

**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  
UPDATED 12/4/2025 AT 11:26 AM  
AGENDA  
3:00 PM  
December 4, 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 November 20, 2025, Council Meeting.

**3. UNFINISHED BUSINESS**

**3.1. IRENE B. THOMAS ADA PLAYGROUND**

To Present for Mayor and Council Consideration, a presentation of a Memorandum of Understanding between the City of Hinesville and the Kiwanis Club of Liberty County to install an ADA-accessible interactive playground at Irene B. Thomas Park.

*Action Item*

**4. PRESENTATIONS**

**5. PLANNING AND ZONING**

**5.1. SHANKEN TOWNHOMES**

To Present for Mayor and Council Consideration, Request by Jimmy Shanken for Preliminary Plat Approval for a 44-lot Subdivision for Townhomes on W. 15th Street. (District #5)

*Action Item*

**6. PUBLIC HEARING**

**6.1. REZONING 2024-011-H AND ANNEXATION ORDINANCE #2024-03**

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.

*Action Item*

**7. NEW BUSINESS**

**7.1. WATER CAPACITY UPDATE**

To Present to the Mayor and Council information regarding updates on the Environmental Protection Division (EPD) Groundwater Withdrawal Permit.

*"Home for a Day or a Lifetime"*

*Informational Item*

**7.2. SEQUOIA CIRCLE DRAINAGE EXPANSION - CHANGE ORDER**

To Present for Mayor and Council Consideration, a change order proposal for replacing the driveway pipe for the Failing Drainage Infrastructure Replacement Project.

*Action Item*

**8. BUSINESS LICENSE**

**8.1. PEDDLER'S LICENSE REQUEST**

To Present for Mayor and Council Consideration, David Midgorden of TNT Fireworks has Requested a 2025 Transient Merchant License to Sell Fireworks at Four Locations.

*Action Item*

**8.2. YR 2026 ALCOHOL BEVERAGE LICENSE RENEWALS**

To Present for Mayor and Council Consideration, **Consumption on Premise:** Fangs Food & Arcade LLC. **Consumption off Premise:** Circle K #2745002, Circle K #2745102, M & S Liquor Store, and Parkers 17.

*Action Item*

**8.3. CLASS V LICENSE REQUEST**

To Present for Mayor and Council Consideration, Zum Rosenhof German Restaurant Class V Alcohol License

*Action Item*

**9. PUBLIC COMMENT**

**9.1. PUBLIC COMMENT**

To allow citizens to address Mayor and Council.

*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**

*"Home for a Day or a Lifetime"*

- 16. CITY MANAGER KENNETH HOWARD
  - 16.1. CITY MANAGER HOWARD'S REPORT
- 17. EXECUTIVE SESSION
  - 17.1. EXECUTIVE SESSION
    - To Hold an Executive Session to Discuss Personnel Matters.
    - Informational Item*
- 18. ADJOURN

*"Home for a Day or a Lifetime"*



### City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025  
**Agenda Item:** Irene B. Thomas ADA Playground  
**Prepared by:** Kendra Ivy  
**Presented by:** Ryan Arnold

**PURPOSE:** To Present for Mayor and Council Consideration, a presentation of a Memorandum of Understanding between the City of Hinesville and the Kiwanis Club of Liberty County to install an ADA-accessible interactive playground at Irene B. Thomas Park.

**BACKGROUND:** Over the past several years, the Kiwanis Club of Liberty County has been raising funds to make play accessible for every child, especially those with special needs. Irene B. Thomas Park has both SPLOST and CDBG funding set aside for improvements. Through a collaborative partnership, the inclusive playground will be a regional draw for inclusive play.

**FUNDING:** \$73,510 SPLOST  
51,490 Community Development Block Grant  
70,000 Kiwanis Contribution  
\$195,000 Project Budget

**RECOMMENDATION:** Approval for Irene B. Thomas ADA Playground

**ATTACHMENTS:**

1. Attachment 1 MOU
2. Attachment 2. IBT concept

**PREVIOUS COUNCIL DISCUSSION:** October 20, 2025

# Memorandum of Understanding

## Inclusive ADA Playground Project at Irene B. Thomas Park

**This Memorandum of Understanding (MOU)** is entered into on **December 4, 2025**, by and between the **City of Hinesville** (hereinafter referred to as the “City”), with its principal office located at **115 E. M.L. King Jr. Drive, Hinesville, Georgia 31313**, and the **Kiwanis Club of Liberty County** (hereinafter referred to as “Kiwanis”), a non-profit organization dedicated to serving children and promoting inclusive community engagement.

### WHEREAS

- The City recognizes the importance of providing **inclusive, ADA-accessible recreational opportunities** that allow all children—regardless of ability—to play, learn, and interact together; and
- The Kiwanis shares the City’s commitment to fostering **inclusive environments** that promote social connection, physical activity, and equal access for children of all abilities; and
- Both Parties desire to combine their resources and expertise to develop a **universally inclusive and ADA-accessible interactive playground** to serve the needs of the community.

### NOW, THEREFORE,

In consideration of the mutual covenants contained herein, the City and Kiwanis agree as follows:

#### 1. PURPOSE

The purpose of this MOU is to establish a collaborative framework between the City and Kiwanis for the **development of an inclusive, ADA-accessible interactive playground at Irene B. Thomas Park.**

This playground will be designed to support the physical, sensory, and social needs of children with disabilities while providing a welcoming environment for all children and their families.

# Memorandum of Understanding

## 2. SCOPE OF COLLABORATION

The Parties agree to collaborate in areas including, but not limited to:

- Identifying suitable locations and equipment that promote **universal design principles** and accessibility.
- Pooling financial and logistical resources for the development of the inclusive playground at Irene B. Thomas Park.
- Ensuring that playground design incorporates **adaptive play equipment, accessible surfacing, and inclusive sensory features.**
- Engaging with families, disability advocates, and community stakeholders to ensure the playground meets the needs of the diverse population it serves.
- Promoting community awareness and inclusion through joint events and public outreach.

## 3. RESPONSIBILITIES

### 3.1 City of Hinesville

The City agrees to:

- Provide all necessary **land use approvals, permits, and inspections** in a timely manner.
- Oversee **bid advertisements** and **construction management.**
- Serve as the project's **fiscal agent.**
- Contribute **\$125,000** toward the purchase and installation of the inclusive ADA-interactive playground at Irene B. Thomas Park.
- Collaborate with Kiwanis on the **installation of appropriate signage** recognizing project partners and the commitment to inclusiveness.

### 3.2 Kiwanis Club of Liberty County

Kiwanis agrees to:

- Contribute up to **\$70,000** toward the purchase and installation of the inclusive ADA-interactive playground at Irene B. Thomas Park upon the City's execution of a contract with the playground contractor.

# Memorandum of Understanding

- Assist with **public relations, community engagement, and marketing efforts** to promote awareness of the inclusive playground initiative.
  - Appoint **two members** to serve on the project's **selection and design committee**.
  - Coordinate with the City to ensure a **permanent sign** is installed at the playground entrance, prominently displaying the **Kiwanis Club of Liberty County logo**, acknowledging the partnership, and highlighting the playground's inclusive mission.
- 

## 4. TERM AND REVIEW

This MOU shall remain in effect until the completion of the playground project or until modified or terminated by mutual written consent of both parties.

Both parties agree to review progress jointly at key project milestones.

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## 5. GENERAL PROVISIONS

Both parties affirm their shared commitment to **equity, inclusion, and accessibility** for all community members.

All project elements will comply with applicable **ADA standards** and promote an environment where children of all abilities can play together safely and joyfully.

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## IN WITNESS WHEREOF

The Parties hereto have executed this **Memorandum of Understanding** as of the date first written above.

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### CITY OF HINESVILLE

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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### KIWANIS CLUB OF LIBERTY COUNTY

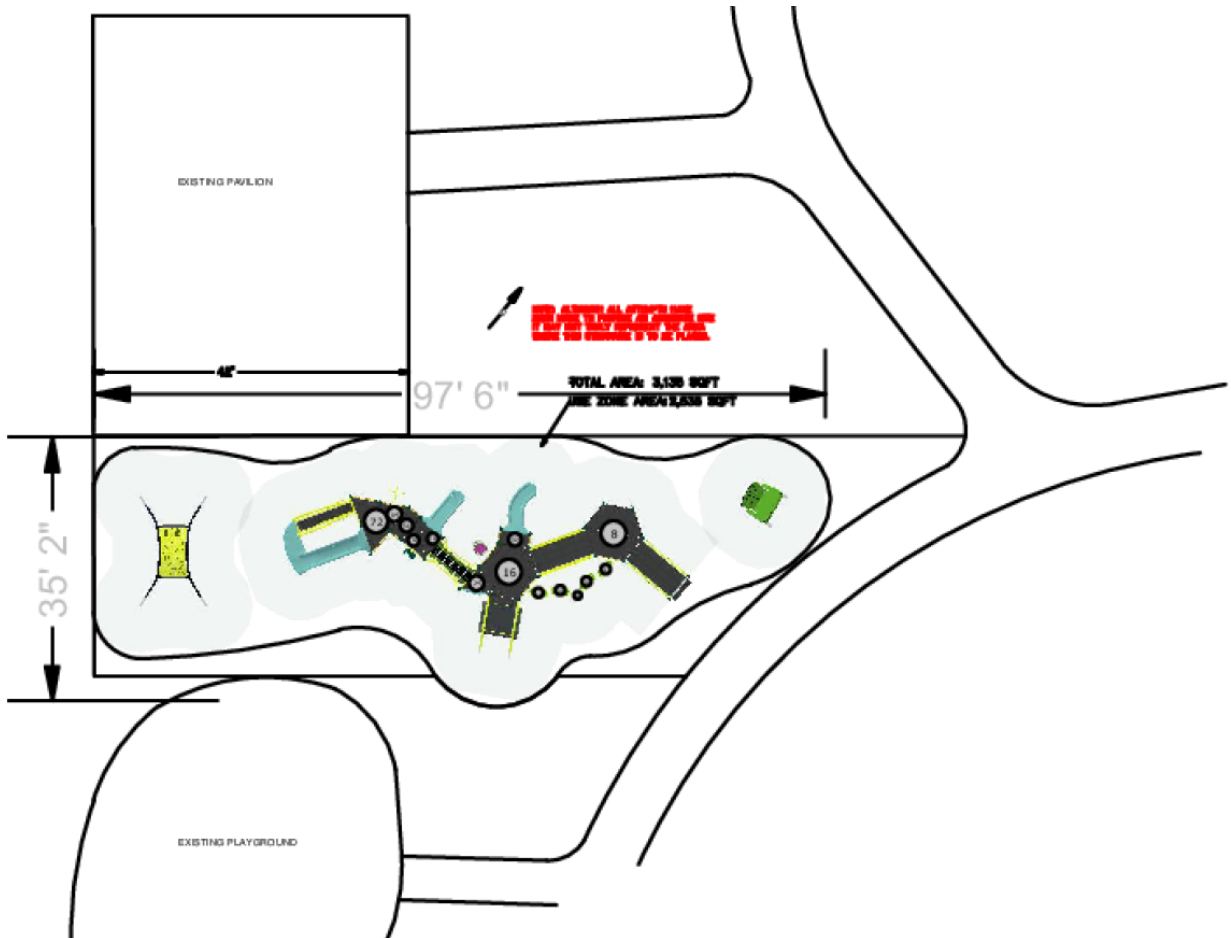
By: \_\_\_\_\_

Name: \_\_\_\_\_

# Memorandum of Understanding

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_





### City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025  
**Agenda Item:** Shanken Townhomes  
**Prepared by:** Mardee Sanchez  
**Presented by:** Mardee Sanchez

**PURPOSE:** Request by Jimmy Shanken for Preliminary Plat Approval for a 44-lot Subdivision for Townhomes on W. 15th Street. (District #5)

**BACKGROUND:** Earlier this year, this property was rezoned from AR-1 and PUD (Governor's Quarters/Independence) to ATR and annexed into the City.

In October of 2025, the Planning Commission recommended approval with standard conditions.

**FUNDING:** None

**RECOMMENDATION:** Approval of the preliminary plat for the Shanken Townhomes with standard conditions.

**ATTACHMENTS:**

1. Shanken Townhomes

**PREVIOUS COUNCIL DISCUSSION:**

# Shanken Townhomes Preliminary Plat

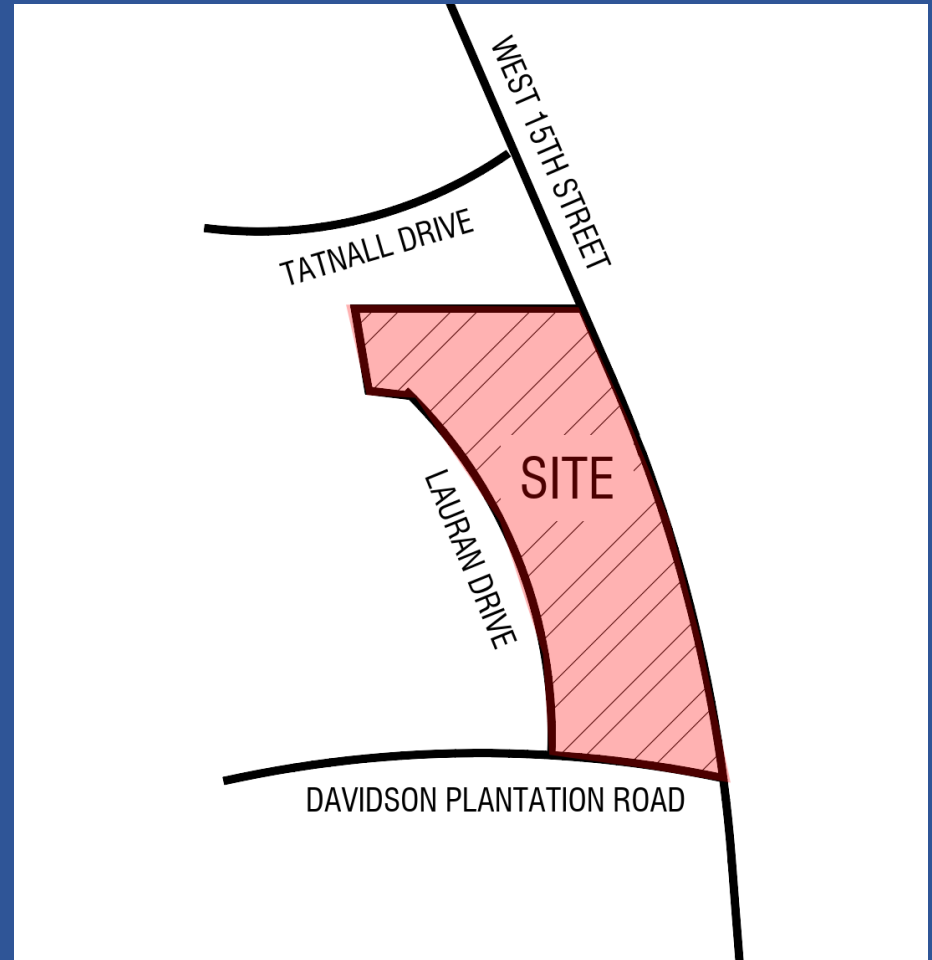
Developer:  
Jimmy Shanken

Engineer:  
M.E. Sack Engineering

Description:

- 44 lots
- Townhomes
- ~ 9 acres
- Zoned ATR

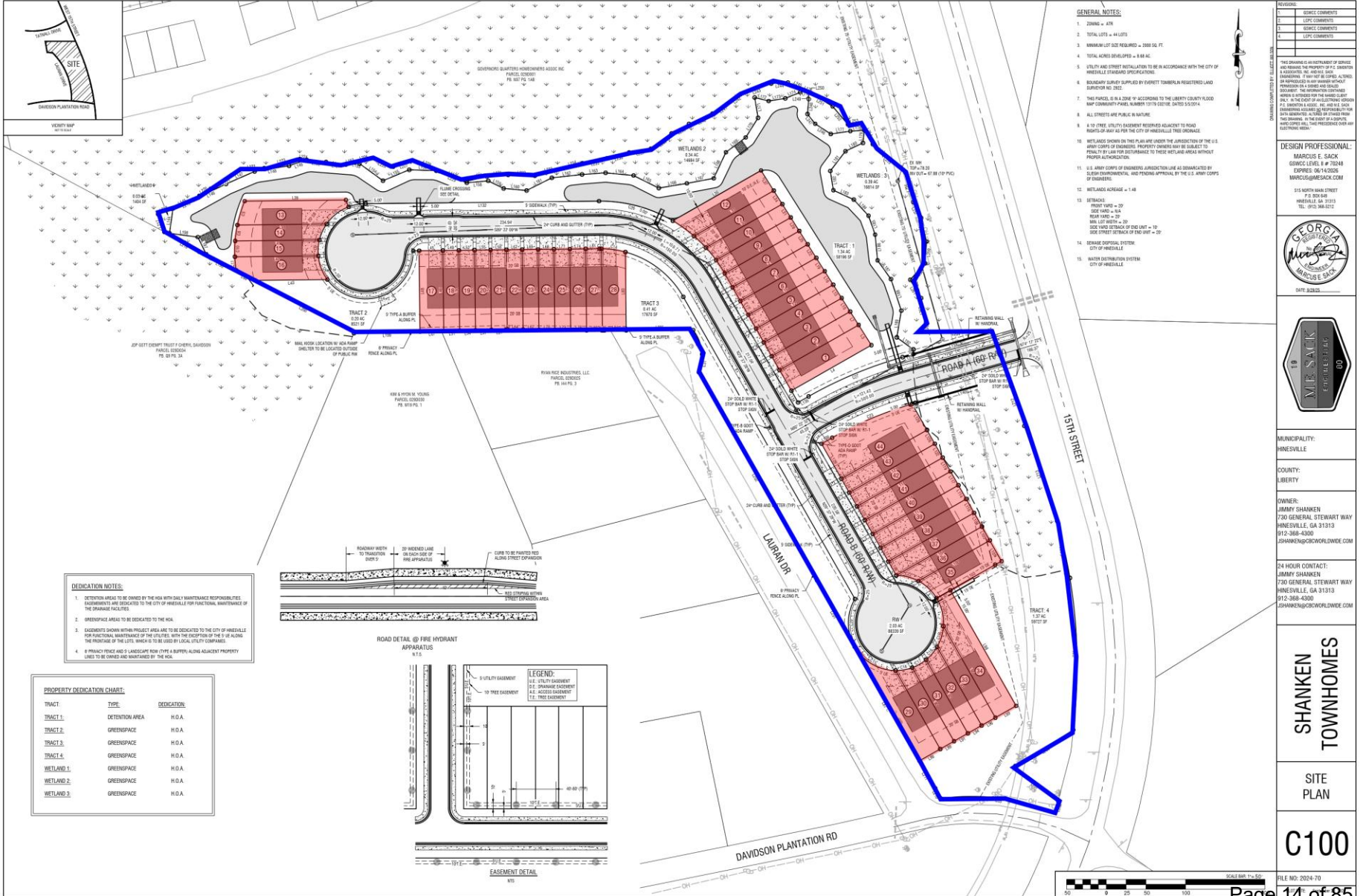
Location: W. 15<sup>th</sup> Street  
(District #5)



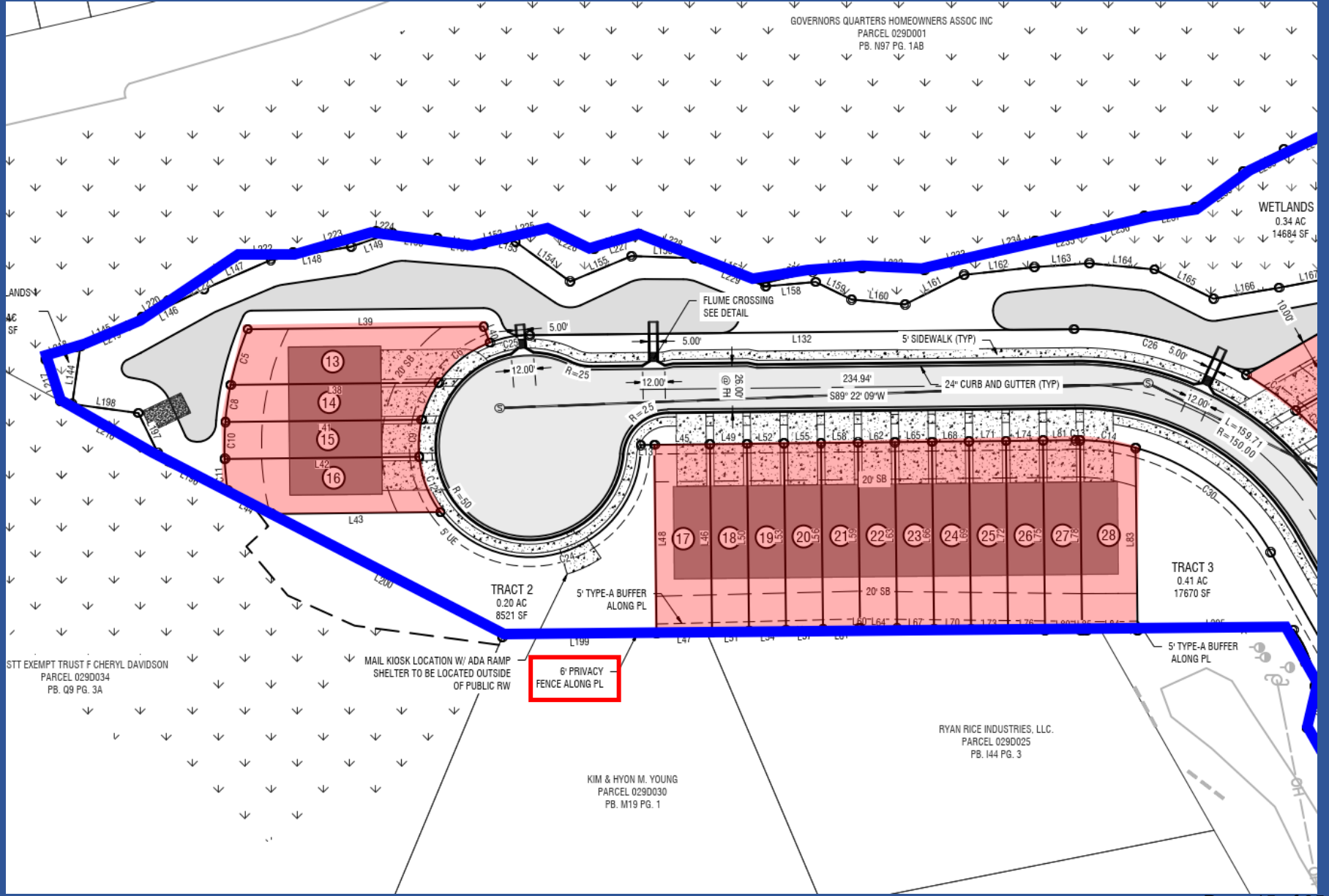




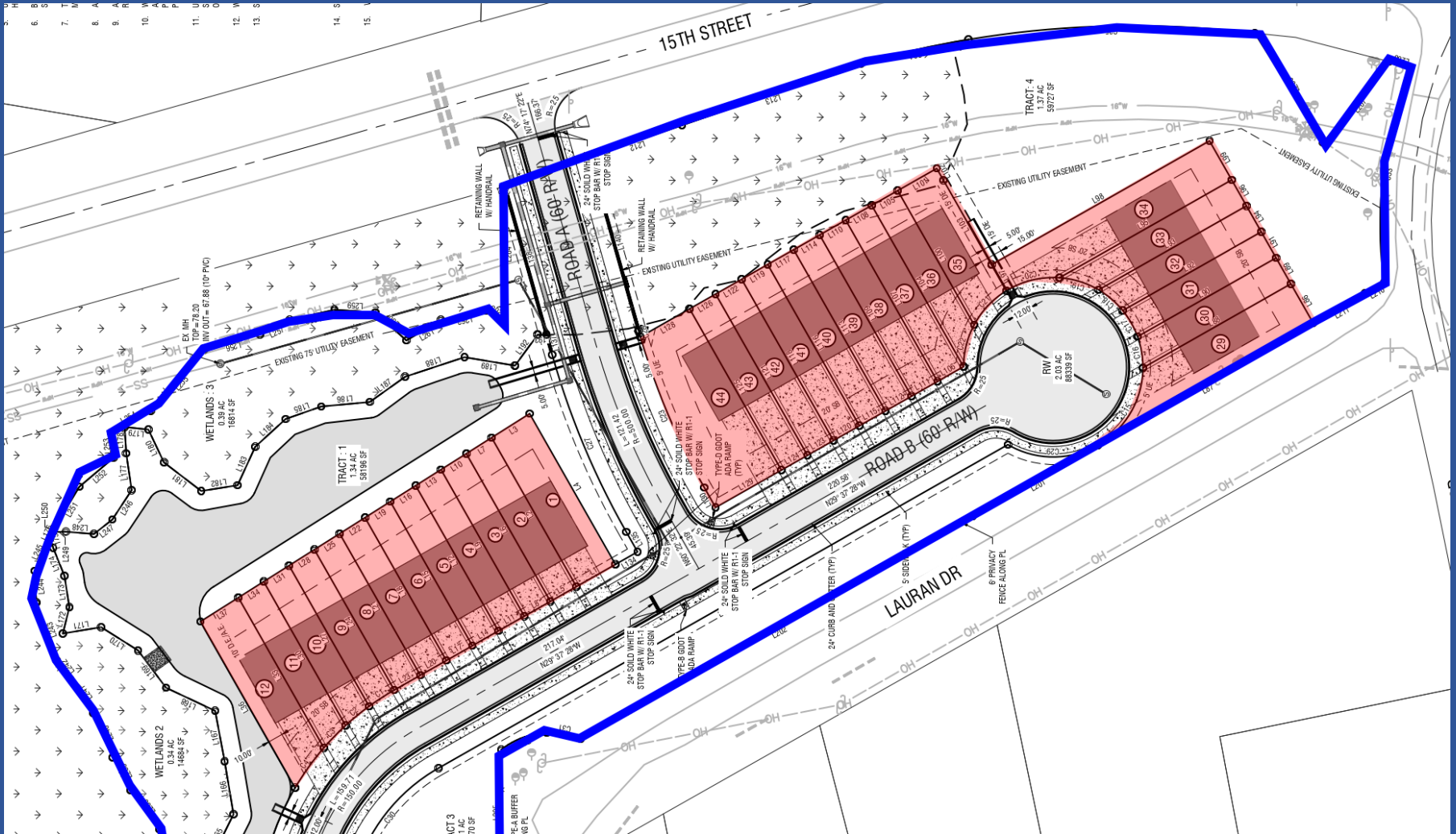
# Sheet 1



# Sheet 1 close-up



# Sheet 1 close-up



# Parcel Area Table

PARCEL AREA TABLE			
PARCEL #	AREA (AC.)	AREA (S.F.)	USABLE AREA (S.F.)
1	0.08AC.	3460S.F.	3460S.F.
2	0.05AC.	2283S.F.	2283S.F.
3	0.05AC.	2264S.F.	2264S.F.
4	0.05AC.	2246S.F.	2246S.F.
5	0.05AC.	2227S.F.	2227S.F.
6	0.05AC.	2208S.F.	2208S.F.
7	0.05AC.	2190S.F.	2190S.F.
8	0.05AC.	2171S.F.	2171S.F.
9	0.05AC.	2160S.F.	2160S.F.
10	0.05AC.	2186S.F.	2186S.F.
11	0.05AC.	2259S.F.	2259S.F.
12	0.08AC.	3637S.F.	2382S.F.
13	0.09AC.	3710S.F.	3710S.F.
14	0.05AC.	2176S.F.	2176S.F.
15	0.05AC.	2106S.F.	2106S.F.
16	0.07AC.	3092S.F.	3092S.F.
17	0.07AC.	3050S.F.	3050S.F.
18	0.05AC.	2026S.F.	2026S.F.
19	0.05AC.	2020S.F.	2020S.F.
20	0.05AC.	2014S.F.	2014S.F.
21	0.05AC.	2009S.F.	2009S.F.
22	0.05AC.	2011S.F.	2011S.F.
23	0.05AC.	2020S.F.	2020S.F.
24	0.05AC.	2028S.F.	2028S.F.
25	0.05AC.	2037S.F.	2037S.F.
26	0.05AC.	2046S.F.	2046S.F.
27	0.05AC.	2055S.F.	2055S.F.
28	0.07AC.	3044S.F.	3044S.F.
29	0.09AC.	3863S.F.	3863S.F.
30	0.05AC.	2187S.F.	2187S.F.

PARCEL AREA TABLE			
PARCEL #	AREA (AC.)	AREA (S.F.)	USABLE AREA (S.F.)
31	0.05AC.	2118S.F.	2118S.F.
32	0.05AC.	2187S.F.	2187S.F.
33	0.06AC.	2432S.F.	2432S.F.
34	0.11AC.	4782S.F.	4782S.F.
35	0.07AC.	2918S.F.	2373S.F.
36	0.05AC.	2240S.F.	2022S.F.
37	0.06AC.	2482S.F.	2379S.F.
38	0.06AC.	2482S.F.	2473S.F.
39	0.06AC.	2482S.F.	2482S.F.
40	0.06AC.	2482S.F.	2482S.F.
41	0.06AC.	2482S.F.	2482S.F.
42	0.06AC.	2482S.F.	2482S.F.
43	0.06AC.	2482S.F.	2482S.F.
44	0.13AC.	5818S.F.	5818S.F.

# Development Standards

- Min. lot size: 2,000 SF
- Setbacks:

FRONT YARD = 20'  
SIDE YARD = N/A  
REAR YARD = 20'  
MIN. LOT WIDTH = 20'  
SIDE YARD SETBACK OF END UNIT = 10'  
SIDE STREET SETBACK OF END UNIT = 20'

## Proposed dedications to the City include:

- 1,150 feet (~ 1/4 mi.) of new streets
- Utilities (*water, reuse water, sewer & stormwater*)
- Drainage/access/utility easements

## Proposed dedications to the HOA include:

- Common areas (2, totaling 0.61 ac.)
- Pond/common area (1.34 ac.)
- Wetland/common area (1.37 ac.)
- Wetlands (3, totaling 0.76 ac.)

# LCPC Recommendation

## APPROVAL

Shanken Townhomes  
Preliminary Plat

## CONDITIONS

Standard

# LCPC Standard Conditions

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



## City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025

**Agenda Item:** Rezoning 2024-011-H and Annexation Ordinance #2024-03

**Prepared by:** Lori Parks

**Presented by:** Jeff Ricketson

**PURPOSE:** A rezoning and annexation petition was submitted by Newbridge Residential Parks, LLC to rezone ± 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 Caitlan E. Lemon; and WEST by lands of Ginger L. 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 Letland 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 Haynhanh, Centura D. Whisenand, Ron J. Rehdor 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 (Multi-Family Residential) 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.

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 059CD13. 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 gravel 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 Etal 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 Yox; 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



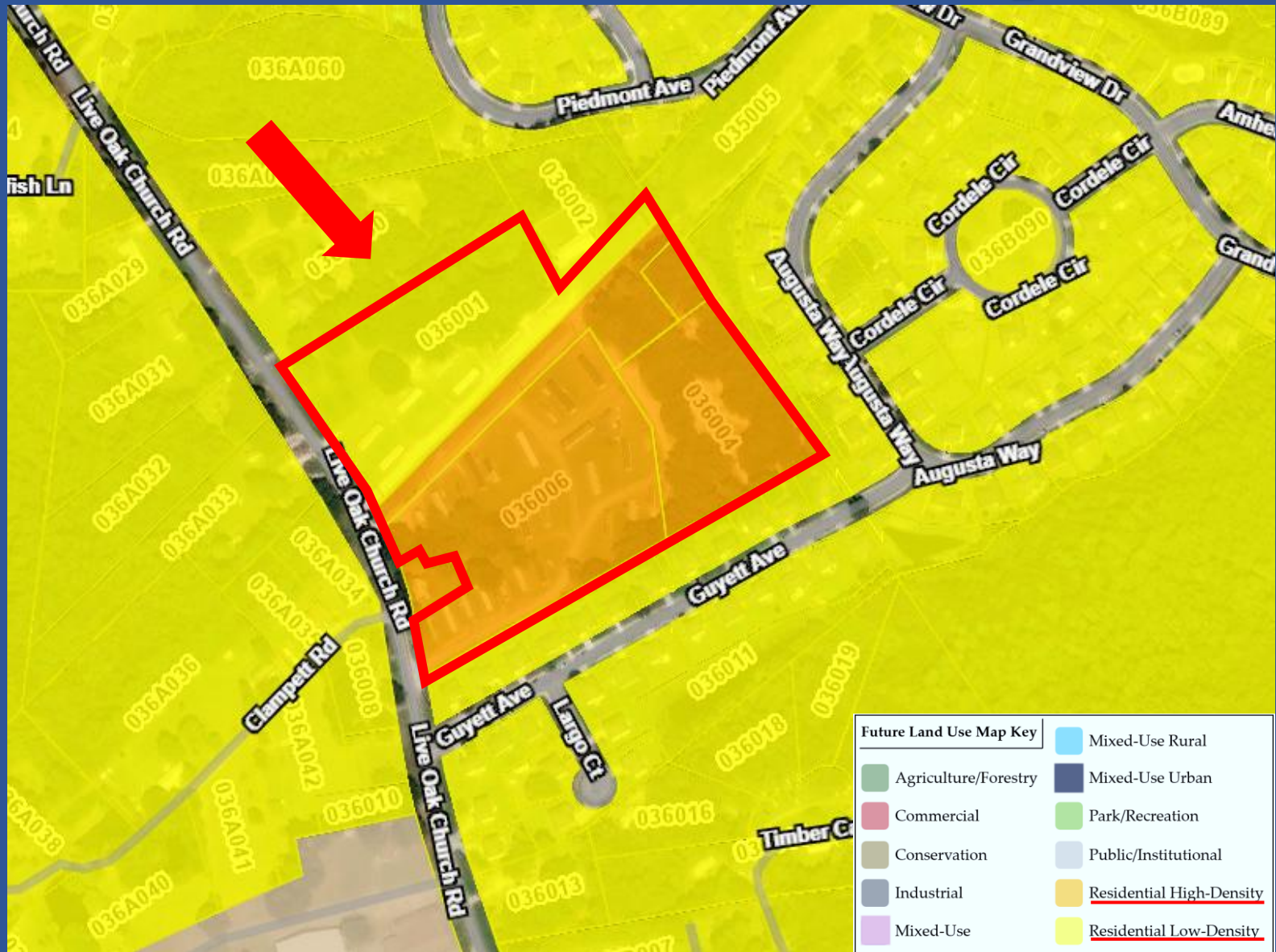
# Vicinity Map



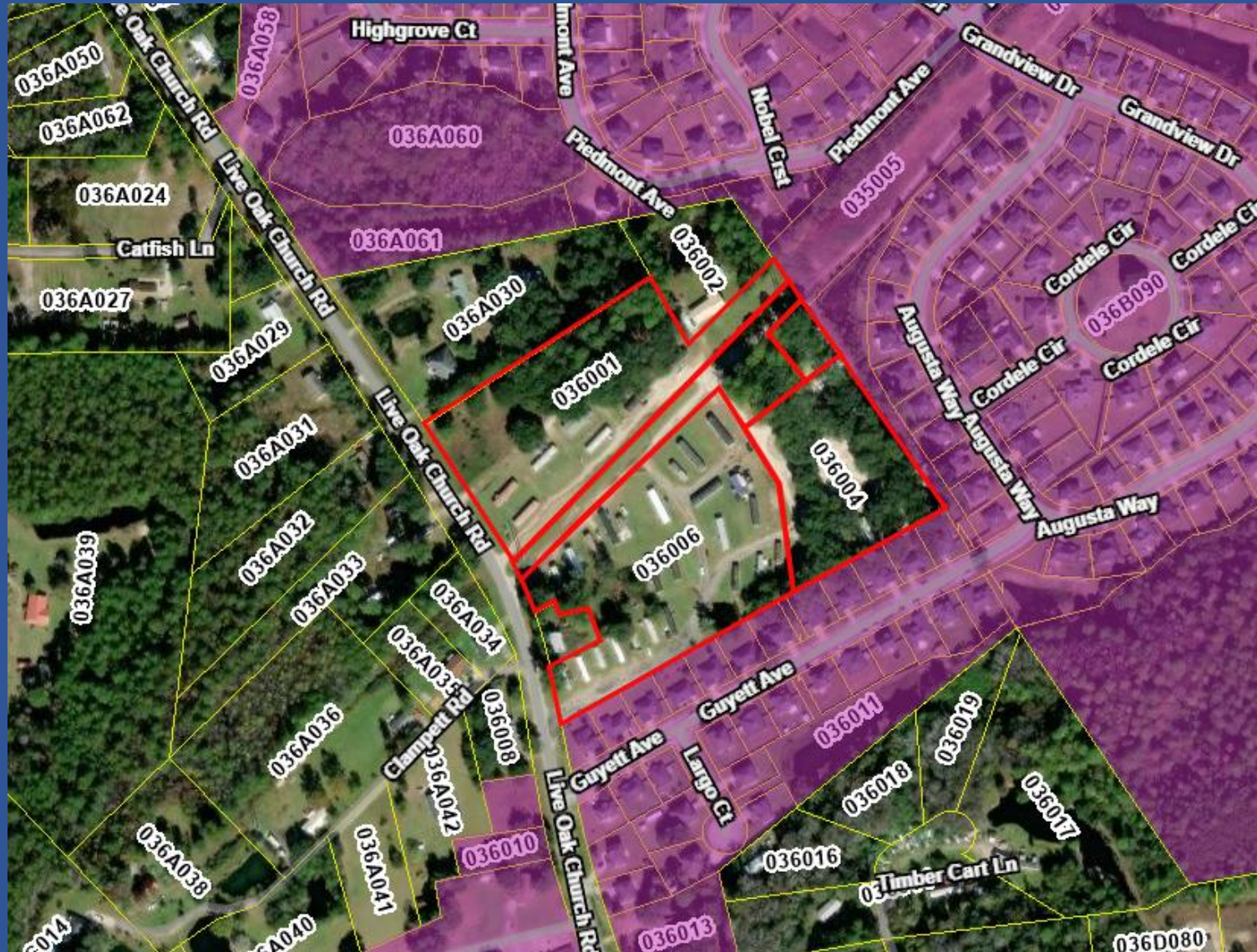
# Zoning Map



# Future Land Use Map



# Jurisdiction Map



# Annexation Exhibit



STATE OF GEORGIA  
PROFESSIONAL ENGINEERING  
LICENSE NO. 2200000134  
EXPIRES 12/31/2025

TR LONG  
ENGINEERING, LLC  
1000 Turner Center Blvd  
Pineville, Georgia 31322  
(770) 731-7456  
www.trlong.com

RESIDENTIAL COMMUNITY  
FOR  
NEWBRIDGE RESIDENTIAL PARKS LLC

SHEET NAME:  
PROPOSED ANNEXATION PLAN

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN BY: 06/27/2022  
CHECKED BY: 06/27/2022  
FORWARDED TO: PROJECT MANAGER

SHEET NUMBER:  
**EXHIBIT**



# 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 (10<sup>th</sup> 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 1756<sup>th</sup> 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 1756<sup>th</sup> 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 1756<sup>th</sup> 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 4<sup>th</sup> day of April, 2024.  
Rose M. Kenner  
Unofficial Witness  
Spang  
Notary Public  
My commission expires: 3/13/28



**NEWBRIDGE RESIDENTIAL PARKS, LLC, a Georgia limited liability company**

BY: David J. Luo  
NAME: David J. Luo  
TITLE: Authorized Signatory

Signed, sealed, and delivered before us this 24<sup>th</sup> day of April, 2024.  
Paul Pate  
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:** December 4, 2025  
**Agenda Item:** Water Capacity Update  
**Prepared by:** Estella L. Roberson  
**Presented by:** Paul Simonton

**PURPOSE:** To present to the Mayor and Council information regarding the updates on the groundwater withdrawal permit.

**BACKGROUND:** In October 2024, the Environmental Protection Division (EPD) granted the City of Hinesville a permit to drill a well in Long County. The permit included a groundwater withdrawal permit to withdraw 0.99 million gallons per day (MGD) from the Upper Floridan Aquifer. Based on current usage and projections, the city will likely meet permit capacity in 2030.

EPD has been contacted and a request has been made for an expansion of the permit to 2.0 MGD. The EPD has acknowledged this request and has asked for an updated Preliminary Engineering Report (PER) from 2022 and submit for the expansion. We can expect the PER to be submitted by March 1, 2026.

**FUNDING:** None

**RECOMMENDATION:**

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**



### City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025

**Agenda Item:** Sequoia Circle Drainage Expansion - Change Order

**Prepared by:** Estella L. Roberson

**Presented by:** Paul Simonton

**PURPOSE:** To Present for the Mayor and Council Consideration, a change order proposal for replacing the driveway pipe for the Failing Drainage Infrastructure Replacement Project on both sides of the southern section of Sequoia Circle.

**BACKGROUND:** In July 2025, SEC Site Work LLC was awarded a contract to replace failed drainage pipes. After the contract award, several areas were found along the edge of the roadway and the driveway was failing due to corroded drainage pipes. The replacement of the original drainage pipes is nearly complete and allowing the contractor to begin replacing the failed driveway pipes.

A plan was completed and negotiated a price using unit bid prices. The change order proposal for replacing the driveway pipes on both sides of the southern section of Sequoia Circle amounts to \$243,900. Additionally, a request for a \$10,000 contingency fund is being made to address potential unknown conditions, such as a possible irrigation system, that may arise during construction. The total budget requiring approval is \$253,900, which will be funded through TSPLOST.

**FUNDING:** Contingency Fund

**RECOMMENDATION:** Approve a change order for SEC Site Work for \$253,900 to complete the change order repairs.

**ATTACHMENTS:**

1. Aerial Phases
2. 2017-98.2 Phase 2 estimate rev 2

**PREVIOUS COUNCIL DISCUSSION:**

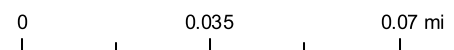


# Liberty County PRISYM 2.0

- Roads
- Parcels
- Carto Line**
- Land Hook



Liberty County Assessors' Office  
 100 Main Street, Suite 1550  
 Hinesville, Georgia 31313  
 Phone: (912) 876-3568



1 inch = 188 feet



Printed on 5/17/2024  
<http://www.libertycountyga.com>

Sequoia Circle Drainage Repair  
Phase 2  
12/2/2025

Item	Estimated Quantity	Units	Description	Unit Price	Total Price
1	750	SY	Remove & Replace DW	\$110.00	\$82,500.00
	200	LF	15" HDPE Pipe	\$60.00	\$12,000.00
2	40	LF	18" HP HDPE Pipe	\$65.00	\$2,600.00
3	120	LF	24" HP HDPE Pipe	\$80.00	\$9,600.00
4	20	EA	15" Conc FES	\$2,100.00	\$42,000.00
	4		18" Conc FES	\$2,300.00	\$9,200.00
5	12	EA	24" Conc FES	\$2,500.00	\$30,000.00
6	1800	LF	Regrade Drainage Ditch	\$15.00	\$27,000.00
7	2000	SY	Grass/Sod	\$12.00	\$24,000.00
8	1	LS	Mobilization		\$2,500.00
9	1	LS	Traffic Control		\$2,500.00
10	1	LS	Irrigation System Mod.		
Subtotal					\$243,900.00
Contingency					\$36,585.00
Eng & Insp					\$24,390.00
Total Project					\$304,875.00



### City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025  
**Agenda Item:** Peddler's License Request  
**Prepared by:** Deridra Weeks  
**Presented by:** Deridra Weeks

**PURPOSE:** David Midgorden of TNT Fireworks would like a 2025 Transient Merchant License to sell fireworks at 229 W General Screven Way (Citi Trends #5), 751 W Oglethorpe Hwy (Walmart SuperCenter), 801A E General Stewart Way (Walmart #4519) and 1422 W Oglethorpe Hwy (Walmart #4525). All departments have reviewed and approved the application.

**BACKGROUND:** None

**FUNDING:** None

**RECOMMENDATION:** Approval

**ATTACHMENTS:**

1. TNT Fireworks Applications
2. TNT Fireworks Routing Slips
3. TNT Fireworks Background Check
4. TNT 229 Summary Sheet
5. TNT 801 Summary Sheet
6. TNT 751 Summary Sheet
7. TNT 1422 Summary Sheet

**PREVIOUS COUNCIL DISCUSSION:** None

LICENSE YEAR: 2025

DATE RECEIVED  
BLDG INSP.  
ZONING  
POLICE

FOR BLDG INSP. ONLY  
11-17-25  
DATE  
DATE



### PEDDLER OR TRANSIENT MERCHANT LICENSE APPLICATION

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

NAME OF APPLICANT: David Midgorden TYPE OF LICENSE: PEDDLER OR TRANSIENT MERCHANT  
(circle one)

PROPERTY NUMBER: [REDACTED] BIRTH DATE: MONTH/DATE/YEAR: [REDACTED] FEDERAL TAX ID NUMBER: 63-0813092

PERMANENT MAILING ADDRESS:

PHONE NUMBER: 912-271-9772 DESCRIBE THE NATURE OF BUSINESS: Sale of GA legal consumer fireworks and sparklers

MANAGER'S NAME: David Midgorden MANAGER'S MAILING ADDRESS: 126 Glenn Groover Rd NE Hinesville, Ga 31313

IS THIS A CORPORATION? (YES) (NO) Alabama, 1981  
(Please attach proof of corporation) IF YES, STATE AND DATE OF CORPORATION:

BUSINESS NAME: TNT Fireworks BUSINESS PERMANENT ADDRESS: 4511 Helton Drive Florence, Al 35630

NAME OF REPRESENTATIVE: (if different from applicant) BIRTH DATE: MONTH/DATE/YEAR: SOCIAL SECURITY NUMBER:

PERMANENT MAILING ADDRESS:

GA legal consumer fireworks and sparklers  
TYPE OF MERCHANDISE OR SERVICE OFFERED FOR SALE:

LOCAL BUSINESS ADDRESS: (attach authorization slip from owner for transient merchant LIC)  
229 West General Screven Way Hinesville, Ga 31313

DATES OF BUSINESS IN CITY: FROM: Dec 28 TO: Dec 31 HOURS OF OPERATION: FROM: 10 am TO: 10 pm TOTAL DAYS: 6

sales will be conducted out of an 8X24 wooden stand in the parking lot  
EXPLAIN HOW BUSINESS WILL BE CONDUCTED:

LIST CITIES WHERE BUSINESS HAS BEEN CONDUCTED IN THE LAST TWELVE MONTHS:  
Savannah Waycross Atlanta Loganville Richmond Hill  
Dublin Statesboro Macon Locust Grove Augusta

LICENSE FEE COMPUTATIONS	
Amount per day (Maximum \$500.00)	\$ <u>30</u> X <u>6</u> days (Enter Amount Due) = \$ <u>180.00</u>
Admin Fee Due for New Application	\$ <u>60.00</u>
Other Fees	\$ _____
TOTAL DUE:	\$ <u>240.00</u>
TOTAL RECEIVED \$ _____	

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

THIS 12 DAY OF November, 2025 David Midgorden (AUTHORIZED SIGNATURE OF APPLICANT)

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

Sworn to and subscribed before me this 12 day of Nov, 2025

STATE OF Georgia COUNTY OF Liberty CITY OF Hinesville

NOTARY STAMP OR SEAL: Alexandra R. Kristofek NOTARY PUBLIC



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

LICENSE YEAR: 2025

DATE RECEIVED: \_\_\_\_\_  
BLDG INSP: \_\_\_\_\_  
ZONING: \_\_\_\_\_  
POLICE: \_\_\_\_\_  
FOR OFFICE USE ONLY: 1117-25  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_



### PEDDLER OR TRANSIENT MERCHANT LICENSE APPLICATION

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

NAME OF APPLICANT: David Midgorden TYPE OF LICENSE: PEDDLER OR TRANSIENT MERCHANT  
(circle one)

SOCIAL SECURITY NUMBER: \_\_\_\_\_ BIRTH DATE: MONTH/DATE/YEAR: \_\_\_\_\_ FEDERAL TAX ID NUMBER: 63-0813092

PERMANENT MAILING ADDRESS: \_\_\_\_\_

PHONE NUMBER: 912-271-0772 DESCRIBE THE NATURE OF BUSINESS: Sale of GA legal consumer fireworks and sparklers

MANAGER'S NAME: David Midgorden MANAGER'S MAILING ADDRESS: 136 Glenn Groover Rd NE Hinesville, Ga 31313

IS THIS A CORPORATION? NO (YES) NO (NO)  
(Please attach proof of corporation) IF YES, STATE AND DATE OF CORPORATION: Alabama, 1981

BUSINESS NAME: TNT Fireworks BUSINESS PERMANENT ADDRESS: 4511 Mellon Drive Florence, Al 35630

NAME OF REPRESENTATIVE: \_\_\_\_\_ BIRTH DATE: MONTH/DATE/YEAR: \_\_\_\_\_ SOCIAL SECURITY NUMBER: \_\_\_\_\_  
(if different from applicant)

PERMANENT MAILING ADDRESS: \_\_\_\_\_

TYPE OF MERCHANDISE OR SERVICE OFFERED FOR SALE: GA legal consumer fireworks and sparklers

LOCAL BUSINESS ADDRESS: (attach authorization slip from owner for transient merchant LIC)  
751 W Oglethorpe Hwy Hinesville, Ga 31313

DATES OF BUSINESS IN CITY: FROM: Dec 20 TO: Dec 31 HOURS OF OPERATION: FROM: 10 am TO: 10 pm TOTAL DAYS: 6

EXPLAIN HOW BUSINESS WILL BE CONDUCTED: sales will be conducted out of an 8x24 wooden stand in the parking lot

LIST CITIES WHERE BUSINESS HAS BEEN CONDUCTED IN THE LAST TWELVE MONTHS:  
Savannah \_\_\_\_\_ Waycross \_\_\_\_\_ Atlanta \_\_\_\_\_ Loganville \_\_\_\_\_ Richmond Hill \_\_\_\_\_  
Dublin \_\_\_\_\_ Statesboro \_\_\_\_\_ Macon \_\_\_\_\_ Locust Grove \_\_\_\_\_ Augusta \_\_\_\_\_

LICENSE FEE COMPUTATIONS	
(Enter Amount Due)	
Amount per day <u>30</u> X <u>6</u> days (Maximum \$500.00)	\$ <u>180</u>
Admin Fee Due for New Application	\$ <u>60</u>
Other Fees	\$ _____
TOTAL DUE:	\$ <u>240.00</u>
	TOTAL RECEIVED \$ _____

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

THIS 12 DAY OF November, 2025  
David Midgorden  
(AUTHORIZED SIGNATURE OF APPLICANT)

Personally, before me the undersigned appeared David Midgorden, who on Oath has sworn that the above information given therein is true and correct

Sworn to and subscribed before me this 12 day of NOV, 2025

STATE OF: Georgia CITY OF: Liberty CITY OF: Hinesville  
Alexandra R. Kristofek  
NOTARY PUBLIC



LICENSE MAY BE SUSPENDED OR REVOKED FOR VIOLATION OF THE TERMS OF THE ORDINANCE. NO BUSINESS, PERSON, OR ORGANIZATION IS TO OPERATE WITHOUT APPROVAL OF THIS APPLICATION FOR LICENSE.  
City of Hinesville • Phone: (912) 271-0772 • www.cityofhinesville.org Revised October 2021

LICENSE YEAR: 2025

DATE RECEIVED: \_\_\_\_\_  
BLDG INSP: \_\_\_\_\_  
ZONING: \_\_\_\_\_  
POLICE: \_\_\_\_\_

FOR OFFICIAL USE ONLY  
1117-25  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_



### PEDDLER OR TRANSIENT MERCHANT LICENSE APPLICATION

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

David Midgorden  
NAME OF APPLICANT:

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

[REDACTED] ID NUMBER:

[REDACTED] MONTH/DATE/YEAR

83-0013092  
FEDERAL TAX ID NUMBER:

[REDACTED]

912-271-0772  
PHONE NUMBER:

Sale of GA legal consumer fireworks and sparklers  
DESCRIBE THE NATURE OF BUSINESS:

David Midgorden  
MANAGER'S NAME:

138 Glenn Groover Rd NE Hinesville, Ga 31313  
MANAGER'S MAILING ADDRESS:

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

Alabama, 1981  
IF YES, STATE AND DATE OF CORPORATION:

TNT Fireworks  
BUSINESS NAME:

4511 Helton Drive Florence, Al 35630  
BUSINESS PERMANENT ADDRESS:

NAME OF REPRESENTATIVE:  
(if different from applicant)

BIRTH DATE: MONTH/DATE/YEAR:

SOCIAL SECURITY NUMBER:

PERMANENT MAILING ADDRESS:

GA legal consumer fireworks and sparklers

TYPE OF MERCHANDISE OR SERVICE OFFERED FOR SALE:

801 A East General Stewart Way Hinesville, Ga 31313  
LOCAL BUSINESS ADDRESS: (attach authorization slip from owner for transient merchant LIC)

DATES OF BUSINESS IN CITY:  
FROM: Dec 26 TO: Dec 31

HOURS OF OPERATION:  
FROM: 10 am TO: 10 pm

TOTAL DAYS  
6

Sales will be conducted out of an 8X24 wooden stand in the parking lot.  
EXPLAIN HOW BUSINESS WILL BE CONDUCTED:

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

Savannah \_\_\_\_\_ Waycross \_\_\_\_\_ Atlanta \_\_\_\_\_ Loganville \_\_\_\_\_ Richmond Hill \_\_\_\_\_  
Dublin \_\_\_\_\_ Statesboro \_\_\_\_\_ Macon \_\_\_\_\_ Locust Grove \_\_\_\_\_ Augusta \_\_\_\_\_

LICENSE FEE COMPUTATIONS	
Amount per day <u>30</u> X <u>6</u> days (Maximum \$500.00)	(Enter Amount Due) \$ <u>180.00</u>
Admin Fee Due for New Application	\$ <u>60.00</u>
Other Fees	\$ _____
TOTAL DUE:	\$ <u>240.00</u>
	TOTAL RECEIVED \$ _____

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

THIS 12 DAY OF November, 2025

David Midgorden  
(AUTHORIZED SIGNATURE OF APPLICANT)

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

Sworn to and subscribed before me this 12 day of Nov, 2025

STATE OF: Georgia COUNTY OF: Liberty CITY OF: Hinesville

NOTARY STAMP OR SEAL:



Alexandra R. Kristofek  
NOTARY PUBLIC

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

City of Hinesville • Phone: (912) 835-2200 • www.cityofhinesville.org

Revised October 2021

LICENSE YEAR: 2026

DATE RECEIVED: 11-17-25  
BLOG INSP: \_\_\_\_\_ DATE: \_\_\_\_\_  
ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_  
POLICE: \_\_\_\_\_ DATE: \_\_\_\_\_



### PEDDLER OR TRANSIENT MERCHANT LICENSE APPLICATION

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

NAME OF APPLICANT: David Midgorden TYPE OF LICENSE: PEDDLER OR TRANSIENT MERCHANT  
(circle one)

SOCIAL SECURITY NUMBER: \_\_\_\_\_ BIRTH DATE: MONTH/DATE/YEAR: \_\_\_\_\_ FEDERAL TAX ID NUMBER: 63-0813092

PERMANENT MAILING ADDRESS: \_\_\_\_\_

PHONE NUMBER: 912-271-9772 DESCRIBE THE NATURE OF BUSINESS: Sale of GA legal consumer fireworks and sparklers

MANAGER'S NAME: David Midgorden MANAGER'S MAILING ADDRESS: 136 Glenn Groover Rd NE Hinesville, Ga 31313

IS THIS A CORPORATION? (YES) \_\_\_\_\_ (NO) \_\_\_\_\_ IF YES, STATE AND DATE OF CORPORATION: Alabama, 1981

BUSINESS NAME: TNT Fireworks BUSINESS PERMANENT ADDRESS: 4511 Helton Drive Florence, Al 35630

NAME OF REPRESENTATIVE: \_\_\_\_\_ BIRTH DATE: MONTH/DATE/YEAR: \_\_\_\_\_ SOCIAL SECURITY NUMBER: \_\_\_\_\_  
(if different from applicant)

PERMANENT MAILING ADDRESS: \_\_\_\_\_

TYPE OF MERCHANDISE OR SERVICE OFFERED FOR SALE: GA legal consumer fireworks and sparklers

LOCAL BUSINESS ADDRESS: 1422 W Oglethorpe Hwy Hinesville, Ga 31313  
(Attach authorization slip from owner for transient merchant LIC)

DATES OF BUSINESS IN CITY: FROM: Dec 26 TO: Dec 31 HOURS OF OPERATION: FROM: 10 am TO: 10 pm TOTAL DAYS: 6

EXPLAIN HOW BUSINESS WILL BE CONDUCTED: sales will be conducted out of an 8X24 wooden stand in the parking lot

LIST CITIES WHERE BUSINESS HAS BEEN CONDUCTED IN THE LAST TWELVE MONTHS:  
Savannah \_\_\_\_\_ Waycross \_\_\_\_\_ Allanta \_\_\_\_\_ Loganville \_\_\_\_\_ Richmond Hill \_\_\_\_\_  
Dublin \_\_\_\_\_ Statesboro \_\_\_\_\_ Macon \_\_\_\_\_ Locust Grove \_\_\_\_\_ Augusta \_\_\_\_\_

LICENSE FEE COMPUTATIONS	
(Enter Amount Due)	
Amount per day <u>6</u> X <u>30</u> days	\$ <u>180.00</u>
(Maximum \$500.00)	\$ <u>60.00</u>
Admin Fee Due for New Application	\$ <u>20.00</u>
Other Fees	\$ _____
TOTAL DUE:	\$ <u>260.00</u>
	TOTAL RECEIVED \$ _____

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

THIS 12 DAY OF November, 2025  
David Midgorden  
(AUTHORIZED SIGNATURE OF APPLICANT)

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

Sworn to and subscribed before me this 12 day of Nov, 2025

STATE OF Georgia COUNTY OF Liberty CITY OF Hinesville

NOTARY STAMP OR SEAL: Alexandra R. Kristof  
NOTARY PUBLIC



LICENSE MAY BE SUSPENDED OR REVOKED FOR VIOLATION OF THE TERMS OF THE ORDINANCE, NO BUSINESS, PERSON, OR ORGANIZATION SHALL OPERATE WITHOUT APPROVAL OF THIS APPLICATION FOR LICENSE.  
City of Hinesville • Phone: (912) 859-3365 • Fax: (912) 859-2888 • www.cityofhinesville.org

Revised October 2021

Date: 11--18-25

## DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	TNT Fireworks 229		
			In	Out	Concur	Non Concur	Subj: Event Name	David Midgorden		
LCPC	2	s	11-19-25	11-19-25	LMP		Subj: Event Date	Dec 26 -31, 2025		
INSPECTIONS ZONING DEPARTMENT	3	s	11-19-25	11-24-25	GWS					
GIS							EVENT OR VENUE COMMENTS:			
FIRE DEPARTMENT	4	s	11/24/25	11/24/25	MS		please see the attached transient merchant license			
POLICE DEPARTMENT										
YES <input type="checkbox"/> NO <input type="checkbox"/> security required										
CITY CLERK							<b>FOR BUSINESS LICENSE USE ONLY</b>			
BUSINESS LICENSE OFFICE	1	x	11-18-25	11-18-25						
ACTION CODES							Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is there an election, voter registration, special event, or other City and/or County related event occurring during date of the above event?		
X -	ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET		I -	INFORMATION			EVENT NAME:			
A -	APPROPRIATE ACTION		D -	DECISION						
G -	GUIDANCE		C -	COMMENT			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Requires Mayor & Council Approval	12-4-25	Council Meeting Date:
S -	SIGNATURE		R -	RECOMMENDATION			SIGNATURE:			Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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

Revised October 24, 2022

Date: 11-18-25

## DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	751 TNT Fireworks		
			In	Out	Concur	Non Concur	Subj: Event Name	David Midgorden		
LCPC	2	s	11-18-25	11-18-25	LMP		Subj: Event Date	December 26 - December 31, 2025		
INSPECTIONS ZONING DEPARTMENT	3	s	11-18-25	11-18-25	GWS					
GIS							EVENT OR VENUE COMMENTS:			
FIRE DEPARTMENT	4	s	11/18/25	11/19/25	MS		please see the attached transient merchant license			
POLICE DEPARTMENT										
YES <input type="checkbox"/> NO <input type="checkbox"/> security required										
CITY CLERK							<b>FOR BUSINESS LICENSE USE ONLY</b>			
BUSINESS LICENSE OFFICE	1	x	11-18-25	11-18-25						
ACTION CODES							Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is there an election, voter registration, special event, or other City and/or County related event occurring during date of the above event?		
X -	ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET		I -	INFORMATION		EVENT NAME:				
A -	APPROPRIATE ACTION		D -	DECISION						
G -	GUIDANCE		C -	COMMENT		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Requires Mayor & Council Approval	12-4-25	Council Meeting Date:	
S -	SIGNATURE		R -	RECOMMENDATION		SIGNATURE:			Last Action Date:	

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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Revised October 24, 2022

Date: 11-18-25

## DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	801 TNT Transient 111825			
			In	Out	Concur	Non Concur	Subj: Event Name	David Midgorden			
LCPC	2	s	11-18-25	11-18-25	LMP		Subj: Event Date	December 26 - December 31, 2025			
INSPECTIONS ZONING DEPARTMENT	3	s	11-18-25	11-19-25	GWS						
GIS							EVENT OR VENUE COMMENTS:				
FIRE DEPARTMENT	4	s	11/19/25	11/19/25	MS		please see the attached transient merchant license				
POLICE DEPARTMENT											
YES <input type="checkbox"/> NO <input type="checkbox"/> security required											
CITY CLERK							<b>FOR BUSINESS LICENSE USE ONLY</b>				
BUSINESS LICENSE OFFICE	1	x	11-18-25	11-18-25							
ACTION CODES							Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is there an election, voter registration, special event, or other City and/or County related event occurring during date of the above event?		
X -	ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET		I -	INFORMATION			EVENT NAME:				
A -	APPROPRIATE ACTION		D -	DECISION							
G -	GUIDANCE		C -	COMMENT			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Requires Mayor & Council Approval	12-4-25	Council Meeting Date:
S -	SIGNATURE		R -	RECOMMENDATION			SIGNATURE:				Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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Revised October 24, 2022

Date: 11-18-25

## DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	1422 TNT Fireworks		
			In	Out	Concur	Non Concur	Subj: Event Name	David Midgorden		
LCPC	2	s	11-18-25	11-18-25	LMP		Subj: Event Date	Dec 26 - Dec 31, 2025		
INSPECTIONS ZONING DEPARTMENT	2	s	11-18-25	11-19-25	GWS					
GIS							EVENT OR VENUE COMMENTS:			
FIRE DEPARTMENT	4	s	11/19/25	11/19/25	MS		please see the attached transient merchant license			
POLICE DEPARTMENT										
YES <input type="checkbox"/> NO <input type="checkbox"/> security required										
CITY CLERK							<b>FOR BUSINESS LICENSE USE ONLY</b>			
BUSINESS LICENSE OFFICE	1	x	11-18-25	11-18-25						
ACTION CODES							Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is there an election, voter registration, special event, or other City and/or County related event occurring during date of the above event?		
X -	ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET		I -	INFORMATION			EVENT NAME:			
A -	APPROPRIATE ACTION		D -	DECISION						
G -	GUIDANCE		C -	COMMENT			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Requires Mayor & Council Approval	12-4-25	Council Meeting Date:
S -	SIGNATURE		R -	RECOMMENDATION			SIGNATURE:			Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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Revised October 24, 2022

Date: 11-17-25

## DEPARTMENTAL APPROVAL ROUTING FORM

DEPARTMENTS	ROUTE SEQ	ACTION CODE	DATE		INITIALS		Subj: Applicant Name	TNT Fireworks			
			In	Out	Concur	Non Concur	Subj: Event Name	David Midgorden			
LCPC							Subj: Event Date	December 26 - December 31, 2025			
INSPECTIONS ZONING DEPARTMENT							EVENT OR VENUE COMMENTS:				
GIS							Please conduct a background check for a transient merchant license to sell fireworks.				
FIRE DEPARTMENT											
POLICE DEPARTMENT	2	s	11/18/20	11/18/25	TEH						
YES <input type="checkbox"/> NO <input type="checkbox"/> security required							FOR BUSINESS LICENSE USE ONLY				
CITY CLERK											
BUSINESS LICENSE OFFICE	1	x	11-17-25	11-17-25							
<b>ACTION CODES</b>							Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is there an election, voter registration, special event, or other City and/or County related event occurring during date of the above event?			
X -	ORIGINATOR OF OFFICE AFFIXING ROUTING SHEET		I -	INFORMATION		EVENT NAME:					
A -	APPROPRIATE ACTION		D -	DECISION							
G -	GUIDANCE		C -	COMMENT		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			Requires Mayor & Council Approval	12-4-25	Council Meeting Date:
S -	SIGNATURE		R -	RECOMMENDATION		SIGNATURE:					Last Action Date:

DEPARTMENTS PLEASE INDICATE CONCERNS BELOW:

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Revised October 24, 2022

**MAYOR**  
Karl Riles

**CITY MANAGER**  
Kenneth K. Howard

**CITY CLERK**  
Estella L. Roberson

**CITY ATTORNEY**  
Linnie L. Darden, III



*Tracey E. Howard, Chief of Police*

**MAYOR PRO TEM**  
Vicky C. Nelson

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

FROM THE HINESVILLE POLICE DEPARTMENT

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

Name of applicant

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

MIDGORDEN, DAVID W.

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

11/18/2025

*"Home for a Day or a Lifetime"*

**SUMMARY SHEET FOR TRANSIENT MERCHANT  
LICENSE APPLICATION**

<b>YEAR OF LICENSE</b>	2025
<b>NAME OF APPLICANT(S)</b>	David Midgorden
<b>NAME OF BUSINESS</b>	TNT Fireworks
<b>ADDRESS OF BUSINESS</b>	229 W General Screven Way Hinesville, GA 31313
<b>APPROVED BY HPD</b>	YES 11-18-2025
<b>APPROVED BY ZONING</b>	YES 11-19-2025
<b>APPROVED BY INSPECTIONS DEPARTMENT</b>	YES 11-24-2025
<b>APPROVED BY HFD</b>	YES 11-24-2025
<b>TYPE OF LICENSE</b>	Transient Merchant License

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-04-2025

**SUMMARY SHEET FOR TRANSIENT MERCHANT  
LICENSE APPLICATION**

<b>YEAR OF LICENSE</b>	2025
<b>NAME OF APPLICANT(S)</b>	David Midgorden
<b>NAME OF BUSINESS</b>	TNT Fireworks
<b>ADDRESS OF BUSINESS</b>	801 East General Stewart Way Hinesville, GA 31313
<b>APPROVED BY HPD</b>	YES 11-18-2025
<b>APPROVED BY ZONING</b>	YES 11-18-2025
<b>APPROVED BY INSPECTIONS DEPARTMENT</b>	YES 11-19-2025
<b>APPROVED BY HFD</b>	YES 11-19-2025
<b>TYPE OF LICENSE</b>	Transient Merchant License

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-04-2025

**SUMMARY SHEET FOR TRANSIENT MERCHANT  
LICENSE APPLICATION**

<b>YEAR OF LICENSE</b>	2025
<b>NAME OF APPLICANT(S)</b>	David Midgorden
<b>NAME OF BUSINESS</b>	TNT Fireworks
<b>ADDRESS OF BUSINESS</b>	751 W Oglethorpe Hwy Hinesville, GA 31313
<b>APPROVED BY HPD</b>	YES 11-18-2025
<b>APPROVED BY ZONING</b>	YES 11-18-2025
<b>APPROVED BY INSPECTIONS DEPARTMENT</b>	YES 11-18-2025
<b>APPROVED BY HFD</b>	YES 11-19-2025
<b>TYPE OF LICENSE</b>	Transient Merchant License

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-01-2025

**SUMMARY SHEET FOR TRANSIENT MERCHANT  
LICENSE APPLICATION**

**YEAR OF LICENSE** 2025

**NAME OF APPLICANT(S)** David Midgorden

**NAME OF BUSINESS** TNT Fireworks

**ADDRESS OF BUSINESS** 1422 W Oglethorpe Hwy  
Hinesville, GA 31313

**APPROVED BY HPD** YES 11-18-2025

**APPROVED BY ZONING** YES 11-18-2025

**APPROVED BY INSPECTIONS  
DEPARTMENT** YES 11-19-2025

**APPROVED BY HFD** YES 11-19-2025

**TYPE OF LICENSE** Transient Merchant License

**NOTES: In the past, Mayor & Council have authorized representatives to solicit from 10:00am until 7:00pm.**

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-04-2025



### City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025

**Agenda Item:** YR 2026 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. Fangs Island Summary Sheet
2. Circle K 2745002 Summary Sheet
3. Circle K 2745102 Summary Sheet
4. M & S Liquor Store Summary Sheet
5. Parkers 17 Summary Sheet

**PREVIOUS COUNCIL DISCUSSION:**

**SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026**

**NAME OF BUSINESS** Fang's Island

**ADDRESS OF BUSINESS** 521B W Oglethorpe Hwy  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** Ming Ni

**NAME OF LOCAL MANAGER** Ming Ni

**APPROVED BY HPD** YES 11-21-2025

**APPROVED BY ZONING** YES 11-24-2025

**APPROVED BY INSPECTIONS DEPARTMENT** YES 11-24-2025

**APPROVED BY HFD** YES 11-24-2025

**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 billiards. This location is not on probation.

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-04-2025

**SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026**

**NAME OF BUSINESS** Circle K #2745002

**ADDRESS OF BUSINESS** 1025 W Oglethorpe Hwy  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** Flash Foods LLC

**NAME OF LOCAL MANAGER** Corrine Crivello

**APPROVED BY HPD** YES 11-21-2025

**APPROVED BY ZONING** YES 11-18-2025

**APPROVED BY INSPECTIONS DEPARTMENT** YES 11-19-2025

**APPROVED BY HFD** YES 11-19-2025

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

**SUNDAY SALES** NO

**VIOLATION HISTORY** No violations past 12 months

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

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-04-2025

**SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026**

**NAME OF BUSINESS** Circle K #2745102

**ADDRESS OF BUSINESS** 463 W Oglethorpe Hwy  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** Flash Foods LLC

**NAME OF LOCAL MANAGER** Savannah Carmichael

**APPROVED BY HPD** YES 11-21-2025

**APPROVED BY ZONING** YES 11-25-2025

**APPROVED BY INSPECTIONS DEPARTMENT** YES 11-26-2025

**APPROVED BY HFD** YES 11-26-2025

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

**SUNDAY SALES** NO

**VIOLATION HISTORY** No violations past 12 months

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

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-04-2025

**SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026**

**NAME OF BUSINESS** M & S Liquor Store

**ADDRESS OF BUSINESS** 2367 Hwy 196 W  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** Ming Ni

**NAME OF LOCAL MANAGER** Ming Ni

**APPROVED BY HPD** YES 11-21-2025

**APPROVED BY ZONING** YES 11-19-2025

**APPROVED BY INSPECTIONS DEPARTMENT** YES 11-24-2025

**APPROVED BY HFD** YES 11-25-2025

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

**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 12-04-2025

**SUMMARY SHEET FOR ALCOHOL LICENSE RENEWAL-YEAR 2026**

**NAME OF BUSINESS** Parkers 17

**ADDRESS OF BUSINESS** 2475 W Hwy 196  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** Gregory Parker

**NAME OF LOCAL MANAGER** Latasha Roberson

**APPROVED BY HPD** YES 11-25-2025

**APPROVED BY ZONING** YES 11-24-2025

**APPROVED BY INSPECTIONS DEPARTMENT** YES 11-26-2025

**APPROVED BY HFD** YES 11-26-2025

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

**SUNDAY SALES** NO

**VIOLATION HISTORY** No violations past 12 months

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

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-04-2025



### City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025  
**Agenda Item:** Class V License Request  
**Prepared by:** Deridra Weeks  
**Presented by:** Deridra Weeks

**PURPOSE:** Zum Rosenhof German Restaurant is requesting a Class V Alcohol License to sell beer at the Hinesville for the Holidays and the Christmas Parade After Party events.

**BACKGROUND:** Zum Rosenhof German Restaurant is requesting a One-Day Special Event Permit to sell beer during the Hinesville for the Holidays and Christmas Parade After Party events. Hinesville for the Holidays will take place on December 4, 2025, from 2 pm - 9 pm. The Christmas Parade After Party will take place on December 5, 2025, from 5 pm - 10 pm. Both events will be held in Bradwell Park. All departments have approved this request. This request is pending the Georgia Department of Revenue Alcohol Licensing Division's approval.

**FUNDING:** None

**RECOMMENDATION:** Approval upon the State's approval

**ATTACHMENTS:**

1. Christmas Events Class V Application
2. Christmas Events Summary Sheet

**PREVIOUS COUNCIL DISCUSSION:** None

LICENSE YEAR: 2025



DATE: 12-2-25

### CLASS V ALCOHOL BEVERAGE LICENSE APPLICATION (must be submitted at least thirty (30) days prior to the planned event)

David Hinze

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

103 B, Midway Street

LEGAL MAILING ADDRESS OF APPLICANT:

SSN:

DOB MONTH/DAY/YEAR:

HOME PHONE:

9128762191

BUSINESS PHONE:

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

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

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

Type of Organization:

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

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

Hinze Enterprises LLC (DBA: Zum Rosenhof German Restaurant)

NAME OF ORGANIZATION:

103 B. Midway Street, Hinesville, GA 31313

BUSINESS MAILING ADDRESS:

9128762191

BUSINESS PHONE NUMBER:

46-1236546

FEDERAL TAX ID NUMBER:

Christmas tree lighting and Christmas parade.

DESCRIPTION AND/NAME OF EVENT:

LOCATION OF EVENT (ADDRESS/AREA DESCRIPTION):

Bradwell Park, Hinesville, GA

(103 B. Midway Street): Zum Rosenhof

12/4 & 5/2025

DATE:

17-10pm

TIME:

400+

ANTICIPATED NUMBER OF PARTICIPANTS:

Free

COST TO ATTEND:

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

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

LICENSE YEAR: 2025

DATE: 12-2-25

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

American Beer (Miller Lite, etc...)

Quantity will approx 456 beer in cans. (19+/- cases)

**DESCRIBE THE PARKING ARRANGEMENTS:**

Public city parking in area

**DESCRIBE THE PLANNED SECURITY ARRANGEMENTS:**

**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.

**SUMMARY SHEET FOR CLASS V ALCOHOL LICENSE**

**NAME OF THE EVENT** Hinesville for the Holidays  
Christmas Parade After Party

**LOCATION** 108 S Commerce St  
Hinesville, GA 31313

**DATE OF EVENT** Thursday, December 4, 2025 from 2 pm – 9 pm  
Friday, December 5, 2025 from 5 pm – 10 pm

**NAME OF APPLICANT(S)** David Hinze

**NAME OF BUSINESS** Zum Rosenhof German Restaurant

**ADDRESS OF BUSINESS** 103 B. Midway St  
Hinesville GA 31313

**APPROVED BY HPD** Yes 12-03-2025

**APPROVED BY LCPC** Yes 12-03-2025

**APPROVED BY INSPECTIONS DEPARTMENT** Yes 12-03-2025

**APPROVED BY HFD** Yes 12-03-2025

**TYPE OF LICENSE** Class V on premise consumption  
beer

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 12-04-2025



## City of Hinesville, Georgia, Council Meeting

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

**PURPOSE:** To allow citizens to address Mayor and Council.

**BACKGROUND:** 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.

**FUNDING:** None

**RECOMMENDATION:**

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**



## City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025  
**Agenda Item:** Mayor Riles' Report  
**Prepared by:** Rodonia Armstrong  
**Presented by:** Mayor Karl Riles

### **ACTION ITEMS:**

None

### **INFORMATIONAL ITEMS:**

Hinesville for the Holidays



# Hinesville

FOR THE HOLIDAYS

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THURSDAY **4** DECEMBER

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**5-8PM IN BRADWELL PARK**  
**TREE LIGHTING AT 7PM**

JOIN US FOR PHOTOS WITH SANTA, TRAIN RIDES,  
BOUNCE HOUSES, POPCORN, HOT COCOA,  
LIVE MUSIC AND FUN FOR THE WHOLE FAMILY!





## City of Hinesville, Georgia, Council Meeting

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

**PURPOSE:**

**BACKGROUND:**

**FUNDING:**

**RECOMMENDATION:**

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**



## City of Hinesville, Georgia, Council Meeting

**Date:** December 4, 2025  
**Agenda Item:** City Manager Howard's Report  
**Prepared by:** Rodonia Armstrong  
**Presented by:** Kenneth Howard

### **ACTION ITEMS:**

### **INFORMATIONAL ITEMS:**

Retirement Ceremony

Join us as we celebrate the retirement of  
**KENNETH HOWARD**

and honor his many years of service to  
the City of Hinesville



*R*ETIREMENT  
CELEBRATION

December 11, 2025 3:00 - 5:00

Hinesville City Hall

115 East M.L. King, Jr. Drive Hinesville, GA