date and well below Budget***



Approach Update

The Current Progress of Inventory shows we have roughly 5,000 unknown services resulting from “Desktop Efforts”

The best use of \$ for City is Predictive Modeling...

- Using Predictive Modeling to determine statistically verified material for inventory
- Execute 2 stages of field verification to further bolster statistical results and verify accuracy (soft digs and public participation-water heater check/check under house)- we need 200-400 properties chosen by data scientists to calibrate/validate model
- We reached out to all property owners with “door knockers” with nearly no communication back (4 owners out of 400 flyers placed)

Approach Update

How to proceed?

We would like to advance the idea of reaching back out to 400 property owners to participate but with an added incentive of receiving a \$25 VISA gift card to gain participation

Total cost $400 \times \$25 = \$10,000$

- **Cost passed through ESGE's current contract**



Comments or Questions?



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025

Agenda Item: Rezoning and Annexation Petition 2024-011-H

Prepared by: Lori Parks

Presented by: Jeff Ricketson

PURPOSE: A rezoning and annexation petition was submitted by Newbridge Residential Parks, LLC to rezone $\pm$ 13.92 acres from SFMH (Single-family Manufactured Homes) and MHP (Manufactured Home Park) to PUD (Planned Unit Development) for a future development consisting of townhomes and apartments, with a maximum of 16 units per acre. Annexation into the City was also requested. The properties are located on Live Oak Church Road and Guyett Avenue and are further described as LCTM Parcels 036001, 036003, 036004, 036005 and 036006.

BACKGROUND: At its meeting on March 19, 2024, the Planning Commission recommended approval with standard and the following special conditions:

1. City of Hinesville and Newbridge will execute the development agreement, and Newbridge shall perform the requirements therein prior to the enactment of annexation and rezoning.
2. Traffic impact study shall be submitted with the site plan review materials.

In April of 2024, the City entered into a Development Agreement whereby Newbridge Residential Parks, LLC would remove all remaining manufactured homes and structures from the property, discontinue the use of the property as a manufactured home park and abandon all claims to such use in the future. Newbridge has satisfied the requirements of the Agreement and has requested to proceed with the rezoning and annexation.

FUNDING: N/A

RECOMMENDATION:

ATTACHMENTS:

1. Rezoning and Annexation Petition 2024-011-H rev

PREVIOUS COUNCIL DISCUSSION:

Rezoning and Annexation Petition 2024-011-H

A petition has been submitted by Newbridge Residential Parks, LLC to rezone 13.74 acres +/- from SFMH (Single-Family Manufactured Home) and MHP (Manufactured Home Park) to PUD (Planned Unit Development) and annexation into the City of Hinesville for townhomes and apartments. Property is located on Live Oak Church Road in unincorporated Liberty County and is further described as LCTM Parcels 036001, 036003, 036004, 036005 and 036006.

Public Notification

Rezoning Petition and Conditional Use 2024-007-W

A petition has been submitted by Ricker Taxes Etc. Inc. (Matthew D. Terry) to rezone 1.756 acres +/- from AR-1 (Agricultural Residential) to OI (Office Institutional) for offices and accessory dwelling units for the Gift of Love is Here Corporation. Property is located at 2267 Shaw Road in Walthourville and is further described as LCTM Parcel 050A003. Property is bounded now or formerly as follows: NORTH by lands of Daisy Thomas; EAST by Shaw Road; SOUTH lands of Tanner McCaddon and Samantha Carvajalrubio, Joseph Carsice and Joyce Scott; and Terry W. and Caitlin E. Lemmon; and WEST by lands of Ginger J. Smith, Jasmine M. Brumbley, Raquel L. Lopez and Kerlan Julien. Variance Request 2024-008-H

A variance request has been submitted by Horizon Business System, LLC to reduce the side street setback to 8 feet from the required 35 feet, the rear yard setback to 21 feet from the required 25 feet and the side yard setback to 12 feet from the required 25 feet setback. Property is located at 820 Elma G. Miles Parkway in Hinesville and is further described as LCTM Parcel 046B165. Property is bounded now or formerly as follows: NORTH by Elma G. Miles Parkway; EAST by Elaine Street; SOUTH by lands of Donnie H. Walker; and WEST by lands of Stubbs Transport, LLC and Janice Hearn. Conditional Use 2024-009-M

A conditional use request has been submitted by Love's Travel Stops and Country Stores for a travel stop including a convenience store and two restaurants. Property is located on Islands Highway in Midway and is further described as LCTM Parcels 265040, 265041 and 265042 (portion thereof). Property is bounded now or formerly as follows: NORTH by Islands Highway; EAST by lands of Dorchester Village Road; SOUTH by lands of Dorchester Commerce Park Phase 1, LLC; and WEST by Interstate 95 North. Rezoning and Annexation Petition 2024-011-LC/H

A petition has been submitted by Newbridge Residential Parks, LLC to rezone 13.74 acres from SFMH (Single-Family Manufactured Home) and MHP (Manufactured Home Park) to PUD (Planned Unit Development) and annexation into the City of Hinesville for townhomes and apartments. Property is located on Live Oak Church Road in unincorporated Liberty County and is further described as LCTM Parcels 036001, 036003, 036004, 036005 and 036006. Property is bounded now or formerly as follows: NORTH by lands of Dryden Enterprises Inc.; EAST by lands of Markendy and Alexandra Esting, Andre J. Mincey Jr. and Olivia Leilani Owens, Roland A. Gordon, Anthony and Kimberly Soto, Chelsie Williams and Eric M. Tackelbury, Dryden Enterprises Inc., Elizabeth Lozada, Sarah Waller, Erika V. Duran, Thao V. Duong and Huynh Nhamh, Centura D. Wheelous, Ron J. Redford and Kevin and Stephanie Robinson; SOUTH by Live Oak Church Road; and WEST by lands of Erika G. Hart and John F. Kennedy.

Rezoning Petition 2024-012-H

A rezoning petition has been submitted by Victory Deliverance Center to rezone 1.58 acres +/- from C-3 (Highway Commercial) to OI (Office Institutional) for the Victory Center mixed use development (ministry, evangelistic outreach, youth dance classes, character building skills, etc). Property is located at 715 Courtland Drive in Hinesville and is further described as LCTM Parcel 058B010. Property is bounded now or formerly as follows: NORTH by Courtland Drive; EAST by lands of United States Postal Service; SOUTH by lands of United States Postal Service; and WEST by lands of Robert C. and Cathy Goolsby. Rezoning Petition 2024-013-H

A rezoning petition has been submitted by the City of Hinesville to rezone 5 acres +/- from R-20 (Single-Family Residential-20) to MFR (Multi-Family Residential) for the Evergreen Apartments. Property is located off Cedar Street in Hinesville and is further described as LCTM Parcel 044D096. Property is bounded now or formerly as follows: NORTH by lands of Maury Davis and Charles M. Jones and The Michael E. Bryant Life Trust; EAST by lands of Maury Davis and Charles M. Jones; SOUTH by lands of Maury Davis and Charles M. Jones and The Michael E. Bryant Life Trust; and WEST by lands of The Michael E. Bryant Life Trust. Rezoning Petition 2024-014-H

A rezoning petition has been submitted by Grove Creek Ventures, LLC to rezone 5.63 acres +/- from C-2 (General Commercial) to MFR (Multi-Family Residential) for apartments. Property is located at the intersection of Charles C. Frasier Boulevard and Kacey Drive in Hinesville and is further described as LCTM Parcel 059C013. Property is bounded now or formerly as follows: NORTH by lands of 162 Cherokee Trust, 164 Cherokee Trust, Shannon and Jeffrey Dunn, John Hallman IV and MJHL LLC; EAST by lands of Comcast Corporation; SOUTH by Kacey Drive; and WEST by Charles C. Frasier Boulevard. Variance Request 2024-015-H

A variance request has been submitted by RTS Homes to exclude the installation of curb and gutter along West 15th Street for the Lakeside at Fifteen West subdivision. Properties are located on West 15th Street in Hinesville and are further described as LCTM Parcels 028009, 028013, 028023, 036A046 and 036A044. Property is bounded now or formerly as follows: NORTH by lands of RTS Homes, LLC; EAST by lands of FB Independence Place, LLC; SOUTH by Curtis Road and lands of James T. Hill and Independence Investments, LLC; and WEST by West 15th Street.

Variance Request 2024-017-M

A variance request has been submitted by Delroy Leslie to establish parking on half of the parking lot in place of the required paved parking. Property is located at 332 North Coastal Highway in Midway and is further described as LCTM Parcel 213A007. Property is bounded now or formerly as follows: NORTH by lands of M. F. Martin III and Elial and Nancy Zhang; EAST by lands of Midway Colonial Church; SOUTH by North Coastal Highway; and WEST by lands of Gary Louis Shoemaker. Variance Request 2024-018-H

A variance request has been submitted by William Tant on behalf of the owner, Joann M. Curry, to reduce the side setback to 4 feet and rear setback to 3 feet from the required 5 feet for a three-car carport. Property is located at 112 Kentucky Derby in Hinesville and is further described as LCTM Parcel 039A092. Property is bounded now or formerly as follows: NORTH by Kentucky Derby; EAST by lands of Terence and Crystal Mitchell; SOUTH by lands of Charlene Finley and Oscar Hay, Elisabeth Brinson and Sterling Yoc; and WEST by lands of Wilbur Joseph Green Jr. Public Hearings

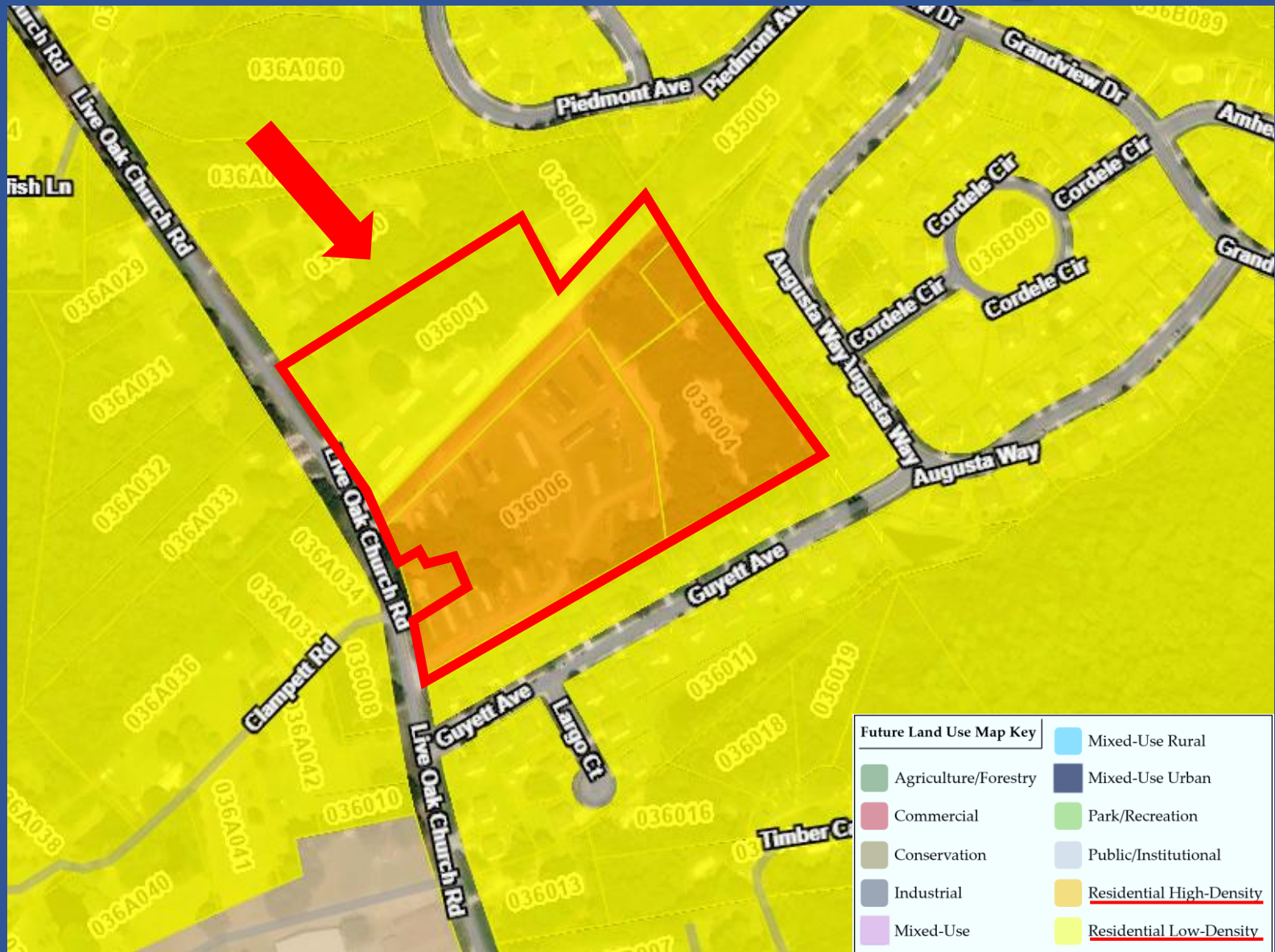
The Liberty Consolidated Planning Commission will hold a public meeting March 19, 2024, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville. Public Hearings to be held by the Applicable Governing Authority: Thursday, April 4, 2024, 3:00 p.m. - The City of Hinesville Mayor and Council will meet at Hinesville City Hall, 115 East M. L. King Jr. Drive, Hinesville. Monday, April 8, 2024, 6:00 p.m. - The City of Midway Mayor and Council will meet at Midway City Hall, 41 Charlie Butler Road, Midway. Tuesday, April 9, 2024, 6:00 p.m. - The City of Walthourville Mayor and Council will meet at the Walthourville Police Department, 192-B Talmadge Road, Walthourville, 47646 2/29/24 RL



Zoning Map



Future Land Use Map



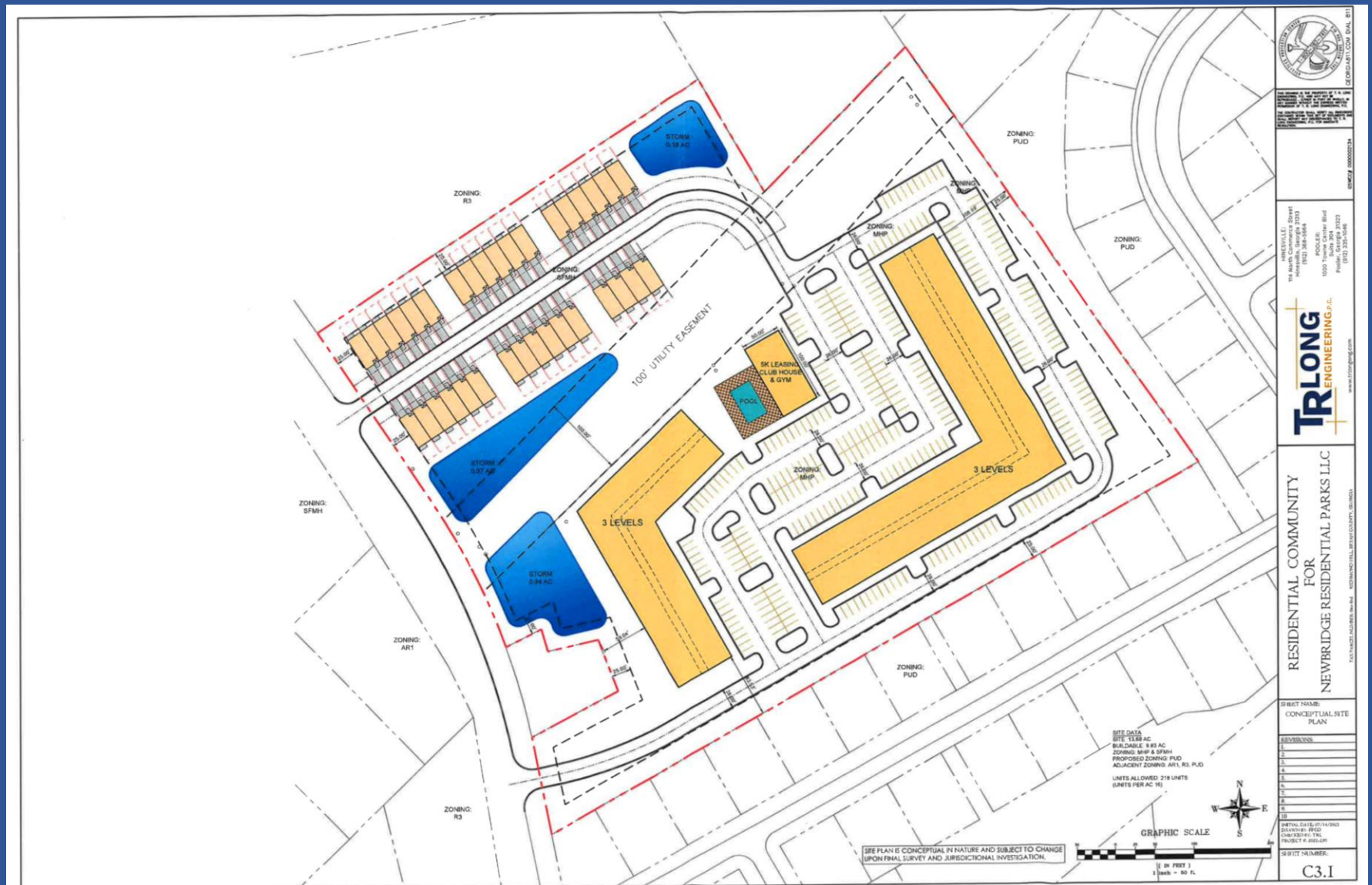
Jurisdiction Map



Annexation Exhibit



Plan



Narrative

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



308 Commercial Drive
Savannah, Georgia 31406
Office: (912) 335-1046
Fax: (912) 355-1642

PUD Standards Project Narrative Live Oak Church Road Hinesville, Georgia

I. General Development Plan

The Newbridge property is located off of Live Oak Church Road in Hinesville, Georgia. The property consists of 13.68 acres and is currently a mobile home park. The property fronts along Live Oak Church Road and is made up of four parcels with a 100' overhead utility easement running through it. It is zoned MHP and SFMH with the surrounding zoning being AR1, R3 and PUD.

The proposed use for the parcels owned by Newbridge Residential Parks LLC will be primarily multi-family consisting of townhomes and apartments. A majority of the site will be standard rental apartments. There will be a small portion of the site dedicated to townhomes.

Tax Parcel: 036 001, 036 003, 036 004, 036 005 & 036 006

Newbridge Residential Parks LLC.
570 Lexington Ave. SUITE 2200
New York, NY 10022

Total Area: Approximately 13.68 acres

II. Uses, Density and Standards

The Newbridge property will comprise of townhomes and apartments with 16 units per acre allowed.

Standard Single Family Townhome Lots:

- Use: Townhome lots will be used only for single-family attached dwellings. No manufactured or mobile homes will be allowed.
- Density: Up to 34 units
- Lot Standard:

Minimum Gross Lot Area	2,000 square feet
Minimum Lot Width at Building Line	20 feet
Minimum Front Yard	25 feet
Minimum Side Yard (Interior)	30 feet
Minimum Side Yard Street	25 feet
Minimum Rear Yard	20 feet

Narrative

Apartments:

- Use: The apartment buildings will consist of 1, 2 and 3 bedroom units. Each building will be a maximum of 3 levels with open air interior access to each unit. No manufactured or mobile homes will be allowed.
- Density: Up to 184 units
- Lot Standard:

Minimum Gross Lot Area	1.0 acre
Minimum Lot Width at Building Line	0 feet
Minimum Front Yard	25 feet
Minimum Side Yard (Interior)	30 feet
Minimum Side Yard Street	25 feet
Minimum Rear Yard	40 feet

III. Architectural

To be determined.

IV. Streets, Sidewalks and Parking

All streets and parking areas will be designed to meet the City of Hinesville rules, regulations and guidelines regarding local streets. The project will include 27 feet wide roads including 24" curb and gutter and sidewalk in the subdivision. Each residential structure will include parking as required by the City of Hinesville ordinances.

V. Common Areas

Once the parcels have been combined and rezoned the development will include a clubhouse and pool area with a leasing office and mail service. The clubhouse area will have dedicated parking for residents and guest parking for future residents.

VI. Transportation

The development will be accessed off of Live Oak Church Road. Based off the Institute of Transportation Engineer Common Trip Generation Rates (10th Edition) and the illustrated layout, the residential project will generate an increase in the peak hour demand by 190 trips and the Average Daily Traffic by 1,469 trips.

VII. Drainage

The drainage for this project will be designed to meet the City of Hinesville Ordinances regarding drainage. This will include buffering the peak runoff for the 25-year storm event. In general, storm water will be routed to the existing storm water system on adjacent city streets.

VIII. Flood Prevention

This property does not lie within the floodway and the 100-year flood plain.

IX. Wetlands

There are no areas of jurisdictional wetlands on the site.

Narrative

X. Water System

The City of Hinesville water system adjacent to the parcels will serve the proposed PUD development. Coordination with the City of Hinesville will be made to insure water availability.

XI. Sewage

The City of Hinesville sewage system adjacent to the parcels will serve the proposed PUD development. Coordination with the City of Hinesville will be made to insure availability and capacity.

XII. Schools

This development will feed into the Liberty County School System. Plans for this subdivision will be provided to the school system to be used in long term planning by the school board.

Zoning Analysis

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

Zoning Analysis

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

Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
 - *No.*
8. Would this change cause a “domino effect” and encourage “sprawl”?
 - *No.*
9. Are there unique historical sites which may be adversely impacted?
 - *There is an adjacent 100-year-old house that is not maintained. No adverse impacts 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?

- *Existing manufactured home park is in blighted condition.*

Annexation Ordinance and Ad

Ordinance # 2024-03

AN ORDINANCE

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

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

SECTION 1. The area contiguous to the City of Hinesville as recorded in Bk: 2056, Pages 355 -358 and Bk: 2018, Pages 925 – 927 Section 2, attached hereto, is hereby annexed into the City of Hinesville, and made a part of the said city:

SECTION 2. This annexation shall become effective on the ____ day of _____ 2024 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 ____ day of _____ 2024, by the Mayor and Council of the City of Hinesville.

Karl A. Riles, Mayor

Diana F. Reid, Councilmember

Jason R. Floyd, Councilmember

Vicky C. Nelson, Mayor Pro Tem

Dexter L. Newby, Councilmember

Jose A. Ortiz Jr., Councilmember

ATTEST:

Kenneth K. Howard, City Clerk

ANNEXATION NOTICE

A proposed Ordinance # 2024-03 to execute a development agreement and annex property into the City of Hinesville is available for public review in the LCPC office, Monday through Friday, between 8:00 a.m. and 5:00 p.m. at the Liberty County Historic Courthouse, 100 North Main Street, 2nd floor. The following properties are proposed to be annexed into the City of Hinesville: Liberty County Tax Map-Parcels 036001, 036003, 036004, 036005 and 036006 located on Live Oak Church Road and Guyett Avenue. These properties are proposed to be developed for mixed use of townhomes and apartments. This ordinance to execute a development agreement and annex property into the City of Hinesville will be presented to the Liberty Consolidated Planning Commission March 19, 2024, at 4:30 p.m. in the Courthouse Annex, 112 Main Street, Hinesville, 2nd floor. All interested citizens are invited to attend.

THURSDAY, FEBRUARY 29, 2024

Development Agreement

Development Agreement #2024-01

STATE OF GEORGIA
COUNTY OF LIBERTY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is executed this _____ day of _____, 2024 by and between the City of Hinesville Georgia ("City") and Newbridge Residential Parks, LLC, a Georgia limited liability company ("Newbridge").

WHEREAS, Newbridge is the owner of certain real property located on Live Oak Church Road in unincorporated Liberty County, Georgia more fully described in the attached Exhibit A and shown labeled as the "Property" in the attached Exhibit B;

WHEREAS, Newbridge intends to rezone the Property from Manufactured Home Park and Single Family Manufactured Home to Planned Unit Development and construct townhomes and apartments on the Property, more fully described in the attached Exhibit C;

WHEREAS, the City approves and accepts the final Plan ("Plan") for the Property, as more specifically shown on the attached Exhibit C in consideration for the terms and conditions contained herein; and,

NOW THEREFORE, in consideration for the terms contained in this Agreement and other good and valuable consideration, the parties agree as follows:

- 1. Newbridge Residential Parks, LLC.** Newbridge shall remove all remaining mobile/manufactured homes and dilapidated structures from said property and discontinue operations of the property as a mobile home park and thereafter immediately abandon any claims to continued operation of a mobile home park as a legal non-conforming use as provided in Section 301-10 of the Liberty County Unified Development Ordinance. Upon meeting the aforementioned conditions, Newbridge will submit an application to the Liberty Consolidated Planning Commission requesting annexation of said property into the corporate limits of the City of Hinesville and further requesting PUD zoning for the property. Newbridge shall perform all terms of this Agreement within 18 months from the date of execution of this agreement and submit ~~aforementioned request~~ to annex and rezone the property to the Liberty Consolidated Planning Commission. Failure by Newbridge to perform any obligation(s) outlined under this Agreement within 18 months of the execution of this Agreement shall result in the immediate release of the City of any obligations the City may have under this Agreement.
- 2. City of Hinesville.** Upon Newbridge meeting all the terms specified in Item #1 above, the City shall annex the property into the corporate limits of the City and rezone the property from Mobile Home Park (MHP) and Single-Family Manufactured Home (SFMH) to Planned Unit

Development Agreement

Development Agreement #2024-01

Development (PUD) to accommodate the general development concept shown in Exhibit C, subject to compliance with the City of Hinesville's specific development and construction standards. Moreover, the City agrees to extend water and sewer services to the development.

3. Governing Law. This Agreement shall be interpreted and construed in accordance with the laws of the state of Georgia without reference to the conflict of law provisions of such state.

4. Notices. All notices or other communications required or provided to be sent by either party shall be in writing and shall be sent: (i) by any nationally known overnight delivery service (such as Federal Express) for next day delivery, in which case notice shall be deemed delivered one business day after deposit with such courier (ii) by delivery in person, in which case notice shall be deemed delivered upon receipt or refusal of delivery or (iii) by certified mail, return receipt requested, postage prepaid in which case notice should be deemed delivered upon receipt or refusal of delivery. All notices shall be addressed to the parties at the addresses below:

AS TO THE CITY:

City Manager
115 East M.L. King, Jr. Drive
Hinesville, GA 31313

AS TO NEWBRIDGE:

Newbridge Residential Parks, LLC
570 Lexington Ave., Suite 2200
New York, NY 10022

Any party hereto shall have the right from time to time to change the address or individual's attention to which notices to it shall be sent by giving the other party written notice thereof.

5. Estoppel. Each party shall within thirty (30) days after receipt of written notice requesting same, give to the other party an estoppel certificate indicating whether a breach of this Agreement exists, and such other matters as may be reasonably requested by the requesting party.

6. Time of Essence. Time is of the essence of this Agreement.

(Signatures on Following Page)

Development Agreement

Development Agreement #2024-01

TRACT TWO: All that certain lot, tract or parcel of land situate lying and being in the 1756th G.M. District of Liberty County, Georgia, containing 1.55 acres, more or less, and being shown as "Parcel No. 2" on that certain survey plat drawn by Hugh M. Smiley and approved by Merlin J. Tomberlin (R.L.S. No. 2477) on February 27, 1998; such plat being recorded in Plat Section L-54, page 3, Liberty County records; same being incorporated herein by reference thereto for descriptive and all other purposes.

MAP & PARCEL NO. 036-005

TRACT TWO-A: All that certain lot, tract or parcel of land situate lying and being in the 1756th G.M. District of Liberty County, Georgia, containing 0.22 acre, more or less, and being shown as "Parcel No. 2-A" on that certain survey plat drawn by Hugh M. Smiley and approved by Merlin J. Tomberlin (R.L.S. No. 2477) on February 27, 1998; such plat being recorded in Plat Section L-54, page 3, Liberty County records; same being incorporated herein by reference thereto for descriptive and all other purposes.

MAP & PARCEL NO. 036-003

TRACT THREE: All that certain lot, tract or parcel of land situate lying and being in the 1756th G.M. District of Liberty County, Georgia, containing 2.69 acres, more or less, and being shown as "Parcel No. 3" on that certain survey plat drawn by Hugh M. Smiley and approved by Merlin J. Tomberlin (R.L.S. No. 2477) on February 27, 1998; such plat being recorded in Plat Section L-54, page 3, Liberty County records; same being incorporated herein by reference thereto for descriptive and all other purposes. Said bargained property being bounded as follows: Northerly by Parcel No. 2 and an Access Easement; Easterly by lands of Fannie Floyd; Southerly by lands of George E. Floyd; and Westerly by lands of Terry Wheeler; all as shown on the above described survey Plat.

MAP & PARCEL NO. 036-004

Development Agreement

Development Agreement #2024-01

EXHIBIT "B"

DEPICTION OF THE PROPERTY



Development Agreement #2024-01

EXHIBIT "C"

PLAN FOR THE PROPERTY



Development Agreement

Development Agreement #2024-01

IN WITNESS WHEREOF, the City and Newbridge have executed this instrument to be effective as of the date first written above.

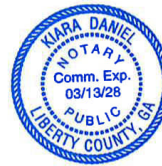
THE CITY OF HINESVILLE GEORGIA

BY: Kenneth K. Howard
NAME: Kenneth K. Howard
TITLE: CITY MANAGER

Signed, sealed, and delivered before us this
4th day of April, 2024.

Rose M. Kenner
Unofficial Witness

[Signature]
Notary Public
My commission expires: 3/13/28



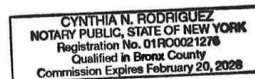
NEWBRIDGE RESIDENTIAL PARKS, LLC, a
Georgia limited liability company

BY: [Signature]
NAME: Davis J. Lo
TITLE: Authorized Signatory

Signed, sealed, and delivered before us this
24th day of April, 2024.

[Signature]
Unofficial Witness

Cynthia N. Rodriguez
Notary Public
My commission expires: 2/20/2028



LCPC Recommendation

Approval

Rezoning & Annexation
Petition 2024-011-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

1. City of Hinesville and Newbridge will execute the development agreement, and Newbridge shall perform the requirements therein prior to the enactment of annexation and rezoning.
2. Traffic impact study shall be submitted with the site plan review materials.



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025

Agenda Item: Conditional Use Petition 2025-42-H

Prepared by: Mardee Sanchez

Presented by: Jeff Ricketson

PURPOSE: To Present for Mayor and Council Consideration, Conditional Use Petition 2025-42-H for an Indoor Event Center at 407 South Main Street (District #1).

BACKGROUND: Stasha Smith currently uses the building for cheerleading/classes/fitness type of activities and would like to be able to rent out the space for events, as it sits empty the majority of the time. An indoor event center is a conditional use in the C-2 (General Commercial) District.

Primarily due to lack of adequate onsite parking, the Planning Commission recommended disapproval at its meeting on October 21, 2025.

FUNDING: None

RECOMMENDATION: Disapproval of Stasha Smith's Conditional Use Petition 2025-42-H.

ATTACHMENTS:

1. 2025-42-H

PREVIOUS COUNCIL DISCUSSION:

Conditional Use Petition 2025-42-H

A conditional use request has been submitted by Stasha Smith for an indoor event venue at 407 South Main Street in Hinesville. The property is further described as LCTM Parcel 056D008 and is also known as the Liberty Diamonds Hall.

This parcel is zoned C-2 (General Commercial) and is located within the Hinesville Downtown Redevelopment Overlay District.

Public Notification

Rezoning Petition 2025-41-A

A rezoning petition has been submitted by owner Richard Singleton, to rezone ± 1.10 acres from R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of 2 single-wide manufactured homes. The property is located on Salette Street in Allenhurst, is further described as LCTM Parcel 049D064, and is bounded now or formerly as follows: NORTH by lands of Lorenzo Dawson; EAST by lands of William McDonald; SOUTH by lands of Terry Carroll; and WEST by Salette Street.

Conditional Use Request 2025-42-H

A conditional use request has been submitted by Stasha Smith, on behalf of property owner Brenda D. Dollar, for an indoor event space at 407 South Main Street in Hinesville. The property is ± 0.17 acres, is further described as LCTM Parcel 056D008, and is bounded now or formerly as follows: NORTH by lands of Brenda D. Dollar; EAST by South Main Street; SOUTH by lands of FDS Legacy, Inc.; WEST by lands of Vimolrat Prompalin Revocable Trust.

Variance Request 2025-43-H

A variance request has been submitted by owner McKesson Stafford to have an accessory building approximately 3 feet into the required 5-foot side yard setback of his residence located at 968 Black Willow Drive in Hinesville. Property is ± 0.30 acres, is further described as LCTM Parcel 044A052, and is bounded

now or formerly as follows: NORTH by lands of Denise R. Winston; EAST by Birchfield Drive; SOUTH by lands of John D. Wise; WEST by lands of Mary Lou Fraser Community Support Foundation, Inc.

Rezoning Petition 2025-44-R

A rezoning petition has been submitted by owner Michael Gary Richardson to rezone ± 1.28 acres from C-2 (General Commercial) and R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of a single-wide manufactured home and to have the same zoning on both properties. The property is located at 73 Floyd Drive in Riceboro, is further described as LCTM Parcels 192B047 and 192B025, and is bounded now or formerly as follows: NORTH by lands of Julie Martin; EAST by lands of the City of Riceboro; SOUTH by lands of James Eller and Roger A. Smith; and WEST by lands of Terri S. Floyd.

Rezoning Petition 2025-45-LC

A rezoning petition has been submitted by JAW Services, LLC (Justin Webb), to rezone ± 6.92 acres from AR-1 (Agricultural Residential) to C3 (Highway Commercial) for the placement of a warehouse and to have the same zoning as adjacent Parcel 036D021. The property is located off of GA Highway 196 West in unincorporated Liberty County, is further described as LCTM Parcel 036D081, and is bounded now or formerly as follows: NORTH by lands of Russell A. Guyett and Joshua Taylor; EAST by lands of Dryden Enterprises (Griffin Park Subdivision); SOUTH by lands of the Cathedral of Faith Apostolic Church and GA Highway 196 West; and WEST by lands of Russell A. Guyett and Joshua Taylor Guyett.

Rezoning Petition 2025-46-F

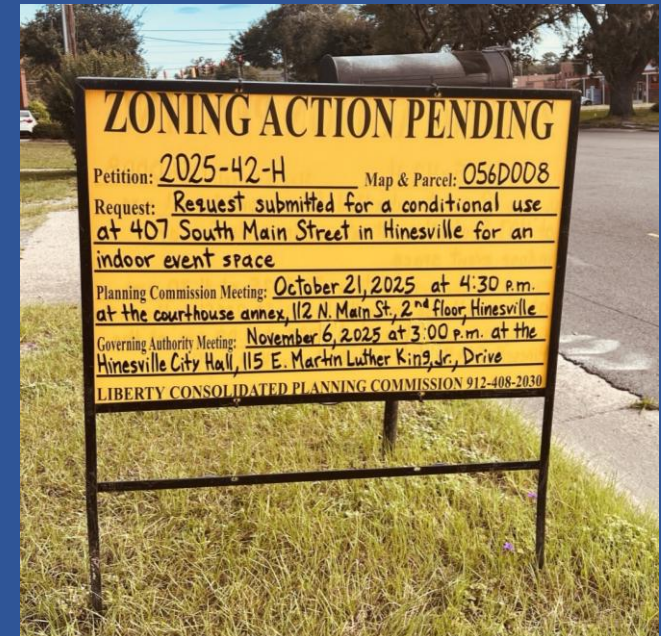
A rezoning petition has been submitted by owner Jimmie McKinney to rezone ± 2.17 acres from R-20 (Single-family Residential-20) to MFR (Multi-family Residential) for the placement of approximately ten duplexes. The property is located on Old Sunbury Road in Flemington, is further described as LCTM Parcel 083A021, and is bounded now or formerly as follows: NORTH by lands of Kall Sunbury, LLC; EAST by lands of Liberty County Board of Education; SOUTH by Bell Thomas E Jr. & Rodney J and Kall Sunbury, LLC; and WEST by Old Sunbury Road.

Public Hearings

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

Public Hearings to be Held by the Applicable Governing Authority

Monday, November 3, 2025, 6:30 p.m. – The Allenhurst Town Council will meet at the Allenhurst Town Hall, 4063 W. Oglethorpe Highway, Allenhurst. Tuesday, November 4, 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, November 6, 2025, 3:00 p.m. – The Hinesville City Council will meet at the Hinesville City Hall 115 East MLK, Jr. Drive, Hinesville. Thursday, November 4, 2025, 6:00 p.m. – The Riceboro City Council will meet at the Riceboro City Hall 4614 S. Coastal Highway, Riceboro. Tuesday, November 5, 2025, 4:30 p.m. – The Flemington City Council will meet at the Flemington City Hall, 156 Old Sunbury Road, Flemington.



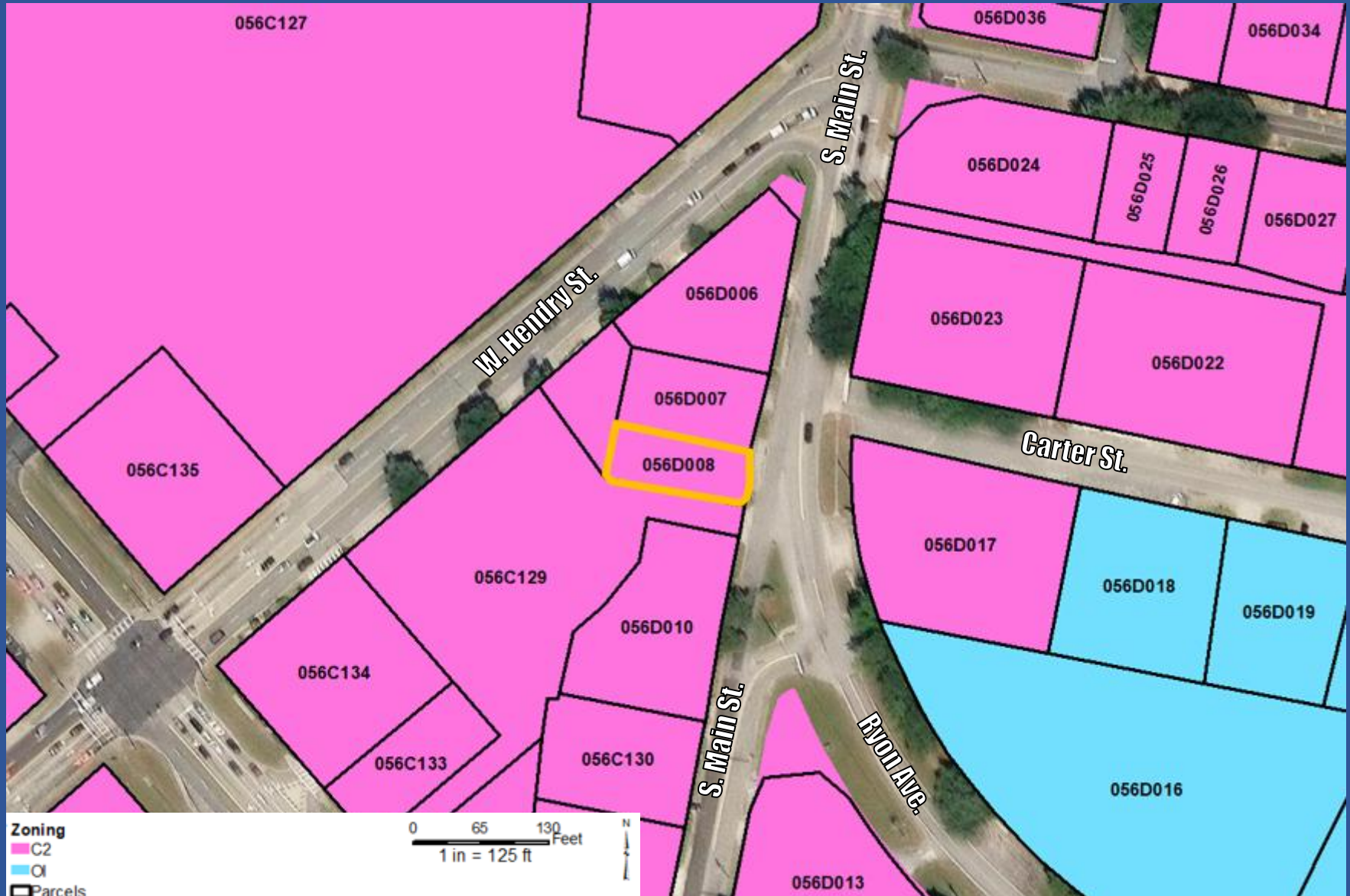
Vicinity Map







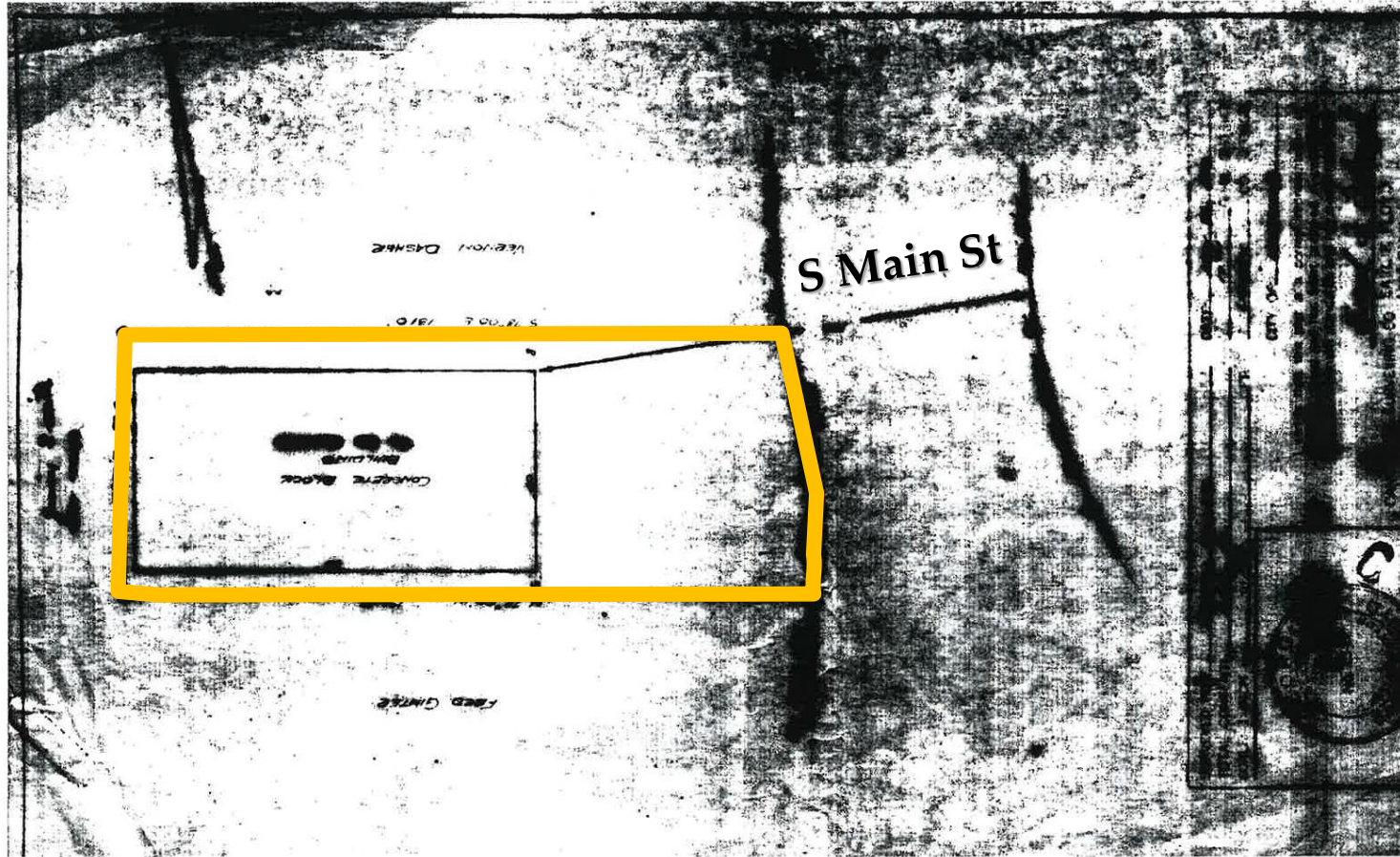
Zoning Map



Future Land Use Map



Plat



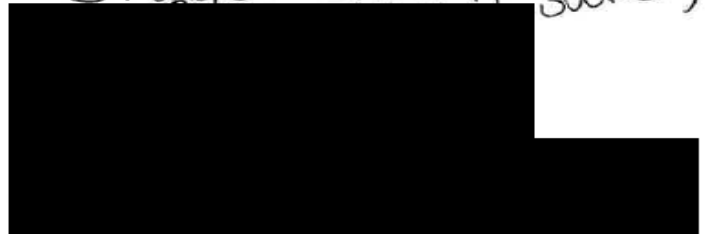
Plat book B52
page 36A

Narrative

To whom it may concern,

We are wanting to conditionally use the building at 407 S. Main St. as an event space. It's current use is our second location as a cheerleading/classes/fitness type of space, however it sits empty majority of the time due to us ~~we~~ having our main location relocated.

Stasha Smith (Business owner)



Liberty Diamonds Elite
All-stars

Conditional Use Review Criteria

1. The use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question.
 - *Correct; no changes are proposed to the site or the building.*
2. The use shall be consistent with the comprehensive plan, and with the purpose and intent of the land use district.
 - *The use is consistent with the comprehensive plan. However, it is not consistent with the intent of the UDO and the C-2 district because all required parking is to be onsite and this property cannot accommodate the required number of parking spaces.*

3. The establishment, maintenance, or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare.

- *While the petitioner has indicated that she has permission to use the paved parking across the street and the unpaved area on the adjacent lot, doing so would be detrimental to public safety and general welfare due to lack of safe pedestrian connectivity.*

4. The use will not create an undue burden on transportation, including streets and transit, schools, utilities, or the provisions of public safety.

- *No, the use would not create an undue burden on transportation, schools, utilities or public safety, other than the afore-mentioned parking issue.*

5. The design shall minimize adverse physical and environmental effects on adjacent properties, including adverse visual impacts. Buffer zones, where necessary to shield any adverse factors, shall be considered.

- *No changes to the existing building are proposed.*

6. Additional space for parking, landscaping, and adequate measures for ingress and egress shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

- *No proposed changes to the site or building are proposed, nor is there any area for additional parking or landscaping.*

LCPC Recommendation

Disapproval

Conditional Use Request 2025-42-H



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025
Agenda Item: Variance Request 2025-43-H
Prepared by: Mardee Sanchez
Presented by: Jeff Ricketson

PURPOSE: To Present for Mayor and Council Consideration, a Variance Request 2025-43-H to Allow a Storage Shed within the Sideyard Setback at 968 Black Willow Drive (District #3)

BACKGROUND: Owner McKesson Stafford obtained a building permit from the City which indicated the storage shed had to keep 5 feet setback from property line. The shed was placed within 2 feet of the property line and the owner is requesting a variance to allow it to stay in its current location.

At its meeting on October 21, 2025, the Planning Commission recommended disapproval.

FUNDING: None

RECOMMENDATION: Disapproval of McKesson Stafford's Variance Request 2025-43-H.

ATTACHMENTS:

1. 2025-43-H

PREVIOUS COUNCIL DISCUSSION:

Variance Request 2025-43-H

A variance request has been submitted by owner McKesson Stafford for the placement of a shed that is approximately 3 feet inside the required 5-foot side setback.

The ±0.30-acre parcel is located at 968 Black Willow Drive in Hinesville and is further described as LCTM Parcel 044A052.

Public Notification

Rezoning Petition 2025-41-A

A rezoning petition has been submitted by owner Richard Singleton, to rezone ± 1.10 acres from R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of 2 single-wide manufactured homes. The property is located on Salette Street in Allenhurst, is further described as LCTM Parcel 049D064, and is bounded now or formerly as follows: NORTH by lands of Lorenzo Dawson; EAST by lands of William McDonald; SOUTH by lands of Terry Carroll; and WEST by Salette Street.

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Rezoning Petition 2025-46-F

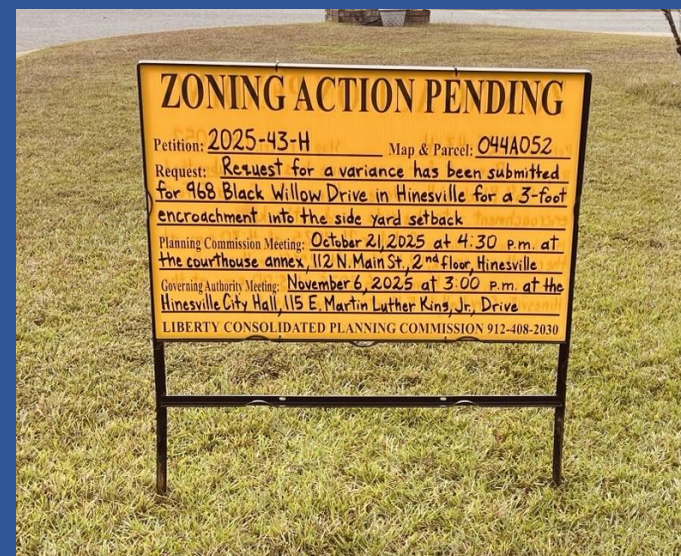
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Public Hearings

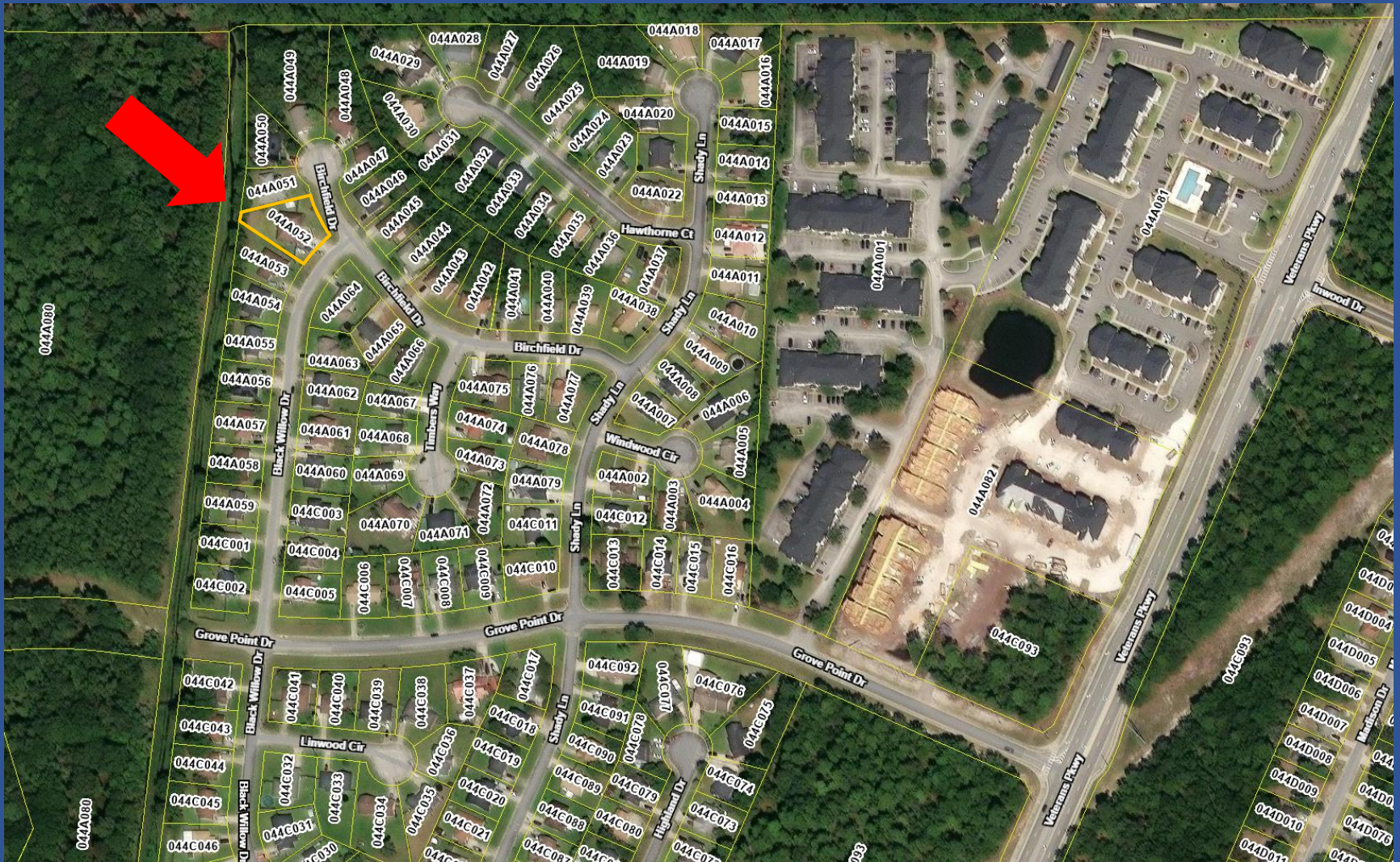
The Liberty Consolidated Planning Commission will hold a public hearing on October 21, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

Public Hearings to be Held by the Applicable Governing Authority

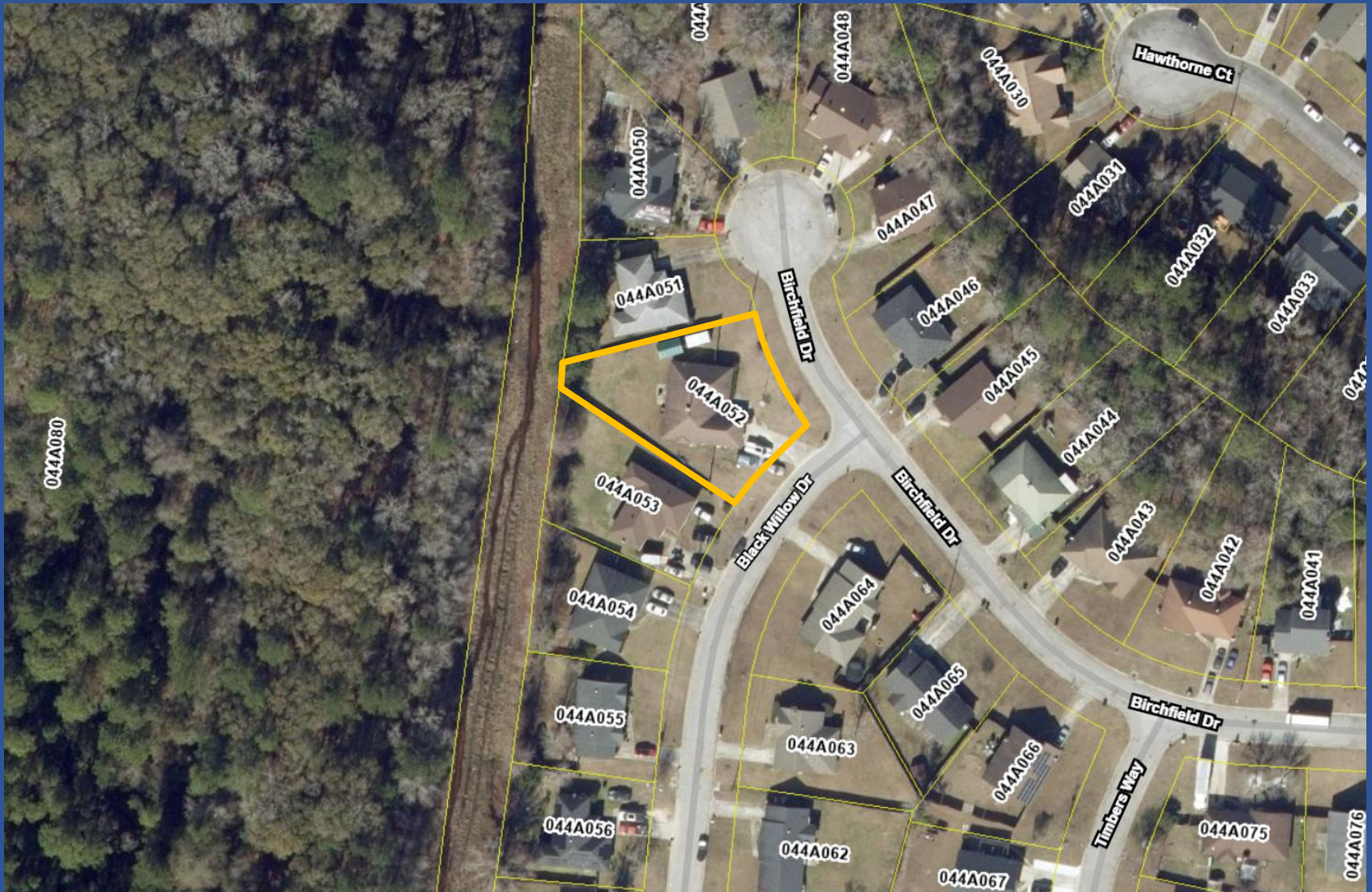
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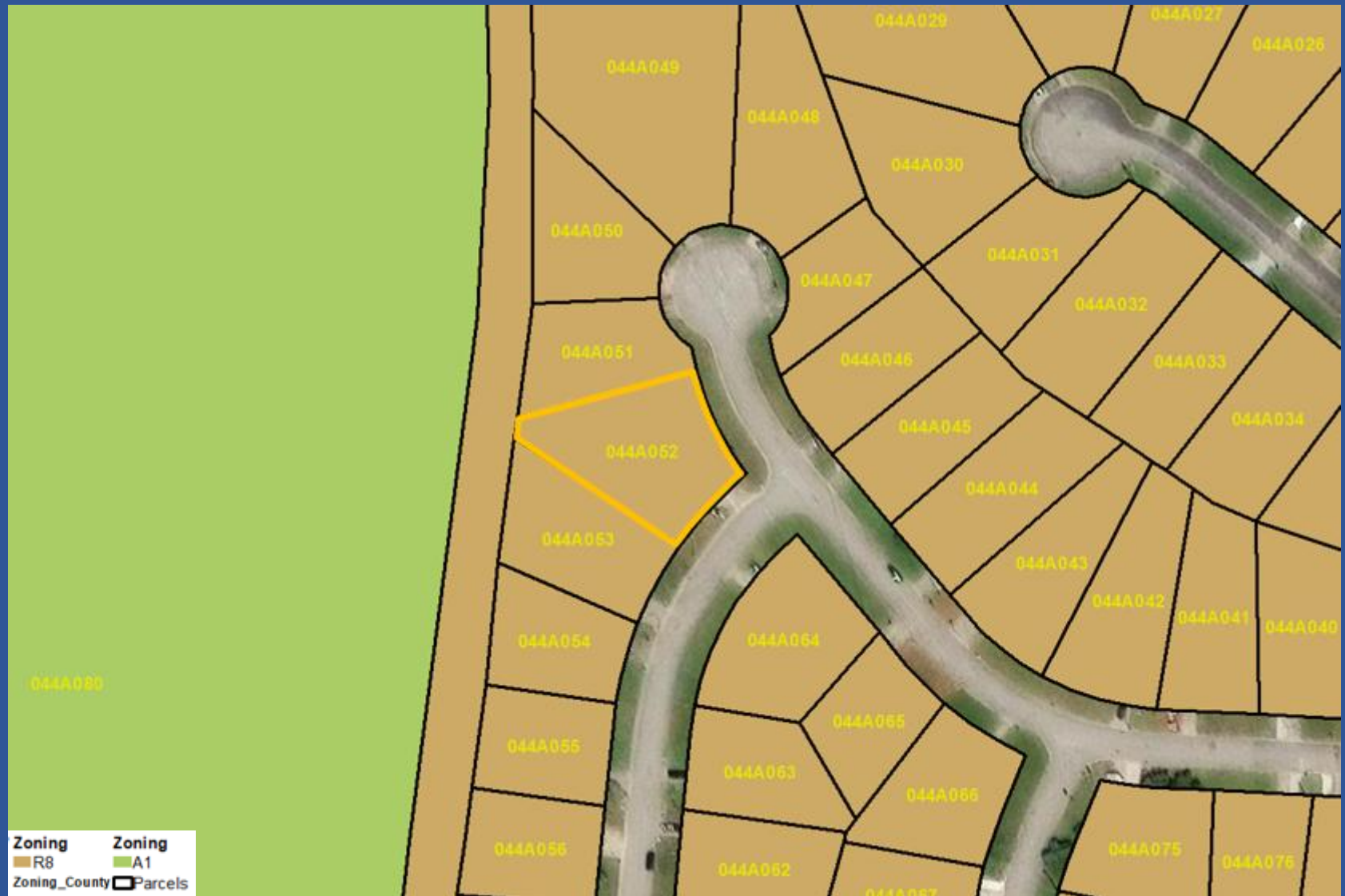
Location Map



Vicinity Map



Zoning Map



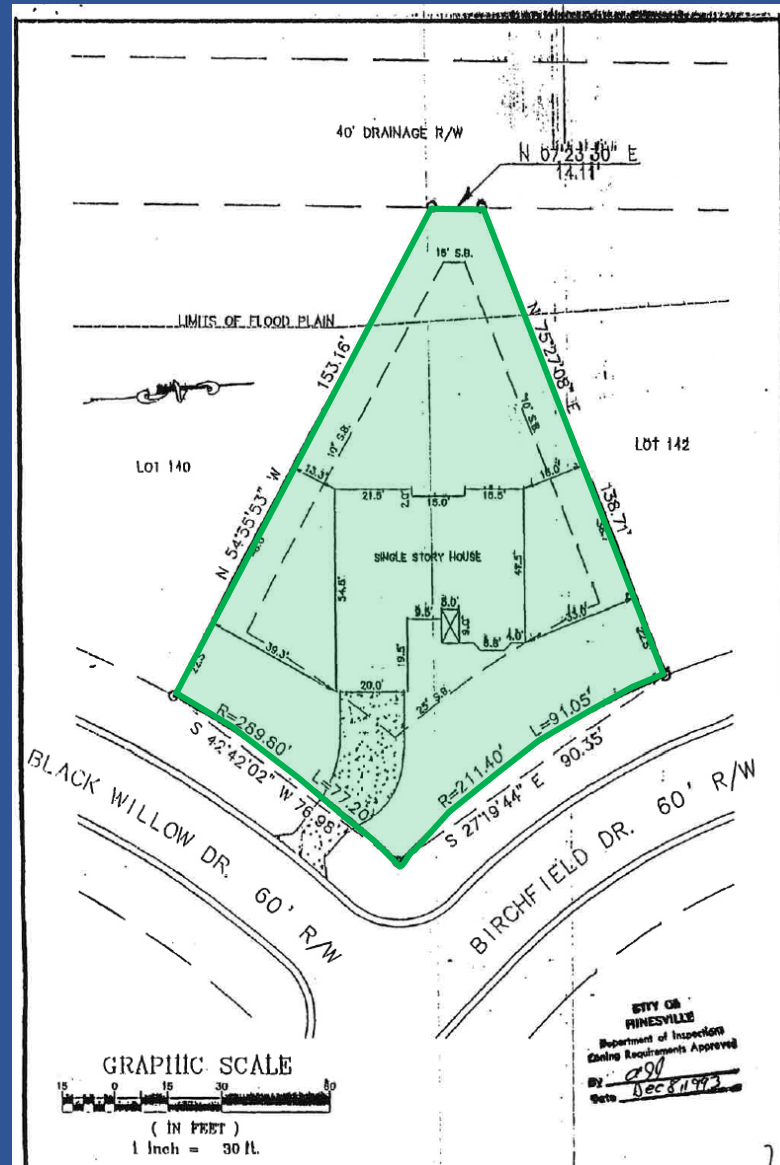
Narrative

A variance into the side setback requirement for this parcel has been requested by McKesson Stafford for the placement of a shed.

The shed has already been placed upon its foundation and would be difficult to move without damage.

The shed is currently encroaching ~3 linear feet into the required 5-foot setback.

Survey



Building Permit

Shed must be placed within your property lines.

Keep 5ft setback min from property line.

If placed on ground or blocks, ensure the ground is leveled and compacted for stability.

If placed on concrete, call for a slab inspection before the pour.

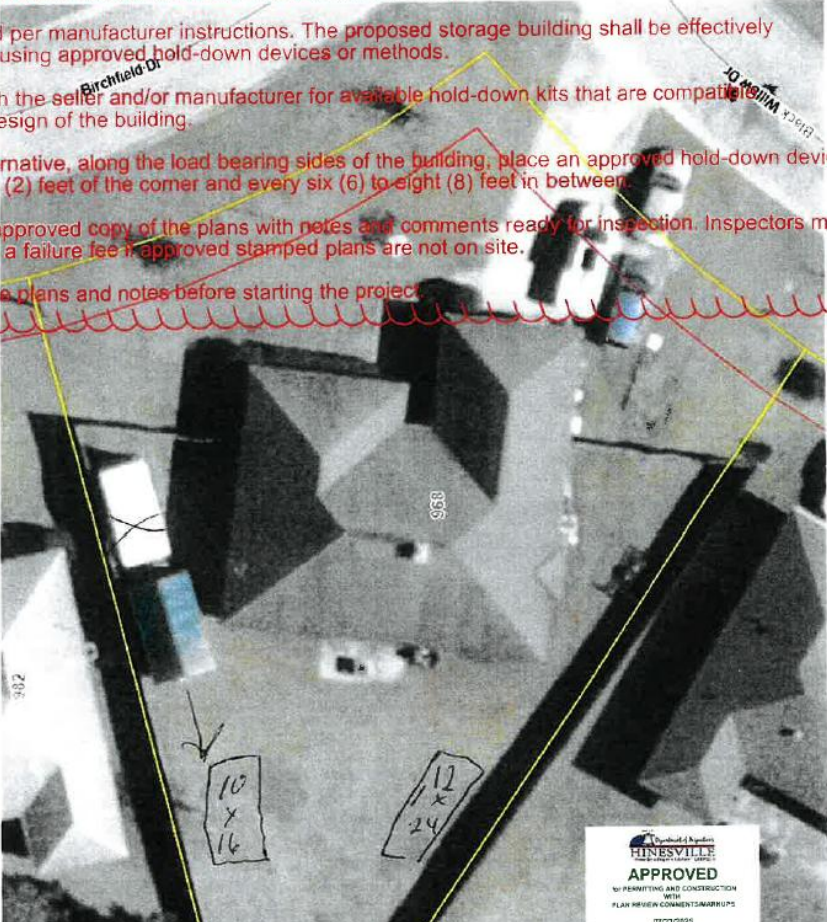
Build shed per manufacturer instructions. The proposed storage building shall be effectively anchored using approved hold-down devices or methods.

Check with the seller and/or manufacturer for available hold-down kits that are compatible with the design of the building.

As an alternative, along the load bearing sides of the building, place an approved hold-down device within two (2) feet of the corner and every six (6) to eight (8) feet in between.

Have an approved copy of the plans with notes and comments ready for inspection. Inspectors may walk away with a failure fee if approved stamped plans are not on site.

Review the plans and notes before starting the project.



City of Hainesville
APPROVED
BY PERMITTING AND CONSTRUCTION
WITH
PLAN REVIEW COMMENTS/AMENDMENTS
07/27/2025

Current Layout



Variance Criteria

1. There are extraordinary and exceptional conditions pertaining to the subject property in question because of its size, shape or topography;
There are no extraordinary and exceptional conditions pertaining to the subject property.
2. Such conditions are peculiar to the subject property;
There are no peculiar conditions pertaining to the subject property.
3. The application of the Ordinance to the subject property would create an unnecessary hardship;
The placement of the shed was decided by the owner and therefore any hardship as a result thereof is self-induced.

Variance Criteria

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance; and
 - *Relief would not cause any detriment to the public good or impair the purposes and intent of this Ordinance.*
5. Relief, if granted, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Ordinance.
 - *No.*

LCPC Recommendation

Disapproval

Variance Request 2025-43-H



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025

Agenda Item: Millage Rate Review for 2025 Tax Digest

Prepared by: Kimberly Ryon

Presented by: Kimberly Ryon

PURPOSE: To review with Mayor and Council the 2025 tax digest and discuss the proposed millage rate and adoption timeline.

BACKGROUND: A millage rate of 9.98 mills for the 2025 tax digest is proposed. This proposed millage rate is higher than the calculated rollback millage rate so we will have to advertise a 2.85% tax increase and conduct 3 public hearings prior to adopting the millage rate. The first two public hearings are scheduled for Thursday, November 13, 2025 at 11:30 am and 6:00 pm with the 3rd hearing on November 20, 2025 during the City Council meeting that starts at 3:00. The millage rate is scheduled to be adopted at the November 20, 2025 City Council meeting.

FUNDING: None

RECOMMENDATION: To adopt a millage rate of 9.98 mills for the 2025 tax digest.

ATTACHMENTS:

1. Tax Digest & Levy Ad 2025
2. Millage Rate Calendar 2025 Digest

PREVIOUS COUNCIL DISCUSSION: We discussed the proposed millage rate during our budget workshops in September and October 2025 and at both City Council meetings in October 2025.

NOTICE

The City Council of the City of Hinesville does hereby announce that the millage rate of 2025 taxes will be set at City Hall, 115 East M.L. King, Jr. Drive, during the City Council meeting on Thursday, November 20, 2025 which begins at 3:00 p.m., and pursuant to the requirement of O.C.G.A. 48-5-32, does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past five years.

CURRENT 2025 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Proposed 2025</u>
REAL & PERSONAL	\$ 658,120,827	\$ 683,025,674	\$ 763,180,127	\$ 956,826,804	\$ 1,050,787,542	\$ 1,138,590,346
MOTOR VEHICLE	3,982,870	5,978,960	5,367,530	5,394,000	4,851,600	4,851,600
MOBILE HOME	2,432,315	2,430,233	2,385,351	2,353,155	2,250,183	2,250,183
TIMBER AT 100%	31,000	-	-	-	-	-
HEAVY TRUCK EQUIPMENT	65,364	24,695	30,832	5,730	8,512	8,512
UTILITIES	13,566,430	14,401,913	14,938,652	16,189,227	18,423,519	21,028,736
GROSS DIGEST	<u>\$ 678,198,806</u>	<u>\$ 705,861,475</u>	<u>\$ 785,902,492</u>	<u>\$ 980,768,916</u>	<u>\$ 1,076,321,356</u>	<u>\$ 1,166,729,377</u>
GROSS MILLAGE	16.86	17.69	17.39	16.14	15.97	15.32
SALES TAX ROLLBACK	<u>6.36</u>	<u>7.19</u>	<u>7.09</u>	<u>5.99</u>	<u>5.87</u>	<u>5.34</u>
NET MILLAGE	10.50	10.50	10.30	10.15	10.10	9.98
NET TAXES LEVIED	<u>\$ 7,121,087</u>	<u>\$ 7,411,545</u>	<u>\$ 8,094,796</u>	<u>\$ 9,954,804</u>	<u>\$ 10,870,846</u>	<u>\$ 11,643,959</u>
NET TAX INCREASE-\$	\$ 417,256	\$ 290,458	\$ 683,250	\$ 1,860,009	\$ 916,041	\$ 773,113
NET TAX INCREASE-%	6.22%	4.08%	9.22%	22.98%	9.20%	7.11%

MAYOR
Karl A. Riles

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



Kimberly Ryon, Chief Financial Officer

MAYOR PRO TEM
Vicky C. Nelson

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

Memorandum

Date: October 30, 2025
To: Mayor and Council
CC: City Manager and Department Heads
From: Kimberly T. Ryon *KTR*
RE: Proposed Calendar to adopt the Millage Rate for the 2025 Digest (FY 2026)

The following is an outline of the dates proposed to adopt the millage rate for the 2025 tax digest:

Thursday, November 13, 2025	Hold the first Public Hearing on tax increase at 11:30 a.m. Hold the second Public Hearing on tax increase at 6:00 p.m.
-----------------------------	--

Thursday, November 20, 2025	Hold the third Public Hearing on tax increase during Council meeting. Adopt the Millage Rate (during the Council meeting)
-----------------------------	--

We are proposing to reduce the millage rate by .12 mills for a millage rate of 9.98 mills. We will have to advertise the 5 year history of levy and the first two public hearings in the November 6th Coastal Courier.

"Home for a Day or a Lifetime"

115 East M.L. King Jr. Drive, Hinesville, GA 31313 (912) 876-3564
www.cityofhinesville.org



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025

Agenda Item: Bid Opening - RFP 2025-17
Hineshaw School Construction
Phase I and Approval of
Resolution #2025-22

Prepared by: Estella L. Roberson

Presented by: Ryan Arnold

PURPOSE: Bid Opening of RFP 2025-17 for the Hineshaw School Construction Phase I and approval of Resolution #2025-22.

BACKGROUND: On July 23, 2025, advertisements for 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.

On September 4, 2025, the Construction Management contract was awarded to Pope Construction.

On September 25, 2025, a Request For Proposal was issued for the construction stabilization of the Hineshaw School Building. Requests were submitted to over 8,000 subcontractors.

On October 16, 2025, bids were opened. Staff worked closely with the Architect and Construction Manager to reduce costs by providing an on-site dumpster for construction debris removal and demolition of an on-site mobile trailer.

FUNDING: \$560,682 SPLOST

RECOMMENDATION: Approval of Resolution #2025-22

ATTACHMENTS:

1. RFP 2025-17 Bid Tabulation
2. Resolution 2025-22 Hineshaw School Phase I

PREVIOUS COUNCIL DISCUSSION: September 4, 2025

RFP 2025-17 Hineshaw Stabilization Bid Tab



GMP

Project Title:		Hineshaw School Stabilization				
Project Location:		Hinesville, GA				
Proposal Date:		16-Oct-25				
Architect:		Buckley and Associates				
Square Footage:		5,895				
Description		Sub/Bid	Sub/Bid	GMP Budget	Apparent Low	Notes/VE Description
1A	Construction Contingency			\$50,000	Owner	
2A	Termite Control	Knox - \$850		\$850	Knox Pest	Standard Soil Treatment
2B	Shoring	Marks/Pope - \$12,000		\$12,000	Pope/Marks	Combined shoring for demo and shoring for new construction
2C	Selective Demolition	Marks - \$158,000	Kadima - \$288,000	\$158,000	Marks Demo and Env.	No Masonry Restoration
2C1	Modular Building Demo	Marks - \$5,000	AGF - \$28,000	\$0	Owner	Owner to Demo/Remove
2E	Asbestos Abatement	Marks - \$5,500		\$5,500	Marks Demo and Env.	All C&D to be disposed of WITH the Asbestos - This is only what they can remove separately
2F	Temporary Fencing	Central - \$8,800		\$8,800	Central Fence	Perimeter Fencing only - Unit Pricing based on our perimeter
6A	Rough Carpentry	LSL - \$158,500		\$150,000	LSL	Plywood floors at corridor only - All other floors open structure
6B	Engineered Trusses and Wood Framing	LSL \$80,000		\$80,000	LSL	Trusses to match as closely to existing - 2x12 band to be continuous
6C	Secure Building	Pope - \$9,400		\$0	Owner	Owner to perform
7A	Roofing	LSL - \$54,000	Chandler - \$58,300	\$54,000	LSL	30 Year Architectural Shingle with felt underlayment
				\$519,150	Subtotal	Subtotal
				\$41,532	CM Fee	CM Fee
				\$560,682	GMP	GMP Considering VE

CITY OF HINESVILLE

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF
HINESVILLE, GEORGIA AWARDED RFP 2025-22 FOR THE STABILIZATION OF
THE HINESHAW SCHOOL.**

WHEREAS, the City of Hinesville is the owner of the Hineshaw School located at 208 Shipman Ave;

WHEREAS, the citizens of Liberty County voted to approve a Special Local Option Sales Tax Referendum (SPLOST) to provide funding for the Stabilization of the Hineshaw School building;

WHEREAS, the City of Hinesville engaged Buckley and Associates for structural engineering plans and consultation for \$50,000. On September 4, 2025, Pope Construction was selected as the Construction Manager. On September 25, 2025, a Request for Proposals was issued to over 8,000 subcontractors;

WHEREAS, on October 16, 2025, the City, Construction Manager, and Architect opened and evaluated contractor bids for the project with the lowest Responsive Bidders. Subsequently Staff, the Architect, and the Construction Manager have valued engineered the bids, and Pope Construction has issued a Guaranteed Maximum Price of \$560,682 for the stabilization of the Hineshaw building;

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The City of Hinesville accepts the Guaranteed Maximum Price of \$560,682, to be funded from SPLOST.

APPROVED this 6th day of November, 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



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025
Agenda Item: Animal Ordinance Amendment #2025-06
Prepared by: Christy Deloach
Presented by: Kenneth Howard

PURPOSE: To Present for Mayor and Council Consideration, Animal Control Ordinance #2025-06.

BACKGROUND: As discussed at the September 22, 2025 On-Site Workshop:

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

1. Animal Ordinance Amendment 2025-06_Redline Version

PREVIOUS COUNCIL DISCUSSION:

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HINESVILLE, GEORGIA CHAPTER 4 ANIMALS AND FOWL ARTICLE I, SECTION 4-5 TO REGULATE THE TETHERING OF ANIMALS WITHIN THE CITY AND ARTICLE II, DIVISION 2, SECTION 4-75 DEFINING THE EMPLOYMENT OF THE DOG CONTROL OFFICER.

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 of Hinesville; and

WHEREAS, the Mayor and City Council believe it is in the best interest of the City to update tethering requirements so that an animal tethered cannot be within ten (10) feet of any public right-of-way; and

WHEREAS, the Mayor and City Council have determined that the Dog Control Officer as defined herein is an employee of Liberty County, Georgia and not the City of Hinesville; and

WHEREAS, Part II, Code of Ordinances, Chapter 1 General Provisions, Section 1-4 of the Code of Ordinances provides the standards and procedures for amending any provision of said Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE HINESVILLE CITY COUNCIL that Chapter 4, Animals and Fowl, Article I, Section 4-5 Manner of keeping, prohibited conditions; complaint and Article II, Division 2, Section 4.75 Definitions, these sections of The Code of the City of Hinesville, Georgia, are hereby amended to read as follows:

SECTION I ORDINANCE TEXT

Sec. 4-5(g)(8). The tethering device and running cable or trolley system shall be installed in such a manner that the tethered animal cannot be within ten (10) feet of any public right-of-way.

Sec. 4-75.-Definitions. *Dog Control Officer* means the person designated to enforce the provisions of this division and such person is an employee of Liberty County, Georgia.

SECTION II SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this amendment to the 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.

SECTION III 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 amendment to the Ordinance full force and effect.

SECTION IV EFFECTIVE DATE

This Amendment to the Ordinance shall become effective on the 1st day of January, 2026.

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
Councilmember

Dexter L. Newby,

Jason Floyd, Councilmember

Jose Antonio Ortiz, Jr., Councilmember

ATTEST:

Estella Roberson, City Clerk
(SEAL)



City of Hinesville, Georgia, Council Meeting

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

PURPOSE: Jacob Van Wynen, applicant for Top Tier Solar Solutions, would like a 2025 Peddler's License to send representatives door to door to solicit solar energy. One name has been submitted along with the application and approved by the Hinesville Police Department. The Inspections Department and Fire Department have reviewed and approved the application.

BACKGROUND: None

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. Top Tier Solar Solutions Application
2. Top Tier Solar Solutions Background Check
3. Top Tier Solar Solutions Summary Sheet

PREVIOUS COUNCIL DISCUSSION: None

LICENSE YEAR: 2025



PEDDLER OR TRANSIENT MERCHANT LICENSE APPLICATION

PAYABLE TO:

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

DATE RECEIVED:
BLDG INSP:
ZONING:
POLICE:

FOR OFFICE USE ONLY

DATE: _____
DATE: _____
DATE: _____

10-24-25

Jacob Van Wynen

NAME OF APPLICANT:

TYPE OF LICENSE: PEDDLER OR TRANSIENT MERCHANT
(circle one)

NUMBER:

MONTH/DATE/YEAR

83-2583907

FEDERAL TAX ID NUMBER:

1402 Churchill Downs Drive, Waxhaw, NC 28173

PERMANENT MAILING ADDRESS:

801-927-8969

PHONE NUMBER:

Door to door sales, Solar Installation

DESCRIBE THE NATURE OF BUSINESS:

Co-Owner

MANAGER'S NAME:

MANAGER'S MAILING ADDRESS:

IS THIS A CORPORATION? ☒ (YES) ☐ (NO)
(Please attach proof of corporation)

South Carolina, 11/18/2018

IF YES, STATE AND DATE OF CORPORATION:

Top Tier Solar Solutions, LLC

BUSINESS NAME:

1530 Center Park Drive, Charlotte, NC 28217

BUSINESS PERMANENT ADDRESS:

NAME OF REPRESENTATIVE:
(if different from applicant)

BIRTH DATE: MONTH/DATE/YEAR:

SOCIAL SECURITY NUMBER:

PERMANENT MAILING ADDRESS:

Solar Energy to interested homeowners

TYPE OF MERCHANDISE OR SERVICE OFFERED FOR SALE:

N/A

LOCAL BUSINESS ADDRESS: (attach authorization slip from owner for transient merchant LIC)

DATES OF BUSINESS IN CITY:

FROM: 11-6-25 TO: 12-31-25

HOURS OF OPERATION:

FROM: 11am TO: 8pm

TOTAL DAYS

1 - remaining year

Team of Salespersons will canvass throughout City, knocking on doors asking homeowners if they are interested in Solar Energy. If so, then a meeting is scheduled with another Salesperson.

EXPLAIN HOW BUSINESS WILL BE CONDUCTED:

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

Charlotte, NC

Richmond, VA

Hagerstown, MD

Greensboro, NC

Georgetown, KY

Indianapolis, IN

Louisville, KY

Columbus, OH

Columbia, SC

Pittsburgh, PA

LICENSE FEE COMPUTATIONS	
Amount per day \$30.00 X _____ days (Maximum \$500.00)	(Enter Amount Due) \$ 500.00
Admin Fee Due for New Application	\$ _____
Other Fees	\$ 60.00
TOTAL DUE:	\$ 20.00 (Background)
	\$ _____
	TOTAL RECEIVED \$ 700.00

IMPORTANT - PLEASE READ CAREFULLY:
The applicant hereby agrees to be bound by all of the terms and conditions of the Ordinances adopted by the City of Hinesville, Georgia and any laws as may apply to the above business. I hereby agree to permit during business hours reasonable inspections as authorized by law.

THIS 23 DAY OF Oct, 20 25

(AUTHORIZED SIGNATURE OF APPLICANT)

Personally, before me the undersigned appeared Jacob Van Wynen

who on Oath has sworn that the above information given therein is true and correct.

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

NOTARY PUBLIC

COUNTY OF: Mecklenburg

CITY OF: Charlotte

NOTARY STAMP OR SEAL

NOTARY PUBLIC

My Comm. Exp. Mar 8, 2030

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MAYOR
Karl Riles

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



Tracey E. Howard, Chief of Police

MAYOR PRO TEM
Vicky C. Nelson

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

FROM THE HINESVILLE POLICE DEPARTMENT

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

Name of applicant

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

VAN WYNEN, JACOB P.

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

10/29/2025

"Home for a Day or a Lifetime"

SUMMARY SHEET FOR PEDDLERS LICENSE

YEAR OF LICENSE	2025
NAME OF BUSINESS	Top Tier Solar Solutions
ADDRESS OF BUSINESS	1530 Center Park Dr Charlotte, NC 28217
NAME OF APPLICANT	Jacob Van Wynyen
NAME OF MANAGER	Jacob Van Wynyen
APPROVED BY HPD	Yes 10-30-2025
APPROVED BY ZONING	Yes 10-24-2025
APPROVED BY INSPECTIONS DEPARTMENT	Yes 10-27-2025
APPROVED BY HFD	Yes 10-28-2025
TYPE OF LICENSE	Peddler's License

City Council () Approved () Disapproved by _____ Date: 11-06-2025



City of Hinesville, Georgia, Council Meeting

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

PURPOSE: The Liberty County Chamber of Commerce is requesting a Class V Alcohol License to sell beer and wine at their Low Country Boil event.

BACKGROUND: The Liberty County Chamber of Commerce is requesting a One-Day Special Event Permit to sell beer and wine during the Low Country Boil event on November 14, 2025. This event will take place at 208 East Court Street from 6 p.m. to 9 p.m. All departments have approved this request.

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. Low Country Boil Summary Sheet
2. Low Country Boil Application
3. Low Country Boil Background Check

PREVIOUS COUNCIL DISCUSSION: None

SUMMARY SHEET FOR CLASS V ALCOHOL LICENSE

NAME OF THE EVENT	Low Country Boil
LOCATION	208 E Court St Hinesville, GA 31313
DATE OF EVENT	Friday, November 14, 2024
TIME OF EVENT	11:00 am until 11:00 pm
NAME OF APPLICANT(S)	Leah Poole
NAME OF BUSINESS	Liberty County Chamber of Commerce
ADDRESS OF BUSINESS	208 E Court St Hinesville GA 31313
APPROVED BY HPD	Yes 10-16-2025
APPROVED BY LCPC	Yes 10-14-2025
APPROVED BY INSPECTIONS DEPARTMENT	Yes 10-15-2025
APPROVED BY HFD	Yes 10-16-2025
TYPE OF LICENSE	Class V on premise consumption beer and wine

City Council () Approved () Disapproved by _____ Date 11-06-2025

LICENSE YEAR: 2025



DATE: 10.3.25

CLASS V ALCOHOL BEVERAGE LICENSE APPLICATION

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

Leah Poole

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

208 E Court Street, Hinesville, GA 31313

LEGAL MAILING ADDRESS OF APPLICANT:

[REDACTED]

[REDACTED]

DOB MONTH/DAY/YEAR:

[REDACTED]

HOME PHONE:

912.368.4445

BUSINESS PHONE:

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

ARE YOU A LIBERTY COUNTY RESIDENT? ☒ (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)

Liberty County Chamber of Commerce

NAME OF ORGANIZATION:

208 E Court Street, Hinesville, GA 31313

BUSINESS MAILING ADDRESS:

912.368.4445

BUSINESS PHONE NUMBER:

20-8547671

FEDERAL TAX ID NUMBER:

Low Country Boil

DESCRIPTION AND/NAME OF EVENT:

LOCATION OF EVENT (ADDRESS/AREA DESCRIPTION:

Bacon Fraser House front yard

11.14.25
DATE:

6-9pm
TIME:

200

ANTICIPATED NUMBER OF PARTICIPANTS:

\$35/\$55

COST TO ATTEND:

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

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

LICENSE YEAR: 2025

DATE: 10.3.25

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

10 cases of mic ultra, 10 cases of corona, 15 bottles of wine

DESCRIBE THE PARKING ARRANGEMENTS:

Offsite using available lots downtown

DESCRIBE THE PLANNED SECURITY ARRANGEMENTS:

As required by the HPD

WILL SIGNS OR STRUCTURES BE ERECTED: YES ___ NO^x___

(if yes, please describe below)

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

MAYOR
Karl Riles

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



Tracey E. Howard, Chief of Police

MAYOR PRO TEM
Vicky C. Nelson

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

FROM THE HINESVILLE POLICE DEPARTMENT

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

Name of applicant

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

POOLE, LEAH

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

10/16/2025

"Home for a Day or a Lifetime"



City of Hinesville, Georgia, Council Meeting

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

PURPOSE: 2026 Alcohol Beverage License Renewals

BACKGROUND: Current establishments request renewal of their Alcohol Beverage License for Year 2026.

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. American Legion Summary Sheet
2. Big Apple Summary Sheet
3. Curry Express Summary Sheet
4. First Watch Summary Sheet
5. Rodeo Mexican Restaurant Summary Sheet
6. Jay Vashudev Co Inc Summary Sheet
7. One Stop Package Summary Sheet
8. Parkers Hinesville Summary Sheet
9. Vashudev Foodmart Summary Sheet

PREVIOUS COUNCIL DISCUSSION: None

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS Fred Ginter Post No 168 Inc
American Legion Post 168

ADDRESS OF BUSINESS 1121 W Oglethorpe Hwy
Hinesville, GA 31313

NAME OF APPLICANT(S) William Young

NAME OF LOCAL MANAGER William Young

APPROVED BY HPD YES 10-27-2025

APPROVED BY ZONING YES 10-23-2025

APPROVED BY INSPECTIONS DEPARTMENT YES 10-27-2025

APPROVED BY HFD YES 10-28-2025

TYPE OF LICENSE Consumption on premise
Beer and liquor

SUNDAY SALES No

VIOLATION HISTORY No violations past 12 months

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

City Council () Approved () Disapproved by _____ Date 11-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS Big Apple

ADDRESS OF BUSINESS 716 E Oglethorpe Hwy
Hinesville, GA 31313

NAME OF APPLICANT(S) Sun Yang

NAME OF LOCAL MANAGER Sun Yang

APPROVED BY HPD YES 10-30-2025

APPROVED BY ZONING YES 10-28-2025

APPROVED BY INSPECTIONS DEPARTMENT YES 10-28-2025

APPROVED BY HFD YES 10-29-2025

TYPE OF LICENSE Consumption on premise
Beer and liquor

SUNDAY SALES No

VIOLATION HISTORY No violations past 12 months

NOTES: This business operates as a bar/night club/tavern. This location is not on probation.

City Council () Approved () Disapproved by _____ Date 11-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS Aryan&Aaron LLC
Curry Express

ADDRESS OF BUSINESS 466 W General Screven Way
Hinesville, GA 31313

NAME OF APPLICANT(S) Sumit Gautam

NAME OF LOCAL MANAGER Sumit Gautam

APPROVED BY HPD YES 10-22-2025

APPROVED BY ZONING YES 10-21-2025

APPROVED BY INSPECTIONS DEPARTMENT YES 10-22-2025

APPROVED BY HFD YES 10-22-2025

TYPE OF LICENSE Consumption on premise
Beer and wine

SUNDAY SALES No

VIOLATION HISTORY No violations past 12 months

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

City Council () Approved () Disapproved by _____ Date 11-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS First Watch Restaurants Inc
First Watch #1133

ADDRESS OF BUSINESS 796 w Oglethorpe Hwy Ste 300
Hinesville, GA 31313

NAME OF APPLICANT(S) First Watch Restaurants Inc

NAME OF LOCAL MANAGER Brittany Gilley

APPROVED BY HPD YES 10-13-2025

APPROVED BY ZONING YES 10-03-2025

APPROVED BY INSPECTIONS DEPARTMENT YES 10-06-2025

APPROVED BY HFD YES 10-09-2025

TYPE OF LICENSE Consumption on premise
Beer, wine and liquor

SUNDAY SALES Yes

VIOLATION HISTORY No violations past 12 months

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

City Council () Approved () Disapproved by _____ Date 11-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS Rodeo Mexican Restaurant

ADDRESS OF BUSINESS 304 W Oglethorpe Hwy
Hinesville, GA 31313

NAME OF APPLICANT(S) Leonides Escalera

NAME OF LOCAL MANAGER Leonides Escalera

APPROVED BY HPD YES 10-22-2025

APPROVED BY ZONING YES 10-21-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 10-21-2025

APPROVED BY HFD YES 10-21-2025

TYPE OF LICENSE Consumption on premise
Beer, wine and liquor

SUNDAY SALES Yes

VIOLATION HISTORY No violations past 12 months

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

City Council () Approved () Disapproved by _____ Date 11-07-2025

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS Jay Vashudev & Co Inc

ADDRESS OF BUSINESS 241 W Memorial Drive
Hinesville, GA 31313

NAME OF APPLICANT(S) Bharaikumar Patel

NAME OF LOCAL MANAGER Bharaikumar Patel

APPROVED BY HPD YES 10-16-2025

APPROVED BY ZONING YES 10-15-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 10-15-2025

APPROVED BY HFD YES 10-16-2025

TYPE OF LICENSE Consumption off premise
Beer and wine

SUNDAY SALES NO

VIOLATION HISTORY No violations past 12 months

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

City Council () Approved () Disapproved by _____ Date 11-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS One Stop Package

ADDRESS OF BUSINESS 760 E Oglethorpe Hwy
Hinesville, GA 31313

NAME OF APPLICANT(S) Alpa Patel
Chirag Patel

NAME OF LOCAL MANAGER Alpa Patel

APPROVED BY HPD YES 10-16-2025

APPROVED BY ZONING YES 10-17-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 10-17-2025

APPROVED BY HFD YES 10-17-2025

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

SUNDAY SALES NO

VIOLATION HISTORY No violations past 12 months

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

City Council () Approved () Disapproved by _____ Date 11-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS Parkers Hinesville

ADDRESS OF BUSINESS 903 W Oglethorpe Hwy
Hinesville, GA 31313

NAME OF APPLICANT(S) Patrick Parker

NAME OF LOCAL MANAGER James Kirkland

APPROVED BY HPD YES 10-09-2025

APPROVED BY ZONING YES 10-08-2025

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 10-08-2025

APPROVED BY HFD YES 10-09-2025

TYPE OF LICENSE Consumption off premise
Beer and wine

SUNDAY SALES No

VIOLATION HISTORY No violations past 12 months

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

City Council () Approved () Disapproved by _____ Date 11-06-2025

SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026

NAME OF BUSINESS	Vashudev Foodmart
ADDRESS OF BUSINESS	438 W General Screven Way Hinesville, GA 31313
NAME OF APPLICANT(S)	Sunita Patel
NAME OF LOCAL MANAGER	Sunita Patel
APPROVED BY HPD	YES 10-16-2025
APPROVED BY ZONING	YES 10-17-2025
APPROVED BY INSPECTIONS DEPARTMENT	YES 10-17-2025
APPROVED BY HFD	YES 10-17-2025
TYPE OF LICENSE	Consumption off premise Beer and wine
SUNDAY SALES	NO
VIOLATION HISTORY	No violations past 12 months

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

City Council () Approved () Disapproved by _____ Date 11-06-2025



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025

Agenda Item: BL Alcohol Beverage & Food
Sales Quarterly Report

Prepared by: Deridra Weeks

Presented by: Deridra Weeks

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

BACKGROUND: None

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

1. Third 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)									
ARYAN&AARON LLC DBA: CURRY EXPRESS	B,W	466 W GENERAL SCREVEN WAY	SUMIT GAUTAM			A - 1 % F - 99 %		A - 1 % F - 99 %	3rd - 10-20-25
HINESVILLE TACOS LLC DBA: FLACOS HOUSE	B,L	744B E OGLETHORPE HWY	MARILU MICHEL	A - 1.16 % F - 98.84 %	A - 2.08 % F - 97.92 %	A - 2.39 % F - 97.61 %		A - 1.86 % F - 98.14 %	1st - 4-20-25 2nd - 7-21-25 3rd - 10-20-25
MASSA AFRICAN RESTAURANT DBA: MASSA AFRICAN RESTAURANT	B	812 ELMA G MILES PKWY	MASSA GAELE FOKOU	A - 1 % C - 99 % F - 99 %	A - 1.8 % C - 98.2 % F - 98.2 %	A - 2.16 % C - 97.84 % F - 97.84 %		A - 1.76 % C - 98.24 % F - 98.24 %	1st - 04-16-2025 2nd - 07-14-25 3rd - 10-20-25
SAWADEE THAI CUISINE LLC DBA: SAWADEE THAI CUISINE LLC	B,W	351C DEAL ST	VIMOLRAT PROMPALIN	A - 1 % F - 99 %	A - 99 % F - 99 %	A - 99 % F - 99 %		A - 1 % F - 1 %	1st - 4-18-25 2nd - 7-21-25 3rd - 10-09-25
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 - 9.17 % F - 90.83 %	A - 6.37 % C - 100.00 % F - 93.63 %		A - 7.61 % C - 100.00 % F - 92.39 %	1st - 4-21-25 2nd - 7-16-250 3rd - 10-16-250
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 - 12.85 % F - 87.15 %	A - 12.68 % F - 87.32 %		A - 12.41 % F - 87.59 %	1st - 4-18-25 2nd - 7-17-25 3rd - 10-20-25
FIRST WATCH RESTAURANTS INC DBA: FIRST WATCH #1133	B,L,W	796 W OGLETHORPE HWY	BRITTANY GILLEY, Local Manager			A - 0.02 % F - 99.98 %		A - 0.01 % F - 99.99 %	3rd - 10-09-25
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 - 6.43 % F - 93.56 %	A - 5.71 % F - 94.29 %		A - 5.78 % F - 94.21 %	1st - 4-10-25 2nd - 7-18-25 3rd - 10-2-25
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 - 31 % F - 69 %	A - 30 % F - 70 %		A - 33 % F - 67 %	1st - 4-21-25 2nd - 07-18-25 3rd - 10-8-25
HINZE ENTERPRISES LLC DBA: ZUM ROSENHOF GERMAN RESTAURANT	B,L,W	103 B MIDWAY ST	ANKA HINZE	A - 14 % F - 86 %	A - 16 % F - 84 %	A - 15 % F - 85 %		A - 15 % F - 85 %	1st - 4-10-25 2nd - 7-15-25 3rd - 10-10-25
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 %	A - 23 % F - 77 %		A - 22 % F - 78 %	1st - 4-18-25 2nd - 7-14-25 3rd - 10-20-25
KYOTO GA INC DBA: KYOTO GA INC	B,L,W	213 W OGLETHORPE HWY	WU NI	A - 3 % F - 97 %	A - 3 % F - 97 %	A - 3 % F - 97 %		A - 3 % F - 97 %	1st - 4-18-25 2nd - 7-16-25 3rd - 10-20-25

Organization	Type	Address	Owner	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD %	Date Received
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 %					1st - 4-21-25 2nd - 07-14-25
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 - 4.2 % C - 100 % F - 95.8 %	A - 4.1 % F - 95.9 %		A - 4.27 % F - 95.73 %	1st - 4-17-25 2nd - 08-20-25 3rd - 10-20-25
RARE HOSPITALITY INTERNATIONAL INC DBA: LONGHORN STEAKHOUSE 5564	B,L,W	825 W OGLETHORPE HWY	DANIEL TRACEY	A - 8.22 % F - 91.78 %	A - 7.83 % F - 92.17 %	A - 7.65 % F - 92.35 %		A - 7.91 % F - 92.09 %	1st - 4-21-25 2nd - 7-21-25 3rd - 10-20-25
RODEO MEXICAN RESTAURANT DBA: RODEO MEXICAN RESTAURANT	B,L,W	304 W OGLETHORPE HWY	LEONIDES ESCALERA	A - 14 % F - 86 %	A - 13 % F - 87 %	A - 13 % F - 87 %		A - 14 % F - 86 %	1st - 04-16-25 2nd - 7-15-25 3rd - 10-20-25
RUBY TUESDAY OPERATIONS LLC DBA: RUBY TUESDAY 3415	B,L,W	543 W OGLETHORPE HWY	YOLANDA KIZER - Local Manager	A - 6 % F - 94 %	A - 8 % F - 92 %				1st - 4-20-25 2nd - 07/30/25
TAQUERIA PANCHO VILLA III LLC DBA: TAQUERIA PANCHO VILLA III	B,L,W	762 VETERANS PKWY	CATHY ROCHA & LAURO ROCHA		A - 14 % F - 86 %	A - 13 % F - 87 %		A - 14.2 % F - 85.8 %	2nd - 7-18-25 3rd - 10-9-25
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 - 37.01 % C - 62.99 % F - 44.87 % R - 18.12 %	A - 38.03 % C - 61.97 % F - 47.26 % R - 14.71 %		A - 37.61 % C - 62.39 % F - 45.24 % R - 17.15 %	1st - 4-18-25 2nd - 7-18-25 3rd - 10/20/25
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 - 13 % F - 56 % R - 31 %	A - 12 % F - 44 % R - 44 %		A - 13 % F - 50 % R - 37 %	1st - 4-18-25 2nd - 7-18-25 3rd - 10/20/25



City of Hinesville, Georgia, Council Meeting

Date: November 6, 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, Third Quarter (July 2025 through September 2025) Fire and Police Department Quarterly Alcohol on Premises Report.

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

FUNDING: None

RECOMMENDATION:

ATTACHMENTS:

1. Combined FD-PD Alcohol Consumption Report Jul 25 to Sep 25

PREVIOUS COUNCIL DISCUSSION:

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

		7/1/2025
Establishment	Incident	9/30/2025
Chili's	Medical Assist	1
623 W Oglethorpe Hwy	Vehicle Accident	
	Emergency Medical Call	
	Alarm System Activation, No Fire	
	No Incident on Arrival	
	Cancelled en route	
	TOTAL	1
Curry Express		
466 W General Screven Way		
	TOTAL	
Doodles	Medical Assist	
105 W General Screven Way	Vehicle Accident	
	Emergency Medical Call	
	No Incident on Arrival	
	Cancelled en route	
	TOTAL	
El Cazador		
809 Willowbrook Plaza #14	Vehicle Accident	
	Cancelled en route	
	Medical Assist	
	Emergency Medical Call	
	Smoke scare, odor of smoke	
	TOTAL	
Fang's Island		
521B W Oglethorpe Hwy	Medical Assist	
	Cooking fire, confined to container	
	Alarm system activation, no fire	1
	Cancelled en route	
	Emergency Medical Call	
	TOTAL	1
Flacos Tacos 4	Medical Alarm	
744B E Oglethorpe Hwy	Medical Assist	
	Cooking fire, confined to container	
	Cancelled en route	
	Vehicle Accident	
	Emergency Medical Call	
	TOTAL	
Frozen Paradise		
818 EG Miles Pkwy	Medical Assist	
	Cooking fire, confined to container	
	Cancelled en route	
	Emergency Medical Call	
	TOTAL	
Gata's	Vehicle accident	
811 EG Miles Parkway	Accident, potential	
	Medical Assist	1
	Cancelled en route	
	No incident found on arrival	
	Emergency Medical Call	
	Gasoline/other flammable liquid spill	
	TOTAL	1

Alcoholic Beverage License for Consumption on Premises Renewal:
Incident Reporting Form (Fire Department)
Page 2

JJ's Bar and Grill	Vehicle Accident no injuries	
726 E Oglethorpe Highway	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	
	Suicide Attempt	
	Cancelled en route	
	TOTAL	
Kyoto GA Inc		
213 W Oglethorpe Hwy	Vehicle Accident	
	Water or Steam Leak	
	Vehicle Fire	
	Medical Assist	
	TOTAL	
Latin Dream		
230 W General Screven Way	Medical Assist	
#100	Vehicle Accident Parking Lot	
Latin Nation		
1008 W Oglethorpe Hwy		
	TOTAL	
Longhorn Steakhouse		
825 W Oglethorpe Highway	Alarm system activation, no fire	
	Medical Assist	2
	Vehicle Accident with injuries	
	Chemical Spill or Leak	
	Vehicle Accident Hit and Run	
	No incident found on arrival	
	TOTAL	2
Massa African Restaurant		
812 EG Miles Pkwy		
Mexicali Fresh		
863 W Oglethorpe Hwy #260		
	TOTAL	
OD Crabhouse		
708 E Oglethorpe Highway	Alarm system activation, no fire	
	Medical Assist	
	Vehicle Accident with injuries	
	No incident found on arrival	
	TOTAL	
Sawadee Thai Cuisine		
351 Deal Street #C	Alarm system activation, no fire	
	Cancelled en route	1
	Gas Leak	
	Sprinkler Activation, no fire	
	No incident found on arrival	
	Vehicle Accident with injuries	

Alcoholic Beverage License for Consumption on Premises Renewal:
Incident Reporting Form (Fire Department)
Page 3

	Cooking fire contained	
	Medical Assist	
	Arcing, shorted electrical equipment	
	Public Service Assistance	
	Emergency Medical Call	
	Chemical Spill or Leak	
	TOTAL	1
Rodeo Mexican Restaurant		
304 W Oglethorpe Highway	Building Fire	
	Gas Leak	
	Power line down	
	Medical Assist	
	Chemical Hazard (no spill)	
	TOTAL	
Ruby Tuesday	Grass Fire	
543 W Oglethorpe Hwy	Medical Assist	
	Arcing, shorted electrical equipment	
	Emergency Medical Call	
	Smoke scare, odor of smoke	
	Vehicle Accident	
	TOTAL	
Taqueria Pancho Villa III	Alarm system activation, no fire	
762 Veterans Pkwy		
	TOTAL	
Zum Rosenhof	Grass Fire	
103 Midway Street	Medical Assist	
	Arcing, shorted electrical equipment	
	Emergency Medical Call	
	Smoke scare, odor of smoke	
	Vehicle Accident	
	TOTAL	0
	GRAND TOTAL	6

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

ESTABLISHMENT	ACTIVITY	07/01/2025 - 09/30/2025
CHILI'S BAR AND GRILL	ASSIST MOTORIST	1
	SUSPICIOUS ACT	2
	OTHER CALLS FOR SERVICE	1
	THEFT BY TAKING OVER \$500	1
	Total	5
Friday Night/Saturday Morning Incidents		
	DISORDERLY CONDUCT	1
	FALSE ALARM - BUSINESS	1
	Total	2
CURRY EXPRESS	ASSIST CITIZEN	1
	Total	1
Friday Night/Saturday Morning Incidents		
	Total	0
DOODLES BILLIARDS	AGGRAVATED ASSAULT	1
	ASSIST CITIZEN	1
	FALSE ALARM - BUSINESS	1
	SUSPICIOUS VEHICLE	2
	VERBAL DISPUTE	1
	Total	6
Friday Night/Saturday Morning Incidents		
	Total	0
EL CAZADOR RESTAURANT	ASSIST CITIZEN	1
	SUSPICIOUS ACT	1
	WALK AND TALK	2
	Total	4
Friday Night/Saturday Morning Incidents		
	ASSIST CITIZEN	1
	Total	1

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

ESTABLISHMENT	ACTIVITY	07/01/2025 - 09/30/2025
FANG'S ISLAND	ASSIST CITIZEN	1
	Total	1
Friday Night/Saturday Morning Incidents		
	ASSIST CITIZEN	1
	Total	1
FLACO'S TACOS 4		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0
FROZEN PARADISE BAR AND GRILL	SUSPICIOUS ACT	2
	SUSPICIOUS PERSON	1
	Total	3
Friday Night/Saturday Morning Incidents		
	WALK AND TALK	2
	Total	2
GATA'S	CONTEMPT OF COURT/FAILURE TO APPEAR	1
	FALSE ALARM - BUSINESS	1
	OPEN DOOR/WINDO	1
	OTHER CALLS FOR SERVICE	1
	WALK AND TALK	1
	Total	5
Friday Night/Saturday Morning Incidents		
	FIGHT - NO ARREST MADE	1
	Total	1

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

ESTABLISHMENT	ACTIVITY	07/01/2025 - 09/30/2025
JJ'S BAR AND GRILL	ASSIST OTHER AGENCY	1
	DISORDERLY CONDUCT	1
	SUSPICIOUS ACT	1
	VEHICLE COLLISION	1
	TOTAL	4
Friday Night/Saturday Morning Incidents		
	SUSPICIOUS VEHICLE	1
	Total	1
KYOTO'S	SUSPICIOUS ACT	1
	Total	1
Friday Night/Saturday Morning Incidents		
	Total	0
LATIN DREAM	SUSPICIOUS ACT	2
	WALK AND TALK	1
	Total	3
Friday Night/Saturday Morning Incidents		
	Total	0
LATIN NATION		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0

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

ESTABLISHMENT	ACTIVITY	07/01/2025 - 09/30/2025
LONGHORN STEAKHOUSE		
	FALSE ALARM - BUSINESS	1
	HIT AND RUN (MISDEMEANOR)	1
	OTHER CALLS FOR SERVICE	1
	Total	3
Friday Night/Saturday Morning Incidents		
	FALSE ALARM - BUSINESS	1
	Total	1
MASSA AFRICAN RESTAURANT		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0
MEXICALI FRESH		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0
O.D. CRABHOUSE		
	ASSIST CITIZEN	1
	Total	1
Friday Night/Saturday Morning Incidents		
	Total	0
	ENTERING AUTO	2
	FALSE ALARM - BUSINESS	1
	OTHER CALLS FOR SERVICE	1
	THEFT BY TAKING UNDER \$500	1
	Total	5
Friday Night/Saturday Morning Incidents		
	FALSE ALARM - BUSINESS	1
	Total	1

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

ESTABLISHMENT	ACTIVITY	07/01/2025 - 09/30/2025
RUBY TUESDAY		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0
SAWADEE THAI CUISINE		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0
TAQUERIA PANCHO VILLA III		
	Total	0
Friday Night/Saturday Morning Incidents		
	Total	0
ZUM ROSENHOFF GERMAN RESTAURANT		
	DOG BITE	1
	Total	1
Friday Night/Saturday Morning Incidents		
	Total	0



City of Hinesville, Georgia, Council Meeting

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

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

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

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

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

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

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

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

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

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

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

ACTION ITEMS:

INFORMATIONAL ITEMS:

Government Shutdown Impacts



City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025
Agenda Item: Government Shutdown Impacts
Prepared by: Christy Deloach
Presented by: Kenneth Howard

PURPOSE: To update the Mayor and Council on the current impacts due to the Government Shutdown.

BACKGROUND:

- Due to the furlough, all FSGM are to be redeployed to Hinesville and used to supplement the DPW workforce.
- H2B workers end their seasonal work on 31 Oct 25 and will not return until next spring (Apr '26).

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

1. Impacts
2. FSGM IGSA Letters

PREVIOUS COUNCIL DISCUSSION:

MAYOR
Karl A. Riles

CITY MANAGER
Kenneth K. Howard

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



City Manager's Office

MAYOR PRO TEM
Vicky C. Nelson

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

GOVERNMENT SHUTDOWN IMPACTS

- Due to the furlough, all FSGM are to be redeployed to Hinesville and used to supplement the DPW workforce.
- H2B workers end their seasonal work on 31 Oct 25 and will not return until next spring (Apr '26).
- ESG currently employs 20 Full Time Employees (FTE's) as part of our ISGA.
- The goal is to continue using them at DPW until such time that the government re-opens.
- At the time the shutdown ends, we will resume our IGSA-related duties at Fort Stewart and HAAF.
- Should the shutdown continue, we will need to discuss funding options (budget adjustments) and/or possible layoffs.

PROPOSED WORK SCHEDULE FOR YOUR FULL-TIME IGSA & THE COST ASSOCIATED:

Employees will be used to enhance the City's appearance.

Enhancements include, but are not limited to:

- Mowing
- Edging
- Cutting back limbs (Rights of Way)
- Weed Eating
- Applying Mulch
- Applying Herbicide (crack weeds)
- Blowing off pavement
- Litter Pick up

"Home for a Day or a Lifetime"

115 East M.L. King Jr. Drive, Hinesville, GA 31313 (912) 876-3564
www.cityofhinesville.org

Current priority list is as follows:

1. Memorial Drive
2. Main Street Park
3. Bradwell Park
4. Downtown Quadrants
5. North/South Main (Stewart to Screven)
6. Tree Grates/Planters
7. Courtesy Cuts (districts)

We will also use additional help to clean drainage flumes and ditches that can be cleaned by hand (bush hooks, weed eaters, pole saws, etc.)



DEPARTMENT OF THE ARMY
U.S. ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, U.S. ARMY GARRISON, FORT STEWART / HUNTER ARMY AIRFIELD
1791 GULICK AVENUE, BUILDING 709
FORT STEWART, GA 31314

October 22, 2025

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

Dear Mr. Kenny Howard:

This letter serves as notification of suspension of work for Grounds Maintenance services under the Intergovernmental Support Agreement (IGSA) between the City of Hinesville and USAG Fort Stewart, effective 22 October 2025.

This action is being taken due to a Lapse in Appropriations. The Anti-Deficiency Act (ADA) prohibits Federal agencies from incurring obligations that are in advance of, or that exceed, an appropriation. No funds will be available to pay agreements, or place additional increments of funding on agreements, until Congress appropriates funds.

Work under this agreement is suspended until further notice. We will contact you regarding the resumption of work.

Please sign and return a copy of this notice to acknowledge receipt and understanding of this suspension.

For any questions regarding this notification, the point of contact is Ms. Jennifer Peterson, IGSA Manager, at 912-318-6765, or Jennifer.m.peterson62.civ@army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "William G. Weaver", is positioned above the printed name.

William G. Weaver
Colonel, U.S. Army
Commanding



DEPARTMENT OF THE ARMY
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FORT STEWART, GA 31314

October 22, 2025

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

Dear Mr. Kenny Howard:

Please accept this notification for the installation's intent to vacate the Intergovernmental Support Agreement (IGSA) between USAG Fort Stewart and the City of Hinesville for Grounds Maintenance Services upon conclusion of the Option Year ending 31 October 2026.

In accordance with the IGSA, the government elects to unilaterally terminate this IGSA by written notice to the City of Hinesville. This decision is not entered into lightly and the government appreciates the quality of the services. Through due diligence of recurring cost-benefit analyses, the government has determined that the level of investment is not competitive with other available options.

For any questions regarding this notification, the point of contact is Ms. Jennifer Peterson, IGSA Manager, at 912-318-6765, or Jennifer.m.peterson62.civ@army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "William G. Weaver", is positioned above the printed name.

William G. Weaver
Colonel, U.S. Army
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City of Hinesville, Georgia, Council Meeting

Date: November 6, 2025
Agenda Item: Executive Session
Prepared by: Christy Deloach
Presented by: Mayor Karl Riles

PURPOSE: To Hold an Executive Session to Discuss Personnel Matters.

BACKGROUND:

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

PREVIOUS COUNCIL DISCUSSION: