

**MAYOR**  
Karl A. Riles

**CITY MANAGER**  
Ryan J. Arnold

**CITY CLERK**  
Estella L. Roberson

**CITY ATTORNEY**  
Linnie Darden III



**MAYOR PRO TEM**  
Diana F. Reid

**COUNCIL MEMBERS**  
Jason R. Floyd  
Vicky C. Nelson  
Dexter L. Newby  
José A. Ortiz, Jr.

**MAYOR AND COUNCIL  
REGULAR MEETING**

**AGENDA**

**3:00 PM**

**May 7, 2026**

**Council Chamber**

**1. INVOCATION**

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

**2. MINUTES**

To approve the minutes from the April 16, 2026 Council Meeting

**3. PRESENTATIONS**

**3.1. HPD OFFICER CASSANDRA CARTER AND CORPORAL EARL THOMAS, LIFE-SAVING RECOGNITION**

To Present for Mayor and Council Consideration, Recognition of HPD Officer Cassandra Carter and Corporal Earl Thomas for their Life-Saving Actions in Response to a Severe Injury Incident Involving Significant Blood Loss.

*Informational Item*

**4. UNFINISHED BUSINESS**

**4.1. HISTORIC PRESERVATION COMMISSION COMMITTEE**

To Present for Mayor and Council Consideration, Historic Preservation Commission Appointments for Councilmember Newby, District 4. This appointment expires on May 2, 2026.

*Action Item*

**4.2. HINESVILLE DOWNTOWN DEVELOPMENT AUTHORITY BOARD**

To Inform Mayor and Council of the Hinesville Downtown Development Authority Board Appointments set to expire. Thomas Ratcliffe, Dana Ingram, Sabrina Newby, and Shonda Mickel appointments expire on May 6, 2026.

*Action Item*

**4.3. ETHICS COMMITTEE BOARD APPOINTMENTS**

To Inform Mayor and Council of the Ethics Committee Board Appointments set to expire. Aleen Humphrey, Pritesh Patel, Reginald Peggins, Eric Thomas, and Michelle Harris appointments expire on May 17, 2026.

*Action Item*

**5. PLANNING AND ZONING**

*"Home for a Day or a Lifetime"*

**5.1. FIFTEEN WEST TOWNHOMES**

To Present for Mayor and Council Consideration, Preliminary Plat for a 74-lot Townhome Subdivision on W. 15th Street for RTS Homes, LLC (District #5)

*Action Item*

**5.2. HERITAGE POINTE PH. 2B**

To Present for Mayor and Council Consideration, Final Plat for 30 Townhome Lots and 64 Single-family Lots on Legacy Lane for Liberty Properties and Holdings, Co., LLC (District #2)

*Action Item*

**6. PUBLIC HEARING**

**6.1. REZONING PETITION 2026-13-H AND CONDITIONAL USE REQUEST 2026-14-H**

To Present for Mayor and Council Consideration, Petition and Request by Atlantic Building Components and Services for Truss Manufacturing on Technology Drive. (District #4)

*Action Item*

**6.2. REZONING PETITION 2026-16-H**

To Present for Mayor and Council Consideration, Petition by West Oglethorpe Highway, LLC to Ensure Appropriate Road Frontage for a Proposed Subdivision.

*Action Item*

**6.3. 2026 ANNUAL ACTION PLAN DRAFT**

To Present for Mayor and Council Consideration, a draft of the 2026 Annual Action Plan to the United States Department of Housing and Urban Development, which enables continued funding under the Community Development Block Grant.

*Informational Item*

**7. NEW BUSINESS**

**7.1. HAMPO CITIZENS ADVISORY COMMITTEE (CAC)**

To Present for the Mayor and Council Consideration, Hinesville Area Metropolitan Planning Organization (HAMPO) Citizens Advisory Committee (CAC) an appointment due to an immediate vacancy. These appointments are made by the Mayor and Council.

*Informational Item*

**7.2. CARBON REDUCTION PROGRAM**

To Present for Mayor and Council Consideration, ratification of the submission of a grant application to the Hinesville Area Metropolitan Planning Organization for Carbon Reduction Program funds.

*Action Item*

**7.3. 2026 HEALTH INSURANCE PLAN**

To present for Mayor and Council Consideration, the proposed 2026 Health Insurance Plan.

*Action Item*

**7.4. 2026 TAX DIGEST "ESTIMATED ROLLBACK RATE"**

*"Home for a Day or a Lifetime"*

To present to Mayor and Council, estimated roll back millage rates for the 2026 tax assessments as required by House Bill 581.

***Action Item***

**7.5. PINELAND AVE HWY 196 TRAFFIC SIGNAL LETTER OF SUPPORT**

To Present for Mayor and Council Consideration, Pineland Ave/Hwy 196 Traffic Signal Support Letter

***Action Item***

**7.6. BRYANT COMMONS DECELERATION LANE AND ENTRANCE BID**

To present for Mayor and Council Consideration, Bids for the Bryant Commons Deceleration Lane and Entrance Improvements

***Action Item***

**7.7. S. MAIN STREET/CHARLES FRASIER BLVD. WIDENING CHANGE ORDER**

S. Main Street/Charles Frasier Blvd Widening Change Order

***Action Item***

**8. BUSINESS LICENSE**

**8.1. NEW ALCOHOLIC BEVERAGE LICENSE FOR 2026**

To Present for Mayor and Council Consideration, 2026 Alcohol Beverage License to sell beer, wine and liquor for off-premise consumption at 454 West General Screven Way Ste D.

***Action Item***

**9. PUBLIC COMMENT**

**9.1. PUBLIC COMMENT**

**10. MAYOR KARL A. RILES**

**10.1. MAYOR RILES' REPORT**

**11. MAYOR PRO TEM REID - DISTRICT 1**

**11.1. MAYOR PRO TEM REID'S REPORT**

**12. COUNCILMEMBER FLOYD - DISTRICT 2**

**12.1. COUNCILMEMBER FLOYD'S REPORT**

**13. COUNCILMEMBER NELSON - DISTRICT 3**

**13.1. COUNCILMEMBER 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 RYAN ARNOLD**

**16.1. CITY MANAGER ARNOLD'S REPORT**

*"Home for a Day or a Lifetime"*

**17. EXECUTIVE SESSION**

**17.1. TO HOLD AN EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS**

**18. ADJOURN**

*"Home for a Day or a Lifetime"*



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** HPD Officer Cassandra Carter and Corporal Earl Thomas, Life-Saving Recognition

**Prepared by:** Terranova Smith

**Presented by:** Tracey Howard

**PURPOSE:** To formally recognize Officer Carter and Corporal Thomas for their professionalism, quick decision-making and life-saving measures that directly contributed to preserving the life of a critically injured individual.

### **BACKGROUND:**

On March 31, 2026, Officer Cassandra Carter and Corporal Earl Thomas responded to a severe traffic accident involving a victim suffering from a traumatic injury with significant blood loss. Corporal Thomas was first on scene and immediately recognized the life-threatening nature of the injury. He applied direct pressure to control the bleeding, using decisive action and maintaining composure under extreme pressure. His initial response was critical in stabilizing the victim. Officer Carter arrived shortly thereafter and worked in coordination with Corporal Thomas. Together, they applied a tourniquet to further control blood loss. Officer Carter continued life-saving care by assisting with preparing the victim for transport, including cutting away clothing and helping secure the victim for medical personnel.

Both officers demonstrated exceptional teamwork, communication and professionalism throughout the incident. Their swift and effective actions ensured the victim received immediate and appropriate care prior to the arrival of emergency medical services, directly contributing to the preservation of life.

**FUNDING:** None

**RECOMMENDATION:** Recognition of Officer Cassandra Carter and Corporal Earl Thomas for their heroic and life-saving actions.

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** Historic Preservation Commission Committee

**Prepared by:** Rodonia Armstrong

**Presented by:** Ryan Arnold

**PURPOSE:** To Present for the Mayor and Council Consideration, the Historic Preservation Commission Appointments to be filled by Councilmember Newby, District 4. This appointment expires on May 2, 2026.

**BACKGROUND:** The Commission shall consist of six (6) members appointed by the Mayor and City Council, with each such elected official responsible for the selection of one (1) Commission member. The District appointments that are due for reappointment are as such:

District 4- Karen Bell

**FUNDING:** None

**RECOMMENDATION:** None

**ATTACHMENTS:**

1. HPC Board Appointments
2. Section 5-252 Creation of a Historic Preservation Commission

**PREVIOUS COUNCIL DISCUSSION:**

APPOINTED BY	CURRENT APPOINTEES	RESIDES IN DISTRICT	TERMS SERVED	LENGTH OF TERM	TERM BEGAN	TERM EXPIRES
Mayor Riles	Christi Wheeler			3 Years	02/04/2021	05/02/28
CM Reid	Gregary Grant	1		3 Years	05/02/2019	05/02/28
CM Floyd	Ashley Dykes Dickerson	2		3 Years	07/18/2025	03/02/28
MPT Nelson	Tom Reese	3		3 Years	05/04/2025	05/02/28
CM Jenkins	Karen Bell	4		3 Years	05/18/2023	05/02/26
CM Ortiz	Jay Johnson	5		3 Years	05/04/2025	05/02/28

City Code Section 5-252(b)

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**Sec. 5-252. Creation of a Historic Preservation Commission.**

- (a) *Creation of the Commission.* There is hereby created a commission whose title shall be "City of Hinesville Historic Preservation Commission."
- (b) *Commission members: appointment, terms of office, election of officers, and compensation.* The Commission shall consist of six members appointed by the Mayor and City Council, with each such elected official responsible for the selection of one Commission member. A majority of the members of any such Commission shall have demonstrated special interest, experience, or education in history or architecture. The terms of office of Commission members shall be for three year staggered terms. The Commission shall elect from its membership a chairperson and such other officers as may be desired. Officers shall be elected on a calendar year basis, but may be reelected for succeeding terms. All members of the Commission shall serve without compensation but may be reimbursed for actual expenses incurred in connection with their official duties.
- (c) *Vacancies.* Any vacancy in membership of the Commission shall be filled for the unexpired term by the elected official responsible for the initial selection of the departing Commission member. The Mayor and City Council shall have the authority to remove any member for cause, on written charges, after a public hearing.
- (d) *Powers.* The Historic Preservation Commission appointed or designated shall be authorized to:
- (1) Prepare an inventory of all property within its respective historic preservation jurisdiction having the potential for designation as historic property;
  - (2) Recommend to the City Council specific places, districts, sites, buildings, structures, or works of art to be designated by ordinance as historic properties or historic districts;
  - (3) Review applications for certificates of appropriateness and grant or deny the same in accordance with O.C.G.A. § 44-10-28;
  - (4) Recommend to the City Council that the designation of any place, district, site, building, structure, or work of art as a historic property or as a historic district be revoked or removed;
  - (5) Restore or preserve any historic properties acquired by the City;
  - (6) Promote the acquisition by the City of conservation easements in accordance with O.C.G.A. §§ 44-10-1 – 44-10-8;
  - (7) Conduct an educational program on historic properties located within its historic preservation jurisdiction;
  - (8) Make such investigations and studies of matters relating to historic preservation as the City Council or the Commission itself may from time to time deem necessary or appropriate for the purposes of this article;
  - (9) Seek out State and Federal funds for historic preservation and make recommendations to the City Council concerning the most appropriate use of any funds acquired;
  - (10) Consult with historic preservation experts in the Division of Historic Preservation of the Department of Natural Resources or its successor and the Georgia Trust for Historic Preservation, Inc.; and
  - (11) Submit to the Division of Historic Preservation of the Department of Natural Resources or its successor a list of historic properties or historic districts designated as such pursuant to O.C.G.A. § 44-10-26.
- (e) *Commission's power to adopt rules and standards.* The Commission shall adopt rules and standards for the transaction of its business and for consideration of applications for designations and certificates of appropriateness not otherwise in contravention of this article or the laws of the State, such as bylaws, and design guidelines and criteria. The Commission shall have the flexibility to adopt such rules and standards

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without amendment to this article, subject however to the approval of the Mayor and City Council. The Commission shall provide for the time and place of regular meetings and a method for the calling of special meetings. A quorum shall consist of a majority of the members.

- (f) *Conflict of interest.* The Commission shall be subject to all conflict of interest laws set forth in State statutes and in this Code of Ordinances, the provisions of which are hereby incorporated by reference.
- (g) *Commission's authority to receive funding from various sources.* The Commission shall have the authority to accept donations and shall insure that these funds do not displace appropriated governmental funds.
- (h) *Records of Commission meetings.* A public record shall be kept of the Commission's resolutions, proceedings and actions. Such public record shall remain on file in the office of the Community Development Department.

(Code 1978, § 2-267; Ord. No. 1996-03, § III, 5-2-1996)

State law reference(s)—Historic preservation commissions, O.C.G.A. §§ 44-10-24, 44-10-26.



### City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** Hinesville Downtown Development Authority Board

**Prepared by:** Rodonia Armstrong

**Presented by:** Ryan Arnold

**PURPOSE:** To inform the Mayor and Council of the Hinesville Downtown Development Authority Board Appointments set to expire. Thomas Ratcliffe, Dana Ingram, Sabrina Newby, and Shonda Mickel terms expire on May 6, 2026.

**BACKGROUND:** The Hinesville Downtown Development Authority Board Appointments are set to expire.

- Thomas Ratcliffe appointment expires on May 6, 2026.
- Dana Ingram appointment expires on May 6, 2026.
- Sabrina Newby appointment expires on May 6, 2026.
- Shonda Mickel appointment expires on May 6, 2026.

These appointments are made by the Mayor and Council.

**FUNDING:** N/A

**RECOMMENDATION:** N/A

**ATTACHMENTS:**

1. HDDA Committee Appointments
2. Resolution #2004-04 - HDDA
3. HDDA Bylaws

**PREVIOUS COUNCIL DISCUSSION:** April 18, 2024.

<b>Hinesville Downtown Development Authority (HDDA)</b>						
<b>APPOINTED BY</b>	<b>CURRENT APPOINTEES</b>	<b>RESIDES IN DISTRICT</b>	<b>TERMS SERVED</b>	<b>LENGTH OF TERM</b>	<b>TERM BEGAN</b>	<b>TERM EXPIRES</b>
Mayor and Council	Karl A. Riles	N/A		4 Years	01/04/2024	End of Term
Mayor and Council	Thomas J. Ratcliffe	2	6	4 Years	06/16/2016	05/06/2026
Mayor and Council	Marcus Sack	N/A		4 Years	03/04/2021	05/06/2028
Mayor and Council	Roger Jones	3	2	4 Years	05/06/2016	05/06/2028
Mayor and Council	Dana Ingram	4		4 Years	04/18/2024	05/06/2026
Mayor and Council	Sabrina Newby	4		4 Years	05/17/2018	05/06/2026
Mayor and Council	Shonda Mickel	2		4 Years	09/06/2018	05/06/2026

**A RESOLUTION**

**Resolution for Activation of a Downtown Development Authority**

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A RESOLUTION TO DECLARE THE NEED FOR A DOWNTOWN DEVELOPMENT AUTHORITY TO FUNCTION IN THE CITY OF HINESVILLE, GEORGIA, PURSUANT TO THE PROVISION OF THE DOWNTOWN DEVELOPMENT AUTHORITIES LAW O.C.G.A. 36-42-1, et seq. TO APPOINT A BOARD OF DIRECTORS FOR THE DOWNTOWN DEVELOPMENT AUTHORITY; TO DESIGNATE A DOWNTOWN DEVELOPMENT AREA; TO PROVIDE FOR FILING WITH THE SECRETARY OF STATE OF THE STATE OF GEORGIA OF A COPY OF THIS RESOLUTION; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES:

**WITNESSETH:**

WHEREAS, it has been determined by the Mayor and Council of the City of Hinesville, Georgia (the "City") that there is a need in the City for the revitalization and redevelopment of the central business district of the City to develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities, to promote the general welfare of the State of Georgia by creating a climate favorable to the location of new industry, trade and commerce, and to develop existing industry, trade and commerce within the City; and

WHEREAS, it has been determined by the Mayor and Council of the City that revitalization and redevelopment of the central business district of the City by financing projects under the Downtown Development Authorities Law (1981 Ga. Laws p. 1744; O.C.G.A. 36-42-1, et seq. - the "Downtown Development Authorities Law") will develop and promote for the public good and general welfare trade, commerce, industry and employment opportunities and will promote the general welfare of the State of Georgia; and

WHEREAS, it has been determined by the Mayor and Council of the City that it is in the public interest and is vital to the public welfare of the people of the City and of the people of the Sate of Georgia to revitalize and redevelop the central business district of the City; and

WHEREAS, the Downtown Development Authorities Law creates in and for each municipal corporation in the State of Georgia a downtown development authority for the purpose of revitalizing and redeveloping the central business district of such municipal corporation and promoting for the public good and general welfare, trade, commerce, industry and employment opportunities and promoting the general welfare of the State of Georgia; and

WHEREAS, the Mayor and Council of the City, after thorough investigation, have determined that it is desirable and necessary that the Downtown Development Authority of the City be activated immediately, pursuant to the Downtown Development Authorities Law, in order to fulfill the needs expressed herein;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City, and it is hereby resolved by the same, that there is hereby determined and declared to be a present and future need for a Downtown Development Authority (as more fully described and defined in the Downtown Development Authorities Law) to function in the City.

BE IT FURTHER RESOLVED that there is hereby activated in the City the public body corporate and politic known as the "Downtown Development Authority of Hinesville, Georgia" which was created upon the adoption and approval of the Downtown Development Authorities Law.

BE IT FURTHER RESOLVED that there are hereby appointed as members of the first Board of Directors of the Downtown Development Authority of the City the following named persons, each of whom shall be:

(1) a taxpayer residing in the municipal corporation for which the authority is created; or

(2) an owner or operator of a business located within the downtown development area and a taxpayer residing in the County in which is located the municipal corporation for which the authority is created. One such director (authority member) may be a member of the governing body of the municipal corporation and not less than four shall be or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area (hereinafter defined).

<u>Names</u>	<u>Term of Office</u>
<u>Thomas J. Ratcliffe, Jr.</u>	Two years
<u>Brian Smith</u>	Two years
<u>Kenneth Fussell</u>	Four years
<u>Donald Lovette</u>	Four years
<u>Paul Johnson</u>	Six years
<u>Esther Griffin</u>	Six years
<u>John P. Johnson</u>	Six years

BE IT FURTHER RESOLVED that commencing with the date of adoption of this resolution each of the persons named above as directors shall serve in such capacity for the number of years set forth opposite his or her respective name, however, that the terms shall be four years for those directors appointed or reappointed on or after the initial appointments set forth above. The term of a director who is also a member of the governing body of a municipal corporation shall end when such director is no longer a member of the governing body of the municipal corporation.

BE IT FURTHER RESOLVED that the Board of Directors hereinbefore elected shall organize itself, carry out its duties and responsibilities and exercise its powers and prerogatives in accordance with the terms and provisions of the Downtown Development Authorities Law as it now exists and as it might hereafter be amended or modified.

BE IT FURTHER RESOLVED that the "downtown development area" shall be that geographical area described in Exhibit A, attached hereto and made a part hereof by reference, which area, in the judgment of the Mayor and Council of the City, constitutes the "central business district" of the City as contemplated by the Downtown Development Authorities Law.

BE IT FURTHER RESOLVED that the City shall furnish promptly to the Secretary of State of the State of Georgia a certified copy of this resolution in compliance with the provisions of the Downtown Development Authorities Law.

BE IT FURTHER RESOLVED that the action taken by the Mayor and Council of the City as herein specified is not intended in any way to affect any public corporation, industrial development, downtown development, or payroll authority previously created by legislative act or constitutional amendment including, without limitation, its existence, purpose, organization, powers or function.


BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Mayor and Council of the City, and from and after such adoption the Downtown Development Authority of the City shall be deemed to be created and activated.

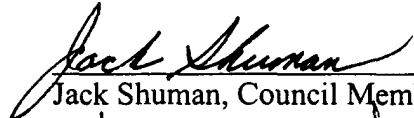
Adopted and approved this 6th day of May, 2004.

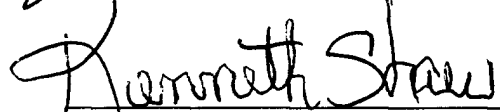
CITY OF HINESVILLE, GEORGIA

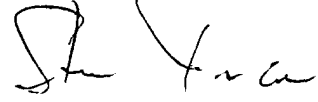
\_\_\_\_\_  
Thomas J. Ratcliffe, Jr., Mayor

  
\_\_\_\_\_  
David Anderson, Sr., Mayor Pro Tem


  
\_\_\_\_\_  
Charles Frasier, Council Member

  
\_\_\_\_\_  
Jack Shuman, Council Member

  
\_\_\_\_\_  
Kenneth Shaw, Council Member

  
\_\_\_\_\_  
Steve Troha, Council Member

ATTEST:

  
\_\_\_\_\_  
Sarah R. Lumpkin, City Clerk

**EXHIBIT "A"**

**BOUNDARY DESCRIPTION OF DOWNTOWN DEVELOPMENT AREA**

**City of Hinesville, Georgia**

The Hinesville downtown development area shall consist of that area bounded as follows: from the Fort Stewart boundary at West General Stewart Way to the intersection of East General Stewart Way and East Oglethorpe Highway, westerly on West Oglethorpe Highway to the intersection of East General Screven Way, northwest along General Screven Way to the boundary of Fort Stewart. Said area shall include all properties abutting on the north side of General Stewart Way, the east side of East Oglethorpe Highway, and the south and west side of General Screven Way within the area described.

BY-LAWS OF THE  
DOWNTOWN DEVELOPMENT AUTHORITY AND MAIN STREET PROGRAM  
OF THE CITY OF HINESVILLE, GEORGIA

ARTICLE I

MEMBERS

Section 1. Management Powers, Number, Qualification and Term.  
The property, affairs and business of the Downtown Development Authority of Hinesville, Georgia shall be managed by its directors consisting of seven persons, appointed from time to time as provided by law (O.C.G.A. 36-42-1). The qualifications of the directors shall be as provided by law. Each director shall serve for the length of time provided by law.

Section 2. Powers. The directors shall have such power and authority as is conferred upon them by the Downtown Development Authority Law of 1981, as the same now exists or may hereafter be amended, and such other power and authority as may be contained under the Constitution and the Laws of the State of Georgia as the same may now or hereafter exist.

Section 3. Regular Meetings. Regular meetings of the Authority shall be held on the fourth Thursday of every month beginning June 24, 2004. Notice of the time and place of such meeting may from time to time be fixed by resolution of the Authority, or if not fixed by the Chairman in the same manner as hereinafter specified for giving notice of special meetings. All meetings shall be conducted in accordance with the Georgia Open Code Meetings Act (O.C.G.A. Section 50-14-1 et. seq.)

Section 4. Special Meetings. Special meetings may be held upon the call of the Chairman, Secretary, Treasurer, or any two directors at such time during regular business hours and at such place within the City of Hinesville, Georgia, as shall be specified in the notice of such meeting. Notice of special meetings may be either oral or written. Oral notice may be delivered personally or by telephone and shall be given at least twenty-four (24) hours prior to the time of the meeting. Written notice may be sent by mail, e-mail, or facsimile, or it may be delivered personally. If delivered personally, such notice shall be delivered twenty-four (24) hours prior to the time of the meeting. If written notice is sent by mail, e-mail, or facsimile, then such notice shall be mailed three (3) days prior to the time of the meeting. Unless specified otherwise, any notice hereinafter called for in these by-laws shall be given as specified in this section. No notice of any meeting need be given any director who attends such meeting unless such director attending at the beginning of such meeting states any objection or objections to the place and time of the meeting, to the manner in which it has

been called or convened or to the transaction of business. No notice shall be required to be given any director who at any time before or after the meeting waives notice of the meeting in writing.

Section 5. Quorum. A majority of the directors, at a meeting duly assembled, shall constitute a quorum for the transaction of business. Unless otherwise specifically required by statute or these by-laws, the act of a majority of such directors present at a meeting at which a quorum is present shall be the act of the Authority, and if at any meeting of the Authority there shall be less than a quorum, a majority of those present may adjourn the meeting without further notice, until a quorum shall have been obtained.

Section 6. Parliamentary Procedures. In case of dispute concerning parliamentary procedures governing the conduct of meetings of the Authority, Roberts Rules of Order shall govern.

Section 7. Abandonment of Directorship. If any member of the Board of Directors is absent from three (3) meetings [during any period of six consecutive months] then that Director shall be deemed to have abandoned their membership on the Board of Directors. The Board shall report such instance to the governing authority of the City of Hinesville and request the governing authority to appoint a new director to fill the vacancy left by the abandonment. The new director shall be appointed as provided by law (O.C.G.A. 36-42-1) and shall satisfy the same statutory qualifications as provided by law as were satisfied by the departing director. The new director shall serve the remainder of the term of that abandoned directorship.

Section 8. Conference Telephone Meeting. Directors may participate in a meeting of the Board by means of conference telephone or similar communications equipment whereby all persons participating in the meeting simultaneously may hear each other. Participation in the meeting by such means shall constitute presence in person at the meeting.

## ARTICLE II

### OFFICERS

Section 1. Number. The directors shall elect from one of their number a Chairman, a Vice Chairman, Secretary, and a Treasurer, or, in the alternative, a Chairman, a Vice Chairman, and a Secretary-Treasurer. The Directors may, from time to time, appoint an Assistant Secretary and Assistant Treasurer, or Assistant Secretary-Treasurer, as the Directors determine shall be necessary to assist in the performance of the duties of the officers. Such persons need not be members of the Board of Directors.

Section 2. Election. A meeting shall be held on June 24, 2004, and thereafter on the fourth Thursday in May of every other year for the purpose of electing new officers. Notice of the time and place of such meeting shall be given by the retiring Chairman.

Section 3. Term and Removal. All officer terms shall be 2-year terms. All officers shall be elected by and serve at the discretion of the directors and any officer may be removed from office, either with or without cause, at any time, by the affirmative vote of the majority of the directors of the authority then in office. A vacancy in any Officer's position because of death, resignation, removal, disqualification or otherwise, shall be filled by the directors for the remaining portion of the term. Resignation shall be submitted in writing to the Chairman.

Section 4. Powers. The powers and duties of the officers shall be as provided from time to time by resolution or other directive of the directors. In the absence of such provisions, respective officers shall have the powers and shall discharge the duties customarily and usually held and performed by like officers of authorities similar in organization and purposes to this Authority. The Assistant Secretary, if a nonmember, shall attend meetings for the purpose of recording the minutes of such meetings, but shall not have any of the powers, rights, or duties of directors.

### ARTICLE III

#### FISCAL YEAR

Section 1. Time. The fiscal year of the Authority shall begin on the first day of November of each year and end on the last day of October of each year.

Section 2. Annual Meetings. An annual meeting of the Authority shall be held on the fourth Thursday in May of each year. Notice of the time and place of such meeting shall be given by the Chairman.

Section 3. Annual Audit. The Treasurer shall cause an annual audit of the books of the Authority to be made by the firm, which audits the books of the City of Hinesville, and present such audit and/or related management letter to the directors of the Authority. A copy of the audit shall be filed with the State Auditor; if necessary, to comply with the Local Government Financial Management Standards Act (Georgia Laws, 1980, p. 1738).

## ARTICLE IV

### CORPORATE SEAL

Section 1. Seal. The Seal of the Authority shall consist of an impression bearing the name “Downtown Development Authority of Hinesville, Georgia” around the perimeter and the word “SEAL” and the year of activation in the center thereof. In lieu thereof, the Authority may use an impression or writing bearing the word “SEAL” enclosed in parentheses or scroll, which shall also be deemed the seal of the Authority.

## ARTICLE V

### DEPOSITORIES

Section 1. Depositories. The Authority shall from time to time provide by resolution or resolutions for the establishment of depositories for funds of the Authority.

Section 2. Execution of Notes, Drafts, and Checks. All drafts, checks, etc. drawn against accounts of the Authority shall be signed by the Chairman or such persons as designated by the Authority.

## ARTICLE VI

### AMENDMENTS

Section 1. Amendments. The by-laws of the Authority shall be subject to alteration, amendment or repeal, and new by-laws not inconsistent with any laws of the State of Georgia creating this Authority may be made by affirmative vote of a majority of the directors then holding office at any regular or special meeting of the directors. Proposed amendments shall be submitted in writing to all directors of the Authority ten (10) days prior to the meeting at which such amendment will be considered. If such written proposed amendment is submitted by mail, it shall be deemed to be delivered when deposited in the United States mail properly addressed and with sufficient postage thereon.

*Adopted on 06/24/04; amended on 11/18/04; amended on 03/31/05; amended on 12/17/14, corrected typo on 6/23/2016*



### City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** Ethics Committee Board Appointments

**Prepared by:** Rodonia Armstrong

**Presented by:** Ryan Arnold

**PURPOSE:** To inform the Mayor and Council of the Ethics Committee Board Appointments that are set to expire. Aleen Humphrey, Pritesh Patel, Reginald Peggins, Eric Thomas, and Michelle Harris terms expire on May 17, 2026.

**BACKGROUND:** According to the City of Hinesville Code of Ordinances, **Chapter 2, Administration, Article III. Code of Ethics for City Officials and Employees, Division 2, Administration, Section 2-132. Ethics Committee** - The Ethics Committee shall consist of five (5) members appointed by the Council. All members shall be residents of the City of Hinesville and shall serve a two (2) year term.

- Mayor Pro Tem Reid- Aleen Humphrey
- Councilmember Floyd- Pritesh Patel
- Councilmember Nelson- Reginald Peggins
- Councilmember Newby- Eric Thomas
- Councilmember Ortiz- Michelle Harris

**FUNDING:** None

**RECOMMENDATION:** None

**ATTACHMENTS:**

1. Copy of Code Section 2-132 Ethics Committee
2. Ethics Committee Board Appointments

**PREVIOUS COUNCIL DISCUSSION:**

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**Sec. 2-132. Ethics committee.**

The ethics committee shall consist of five members appointed by the Council. All members shall be residents of the City of Hinesville and shall serve a two-year term.

(Code 1978, § 2-6; Ord. No. 2000-05, 11-16-2000)

APPOINTED BY	CURRENT APPOINTEES	RESIDES IN DISTRICT	TERMS SERVED	LENGTH OF TERM	TERM BEGAN	TERM EXPIRES
CM Reid	Aleen Humphrey	1		2 years	06/03/2021	05/17/2026
CM Floyd	Pritesh Patel	2		2 years	11/07/2024	05/17/2026
Mayor Pro Tem Nelson	Reginald Peggins	3		2 years	05/17/2021	05/17/2026
CM Newby	Eric Thomas	4		2 years	11/7/2024	05/17/2026
CM Riles	Michelle Harris	5		2 years	05/17/2021	05/17/2026

Ethics Committee (5 members, 2 year term) Appointed by Council

Ethics Committee, City Code Section 2-132



### City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Fifteen West Townhomes  
**Prepared by:** Mardee Sanchez  
**Presented by:** Jeff Ricketson

**PURPOSE:** Preliminary Plat for a 74-lot Townhome Subdivision on W. 15th Street for RTS Homes, LLC (District #5)

**BACKGROUND:** At its meeting on June 17, 2025, the Planning Commission recommended approval with standard conditions.

**FUNDING:** None.

**RECOMMENDATION:** Approval of the preliminary plat for Fifteen West Townhomes for RTS Homes with standard conditions.

**ATTACHMENTS:**

1. 15W TH prelim plat

**PREVIOUS COUNCIL DISCUSSION:**

# Fifteen West Townhomes Preliminary Plat

Developer:  
RTS Homes, LLC

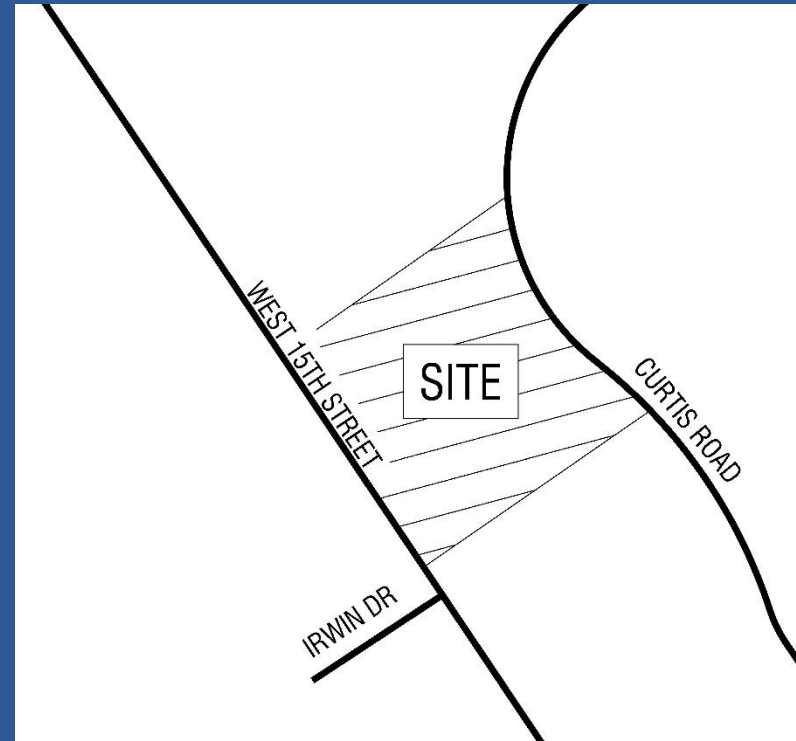
Engineer:  
M.E. Sack Engineering

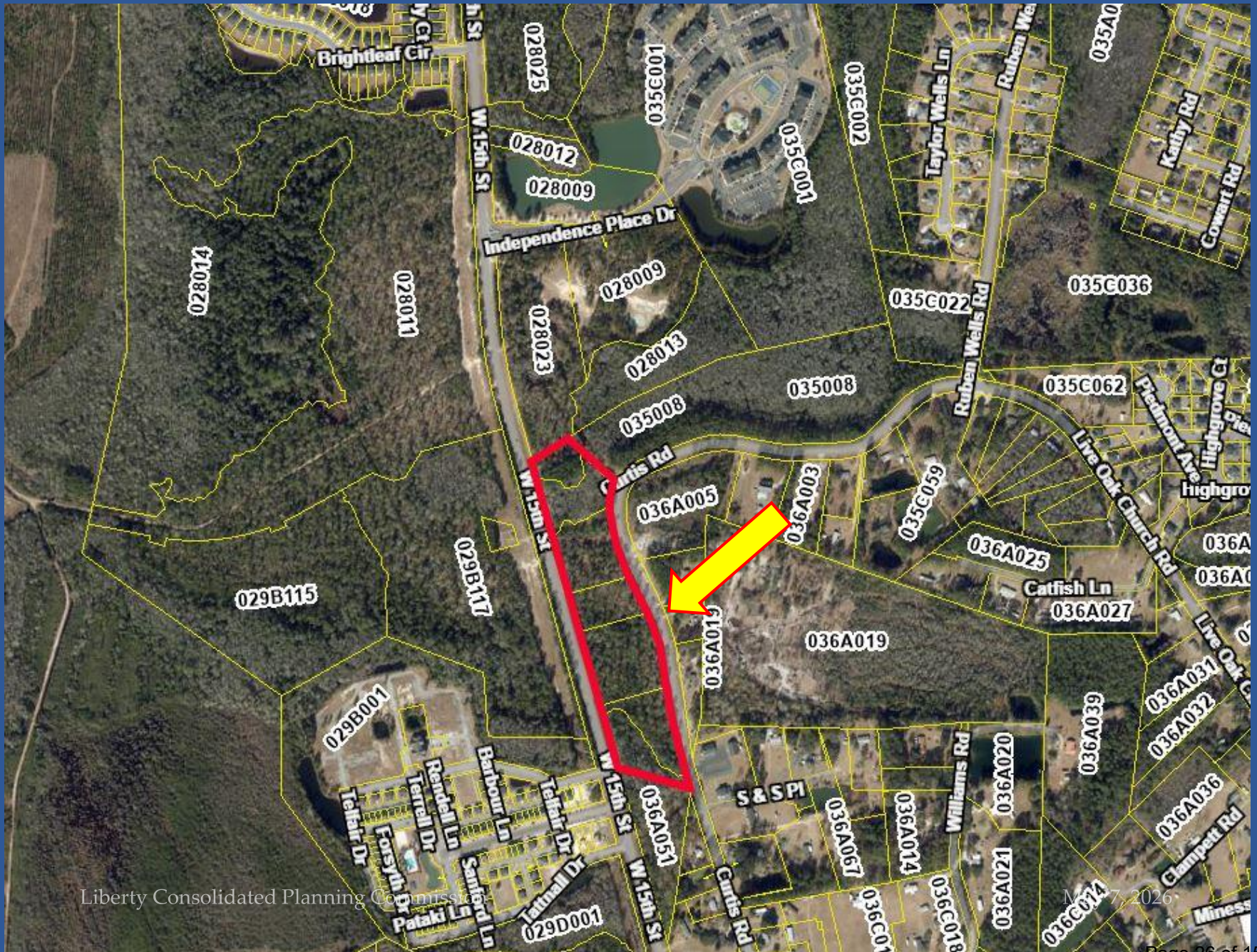
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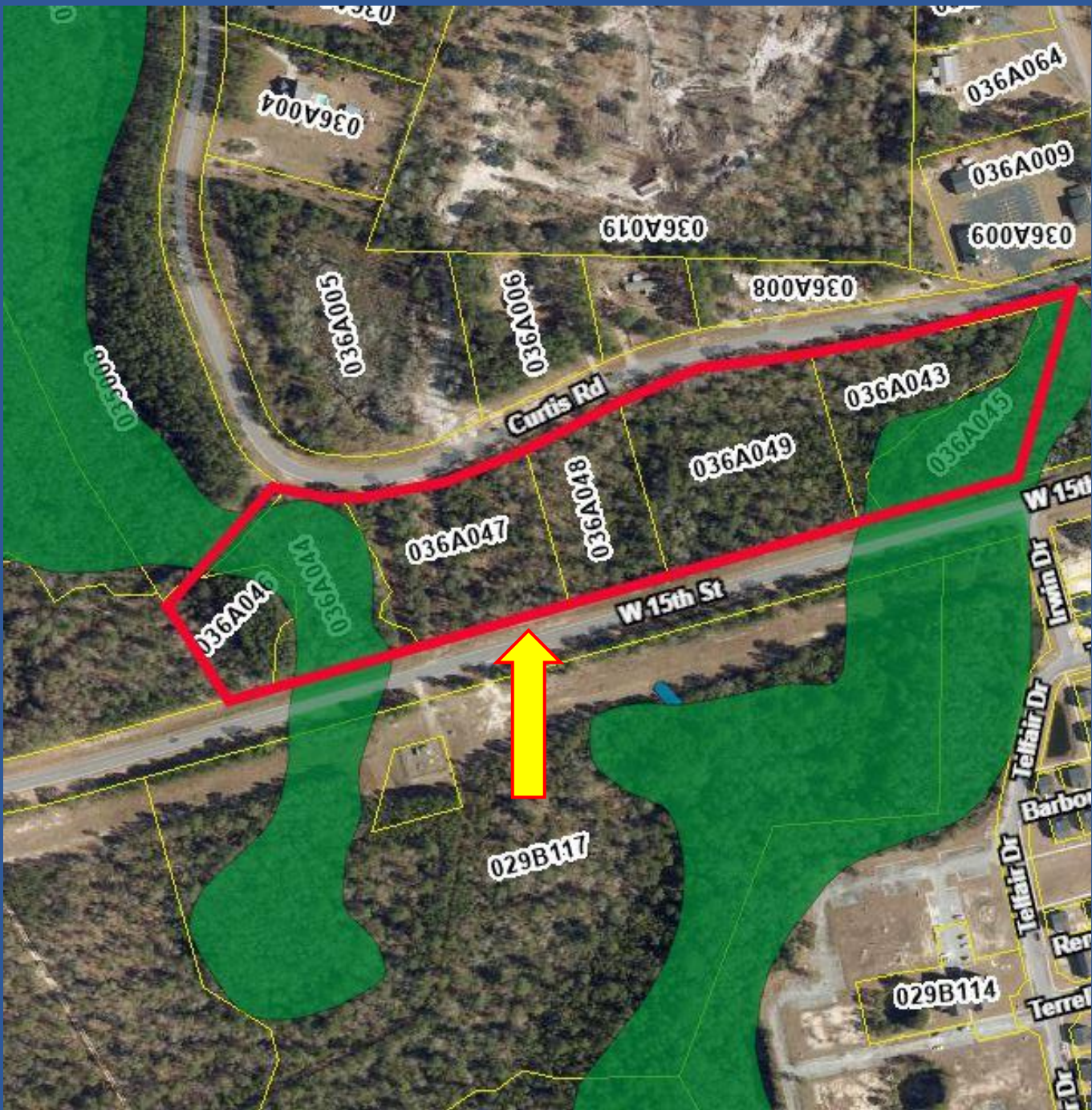
- 74 lots
- Townhomes
- 12½ acres

Location:

W. 15<sup>th</sup> Street and Curtis  
Road (District #5)







# Development Standards

## III. Uses and Density

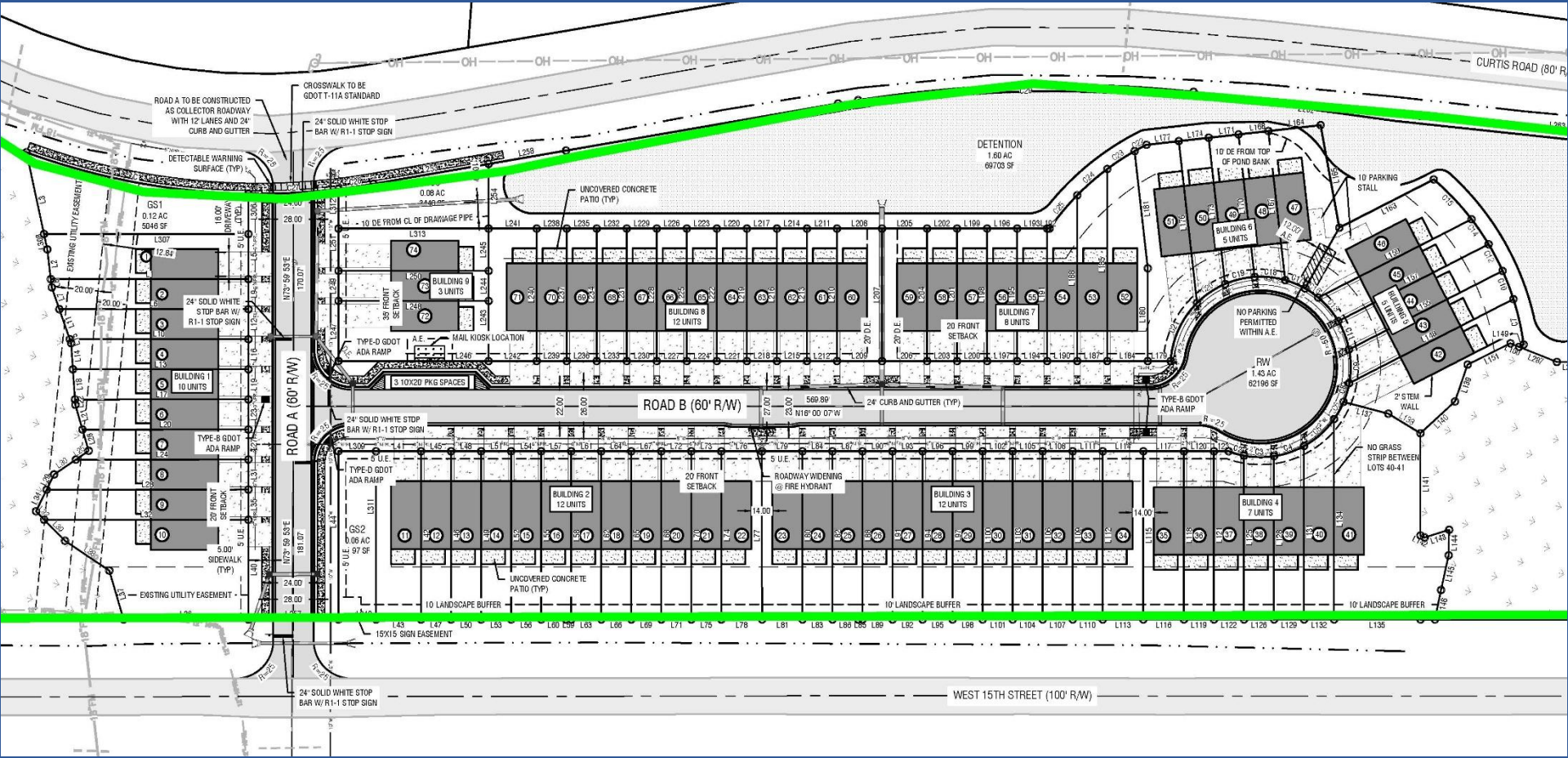
Tract	Usage Type	Developable Acreage	Max Dwelling Units	Maximum Density (Units/Developable Acre)
C	Single Family Detached	49.60	230	4.65
I	Town Home	8.31	77	9.27
L	Single Family Detached	10.8	58	5.37

## IV. Development Standards

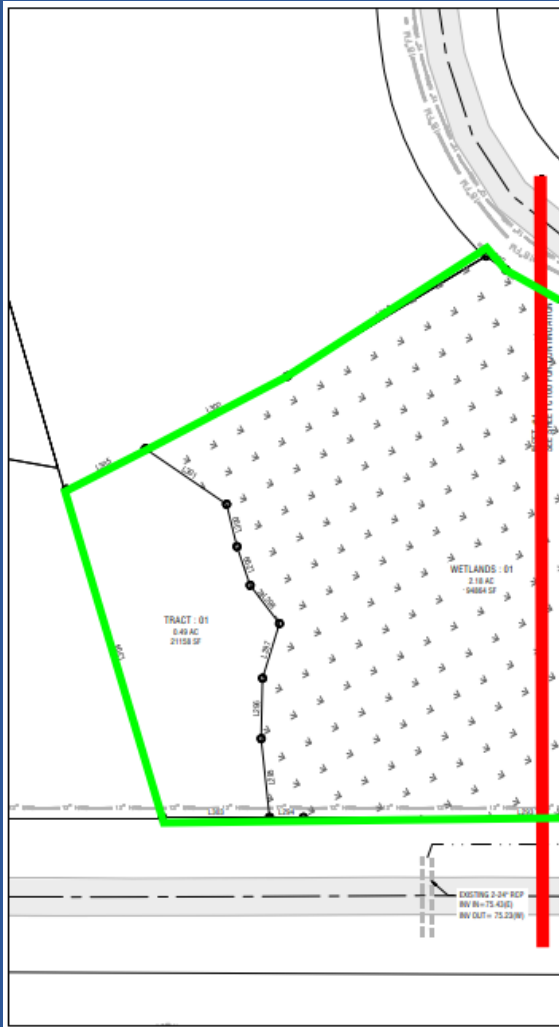
Uses Type	Min Lot Size SF	Min. Depth	Min. Width	Front Setback	Rear Setback	Side Yard
Cottage	3,500	n/a	35'	20'	15'	5'
Town House	1,600	n/a	20'	20'	20'	n/a



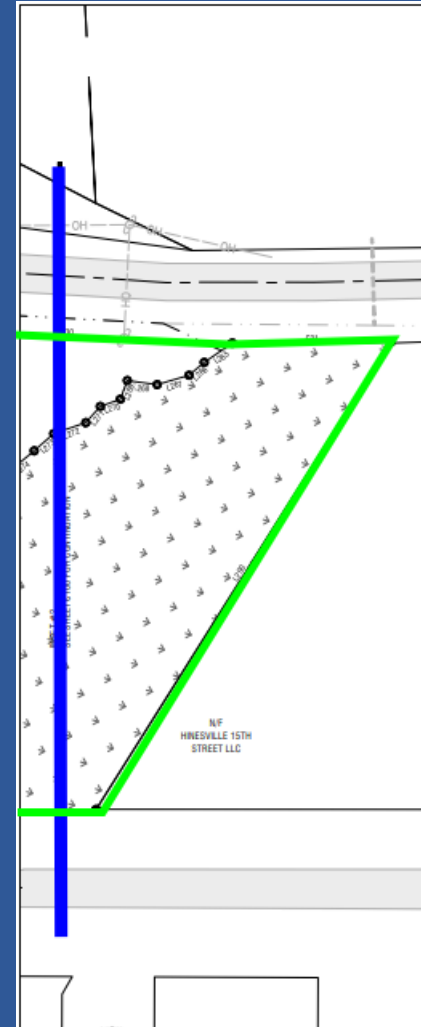
# Lots (close-up)



# Remainder of property

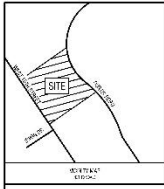


North end



South end

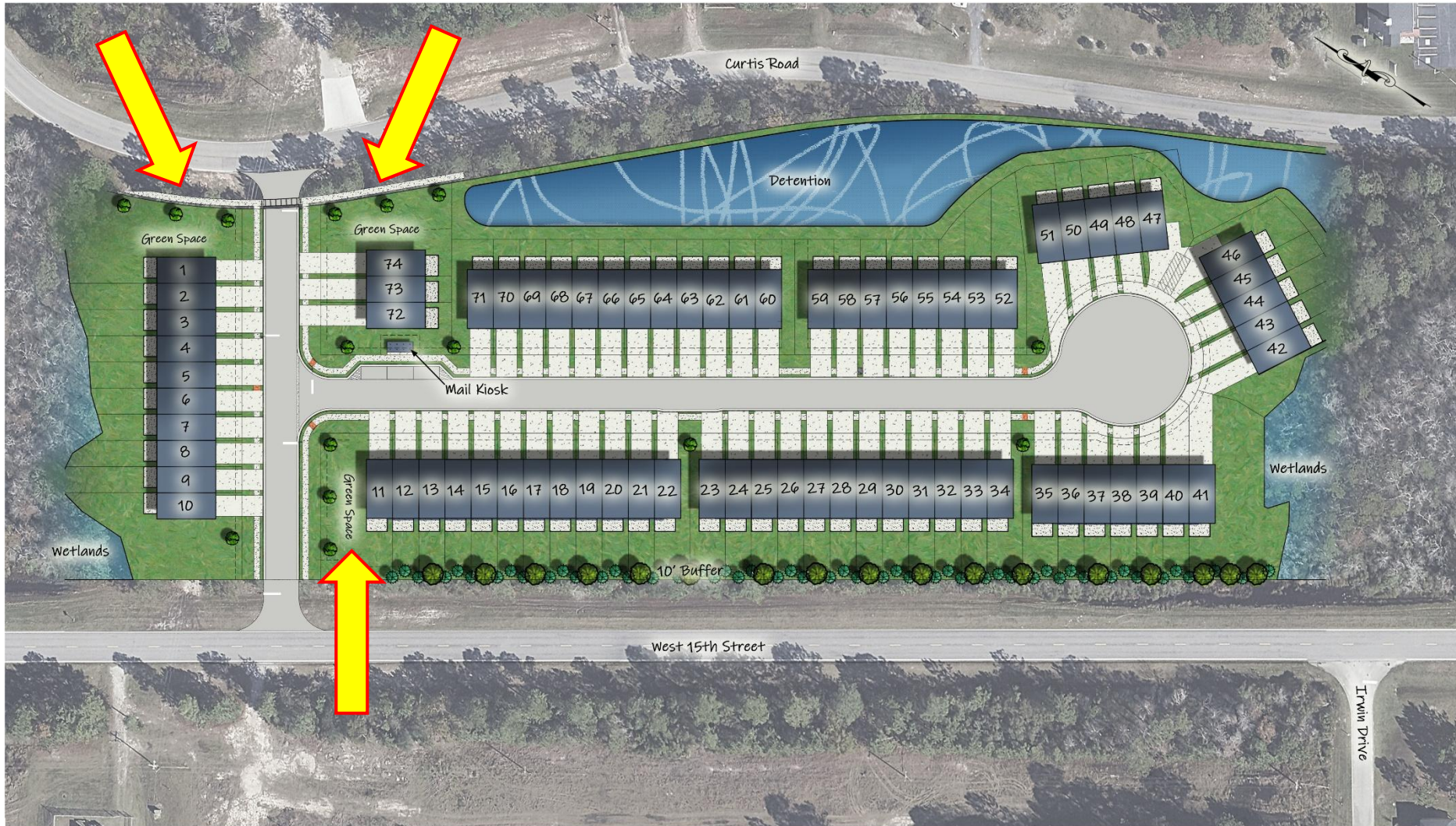
# Sheet 2 - Tables



PANEL #	AREA (SQ. FT.)	AREA (SQ. M.)	COL. AREA (SQ. FT.)
1	2180	0.202	4274
2	2280	0.212	4560
3	2380	0.221	4846
4	2480	0.230	5132
5	2580	0.239	5418
6	2680	0.248	5704
7	2780	0.257	5990
8	2880	0.266	6276
9	2980	0.275	6562
10	3080	0.284	6848
11	3180	0.293	7134
12	3280	0.302	7420
13	3380	0.311	7706
14	3480	0.320	7992
15	3580	0.329	8278
16	3680	0.338	8564
17	3780	0.347	8850
18	3880	0.356	9136
19	3980	0.365	9422
20	4080	0.374	9708
21	4180	0.383	9994
22	4280	0.392	10280
23	4380	0.401	10566
24	4480	0.410	10852
25	4580	0.419	11138
26	4680	0.428	11424
27	4780	0.437	11710
28	4880	0.446	11996
29	4980	0.455	12282
30	5080	0.464	12568
31	5180	0.473	12854
32	5280	0.482	13140
33	5380	0.491	13426
34	5480	0.500	13712
35	5580	0.509	14000
36	5680	0.518	14286
37	5780	0.527	14572
38	5880	0.536	14858
39	5980	0.545	15144
40	6080	0.554	15430
41	6180	0.563	15716
42	6280	0.572	16002
43	6380	0.581	16288
44	6480	0.590	16574
45	6580	0.599	16860
46	6680	0.608	17146
47	6780	0.617	17432
48	6880	0.626	17718
49	6980	0.635	18004
50	7080	0.644	18290
51	7180	0.653	18576
52	7280	0.662	18862
53	7380	0.671	19148
54	7480	0.680	19434
55	7580	0.689	19720
56	7680	0.698	20006
57	7780	0.707	20292
58	7880	0.716	20578
59	7980	0.725	20864
60	8080	0.734	21150
61	8180	0.743	21436
62	8280	0.752	21722
63	8380	0.761	22008
64	8480	0.770	22294
65	8580	0.779	22580
66	8680	0.788	22866
67	8780	0.797	23152
68	8880	0.806	23438
69	8980	0.815	23724
70	9080	0.824	24010
71	9180	0.833	24296
72	9280	0.842	24582
73	9380	0.851	24868
74	9480	0.860	25154
75	9580	0.869	25440
76	9680	0.878	25726
77	9780	0.887	26012
78	9880	0.896	26298
79	9980	0.905	26584
80	10080	0.914	26870
81	10180	0.923	27156
82	10280	0.932	27442
83	10380	0.941	27728
84	10480	0.950	28014
85	10580	0.959	28300
86	10680	0.968	28586
87	10780	0.977	28872
88	10880	0.986	29158
89	10980	0.995	29444
90	11080	1.004	29730
91	11180	1.013	30016
92	11280	1.022	30302
93	11380	1.031	30588
94	11480	1.040	30874
95	11580	1.049	31160
96	11680	1.058	31446
97	11780	1.067	31732
98	11880	1.076	32018
99	11980	1.085	32304
100	12080	1.094	32590

PARALLEL LINE LABEL				CURVE LABEL				
LINE #	LENGTH	DIRECTION	AREA	CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
1	10.00	90.00	100.00	1	10.00	100.00	90.00	10.00
2	10.00	0.00	100.00	2	10.00	100.00	0.00	10.00
3	10.00	270.00	100.00	3	10.00	100.00	270.00	10.00
4	10.00	180.00	100.00	4	10.00	100.00	180.00	10.00
5	10.00	90.00	100.00	5	10.00	100.00	90.00	10.00
6	10.00	0.00	100.00	6	10.00	100.00	0.00	10.00
7	10.00	270.00	100.00	7	10.00	100.00	270.00	10.00
8	10.00	180.00	100.00	8	10.00	100.00	180.00	10.00
9	10.00	90.00	100.00	9	10.00	100.00	90.00	10.00
10	10.00	0.00	100.00	10	10.00	100.00	0.00	10.00
11	10.00	270.00	100.00	11	10.00	100.00	270.00	10.00
12	10.00	180.00	100.00	12	10.00	100.00	180.00	10.00
13	10.00	90.00	100.00	13	10.00	100.00	90.00	10.00
14	10.00	0.00	100.00	14	10.00	100.00	0.00	10.00
15	10.00	270.00	100.00	15	10.00	100.00	270.00	10.00
16	10.00	180.00	100.00	16	10.00	100.00	180.00	10.00
17	10.00	90.00	100.00	17	10.00	100.00	90.00	10.00
18	10.00	0.00	100.00	18	10.00	100.00	0.00	10.00
19	10.00	270.00	100.00	19	10.00	100.00	270.00	10.00
20	10.00	180.00	100.00	20	10.00	100.00	180.00	10.00
21	10.00	90.00	100.00	21	10.00	100.00	90.00	10.00
22	10.00	0.00	100.00	22	10.00	100.00	0.00	10.00
23	10.00	270.00	100.00	23	10.00	100.00	270.00	10.00
24	10.00	180.00	100.00	24	10.00	100.00	180.00	10.00
25	10.00	90.00	100.00	25	10.00	100.00	90.00	10.00
26	10.00	0.00	100.00	26	10.00	100.00	0.00	10.00
27	10.00	270.00	100.00	27	10.00	100.00	270.00	10.00
28	10.00	180.00	100.00	28	10.00	100.00	180.00	10.00
29	10.00	90.00	100.00	29	10.00	100.00	90.00	10.00
30	10.00	0.00	100.00	30	10.00	100.00	0.00	10.00
31	10.00	270.00	100.00	31	10.00	100.00	270.00	10.00
32	10.00	180.00	100.00	32	10.00	100.00	180.00	10.00
33	10.00	90.00	100.00	33	10.00	100.00	90.00	10.00
34	10.00	0.00	100.00	34	10.00	100.00	0.00	10.00
35	10.00	270.00	100.00	35	10.00	100.00	270.00	10.00
36	10.00	180.00	100.00	36	10.00	100.00	180.00	10.00
37	10.00	90.00	100.00	37	10.00	100.00	90.00	10.00
38	10.00	0.00	100.00	38	10.00	100.00	0.00	10.00
39	10.00	270.00	100.00	39	10.00	100.00	270.00	10.00
40	10.00	180.00	100.00	40	10.00	100.00	180.00	10.00
41	10.00	90.00	100.00	41	10.00	100.00	90.00	10.00
42	10.00	0.00	100.00	42	10.00	100.00	0.00	10.00
43	10.00	270.00	100.00	43	10.00	100.00	270.00	10.00
44	10.00	180.00	100.00	44	10.00	100.00	180.00	10.00
45	10.00	90.00	100.00	45	10.00	100.00	90.00	10.00
46	10.00	0.00	100.00	46	10.00	100.00	0.00	10.00
47	10.00	270.00	100.00	47	10.00	100.00	270.00	10.00
48	10.00	180.00	100.00	48	10.00	100.00	180.00	10.00
49	10.00	90.00	100.00	49	10.00	100.00	90.00	10.00
50	10.00	0.00	100.00	50	10.00	100.00	0.00	10.00
51	10.00	270.00	100.00	51	10.00	100.00	270.00	10.00
52	10.00	180.00	100.00	52	10.00	100.00	180.00	10.00
53	10.00	90.00	100.00	53	10.00	100.00	90.00	10.00
54	10.00	0.00	100.00	54	10.00	100.00	0.00	10.00
55	10.00	270.00	100.00	55	10.00	100.00	270.00	10.00
56	10.00	180.00	100.00	56	10.00	100.00	180.00	10.00
57	10.00	90.00	100.00	57	10.00	100.00	90.00	10.00
58	10.00	0.00	100.00	58	10.00	100.00	0.00	10.00
59	10.00	270.00	100.00	59	10.00	100.00	270.00	10.00
60	10.00	180.00	100.00	60	10.00	100.00	180.00	10.00
61	10.00	90.00	100.00	61	10.00	100.00	90.00	10.00
62	10.00	0.00	100.00	62	10.00	100.00	0.00	10.00
63	10.00	270.00	100.00	63	10.00	100.00	270.00	10.00
64	10.00	180.00	100.00	64	10.00	100.00	180.00	10.00
65	10.00	90.00	100.00	65	10.00	100.00	90.00	10.00
66	10.00	0.00	100.00	66	10.00	100.00	0.00	10.00
67	10.00	270.00	100.00	67	10.00	100.00	270.00	10.00
68	10.00	180.00	100.00	68	10.00	100.00	180.00	10.00
69	10.00	90.00	100.00	69	10.00	100.00	90.00	10.00
70	10.00	0.00	100.00	70	10.00	100.00	0.00	10.00
71	10.00	270.00	100.00	71	10.00	100.00	270.00	10.00
72	10.00	180.00	100.00	72	10.00	100.00	180.00	10.00
73	10.00	90.00	100.00	73	10.00	100.00	90.00	10.00
74	10.00	0.00	100.00	74	10.00	100.00	0.00	10.00
75	10.00	270.00	100.00	75	10.00	100.00	270.00	10.00
76	10.00	180.00	100.00	76	10.00	100.00	180.00	10.00
77	10.00	90.00	100.00	77	10.00	100.00	90.00	10.00
78	10.00	0.00	100.00	78	10.00	100.00	0.00	10.00
79	10.00	270.00	100.00	79	10.00	100.00	270.00	10.00
80	10.00	180.00	100.00	80	10.00	100.00	180.00	10.00
81	10.00	90.00	100.00	81	10.00	100.00	90.00	10.00
82	10.00	0.00	100.00	82	10.00	100.00	0.00	10.00
83	10.00	270.00	100.00	83	10.00	100.00	270.00	10.00
84	10.00	180.00	100.00	84	10.00	100.00	180.00	10.00
85	10.00	90.00	100.00	85	10.00	100.00	90.00	10.00
86	10.00	0.00	100.00	86	10.00	100.00	0.00	10.00
87	10.00	270.00	100.00	87	10.00	100.00	270.00	10.00</

# Dedicated Greenspaces



## Proposed dedications to the City:

- Water, reuse water, sewer and stormwater and associated easements
- New streets ( $\pm$  920 feet)

## Proposed dedications to the HOA:

- Detention area and wetlands (totaling 5.8 ac.)
- Greenspaces (totaling 0.26 ac.)

# LCPC Recommendation

## Fifteen West Townhomes

### APPROVAL of the PRELIMINARY PLAT

with standard conditions

# LCPC Standard Conditions

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



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Heritage Pointe Ph. 2B  
**Prepared by:** Mardee Sanchez  
**Presented by:** Jeff Ricketson

**PURPOSE:** Final Plat for 30 Townhome Lots and 64 Single-family Lots on Legacy Lane for Liberty Properties and Holdings, Co., LLC (District #2)

**BACKGROUND:** None.

**FUNDING:** None.

**RECOMMENDATION:** Approval of the final plat for Heritage Pointe Ph. 2B with standard conditions and acceptance of dedications noted on the plat.

**ATTACHMENTS:**

1. Heritage Pointe Ph. 2B

**PREVIOUS COUNCIL DISCUSSION:**

# Heritage Pointe Ph. 2B Final Plat and Dedications

## Developer:

Liberty Properties and Holdings  
Co., LLC (Dryden)

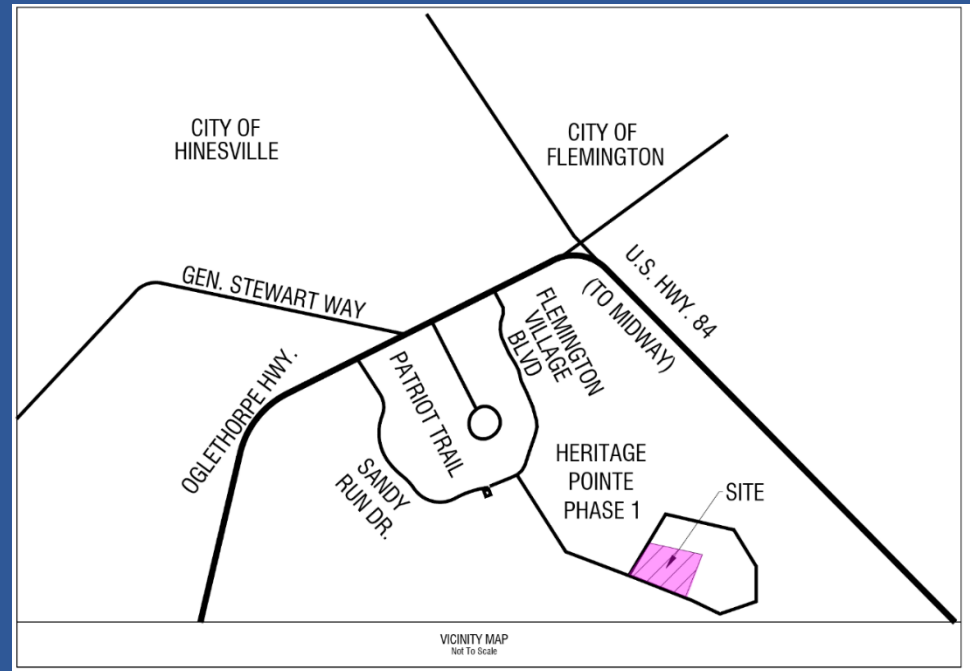
## Engineer:

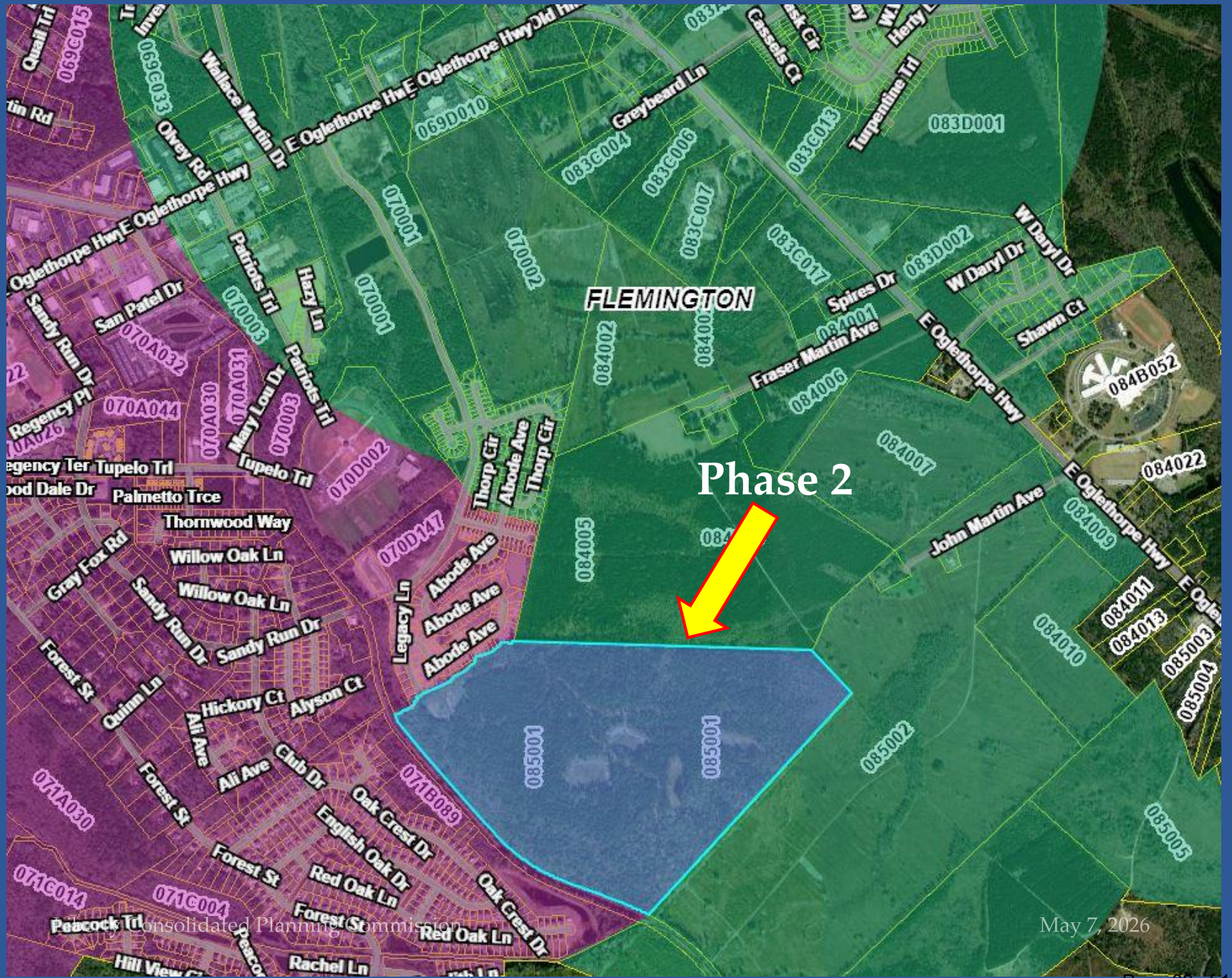
M.E. Sack Engineering

## Description:

- 64 single-family lots
- 30 townhome lots
- Zoned PUD

Location: Legacy Lane  
(District #2)





FLEMINGTON

Phase 2



May 7, 2026



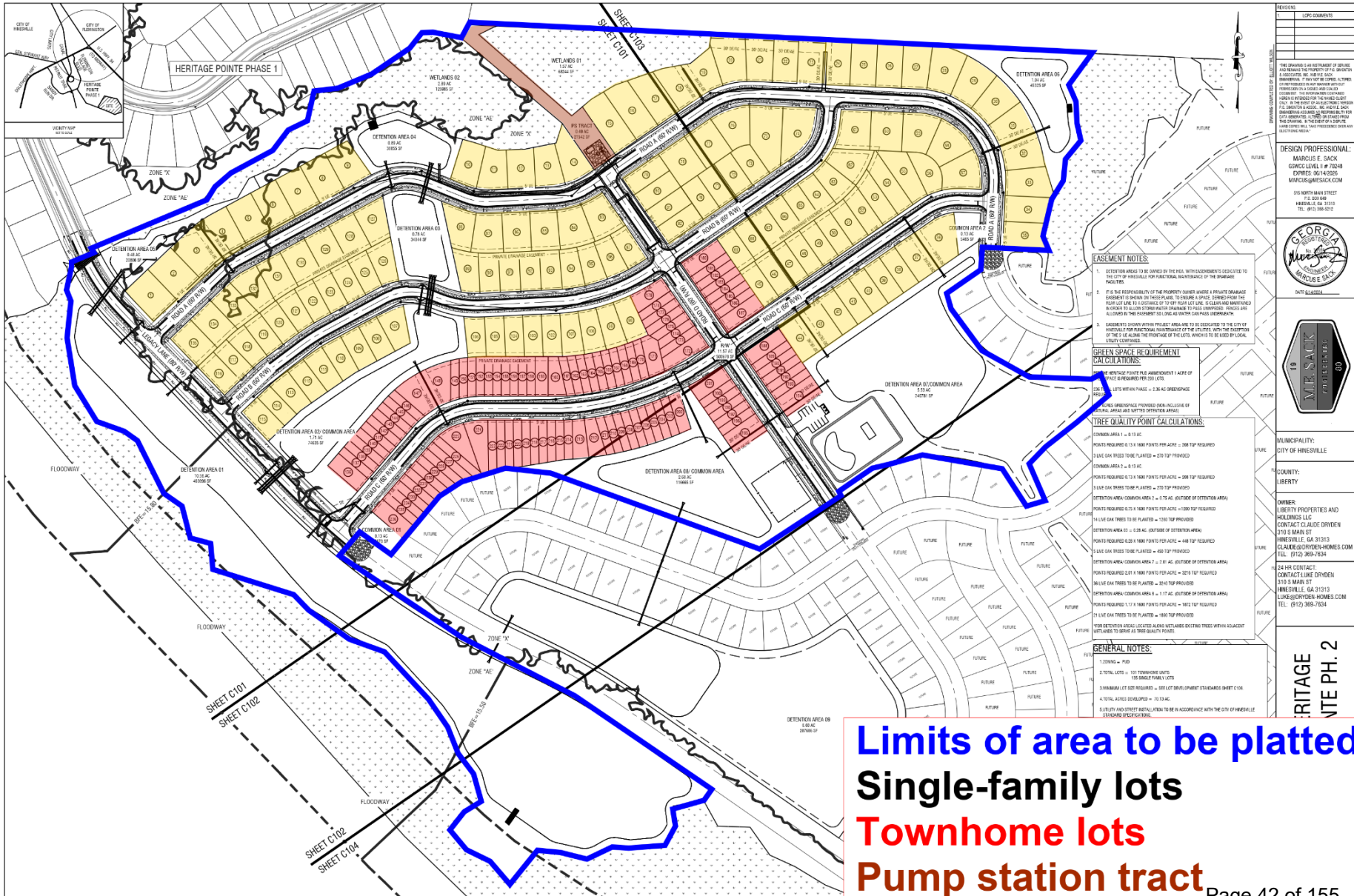
# THREE LOT TYPES

	<u>Patio</u>	<u>Garden</u>	<u>Townhome</u>
<b>Lot size, sq. ft.</b>	4,000	6,000	1,600
<b>Lot width</b>	40 ′	60 ′	20 ′
<b>Front setback*</b>	15 ′	15 ′	20 ′
<b>Rear setback</b>	15 ′	15 ′	15 ′
<b>Side setback**</b>	5 ′	5 ′	5 ′

*\* 25' on Legacy Lane*

*\*\* Min. 14' separation between buildings.*

# Preliminary Plat for Phase 2



**EASEMENT NOTES:**

1. DETENTION AREAS TO BE SAVED BY THE AREA, WITH EASEMENTS DEDICATED TO THE CITY OF HINESVILLE FOR FUNCTIONAL MAINTENANCE OF THE SPARGARE FACILITIES.
2. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE A PRIVATE SPARGARE EASEMENT IS REQUIRED TO PROVIDE TO THE CITY OF HINESVILLE A CLEAR AND UNOBSTRUCTED RIGHT OF WAY TO A DISTANCE OF 10 FEET FROM LOT LINE. IT IS CLEAR AND UNOBSTRUCTED AS NOTED TO ALLOW FOR MAINTENANCE OF THE FACILITIES. EASEMENTS ARE ALLOWED BY THE EASEMENT ON LOT AND ARE NOT TO BE USED BY LOCAL STREET CARRIAGES.
3. EASEMENTS SHOWN WITHIN PROJECT AREA ARE TO BE DEDICATED TO THE CITY OF HINESVILLE FOR FUNCTIONAL MAINTENANCE OF THE FACILITIES WITH THE RESPECTIVE TYPE OF USE AS NOTED ON THE PLAT WHICH IS TO BE USED BY LOCAL STREET CARRIAGES.

**GREEN SPACE REQUIREMENT CALCULATIONS:**

1. TOTAL DEVELOPMENT AREA IS APPROXIMATELY 1 ACRE OF SPACE AS REQUIRED PER 100 LOTS.

2. TOTAL LOTS WITHIN PHASE = 2.8 AC GREENSPACE.

**TREE QUALITY POINT CALCULATIONS:**

COMMON AREA 1 = 0.13 AC  
POINTS REQUIRED = 13 X 1000 POINTS PER ACRE = 13000 POINTS REQUIRED

1. USE ONE TREE TO BE PLANTED = 275 TOP PROVIDED

COMMON AREA 2 = 0.13 AC  
POINTS REQUIRED = 13 X 1000 POINTS PER ACRE = 13000 POINTS REQUIRED

1. USE ONE TREE TO BE PLANTED = 275 TOP PROVIDED

DEFENTION AREA COMMON AREA 1 = 0.78 AC (OUTSIDE OF DEFENTION AREA)  
POINTS REQUIRED = 0.78 X 1000 POINTS PER ACRE = 7800 POINTS REQUIRED

1. USE ONE TREE TO BE PLANTED = 1700 TOP PROVIDED

DEFENTION AREA 01 = 0.28 AC (OUTSIDE OF DEFENTION AREA)  
POINTS REQUIRED = 0.28 X 1000 POINTS PER ACRE = 2800 POINTS REQUIRED

1. USE ONE TREE TO BE PLANTED = 400 TOP PROVIDED

DEFENTION AREA COMMON AREA 1 = 2.06 AC (OUTSIDE OF DEFENTION AREA)  
POINTS REQUIRED = 2.06 X 1000 POINTS PER ACRE = 20600 POINTS REQUIRED

1. USE ONE TREE TO BE PLANTED = 3600 TOP PROVIDED

DEFENTION AREA COMMON AREA 1 = 1.17 AC (OUTSIDE OF DEFENTION AREA)  
POINTS REQUIRED = 1.17 X 1000 POINTS PER ACRE = 11700 POINTS REQUIRED

1. USE ONE TREE TO BE PLANTED = 1800 TOP PROVIDED

DEFENTION AREA COMMON AREA 1 = 1.17 AC (OUTSIDE OF DEFENTION AREA)  
POINTS REQUIRED = 1.17 X 1000 POINTS PER ACRE = 11700 POINTS REQUIRED

1. USE ONE TREE TO BE PLANTED = 1800 TOP PROVIDED

TREE BETWEEN AREAS LOCATED ALONG WETLANDS BOUNDARIES WITHIN A SUITABLE DISTANCE TO SERVE AS TREE QUALITY POINTS.

**GENERAL NOTES:**

1. ZONING = PUD
2. TOTAL LOTS = 101 TOWNHOME UNITS, 196 SINGLE FAMILY LOTS
3. MINIMUM LOT SIZE REQUIRED = SEE LOT DEVELOPMENT STANDARDS SHEET C104
4. TOTAL ACRES DEVELOPED = 10.03 AC
5. UTILITY AND STREET RELOCATION TO BE IN ACCORDANCE WITH THE CITY OF HINESVILLE STANDARD SPECIFICATIONS.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1		LSPC COMMENTS

**DESIGN PROFESSIONAL:**  
 MARCOUS E. SACK  
 LICENSE NUMBER 11872048  
 EXPIRES: 06/14/2025  
 MARCOUS@MESACK.COM  
 510 NORTH MAIN STREET  
 SUITE 200  
 HINESVILLE, GA 31313  
 TEL: (912) 368-9252

**DATE ISSUED:**

**MUNICIPALITY:** CITY OF HINESVILLE  
**COUNTY:** LIBERTY

**OWNER:** LIBERTY PROPERTIES AND HOLDINGS LLC  
**CONTACT:** CLAUDE DRYDEN  
 313 S MAIN ST  
 HINESVILLE, GA 31313  
 CLAUDE@DRYDEN-HOMES.COM  
 TEL: (912) 368-7634

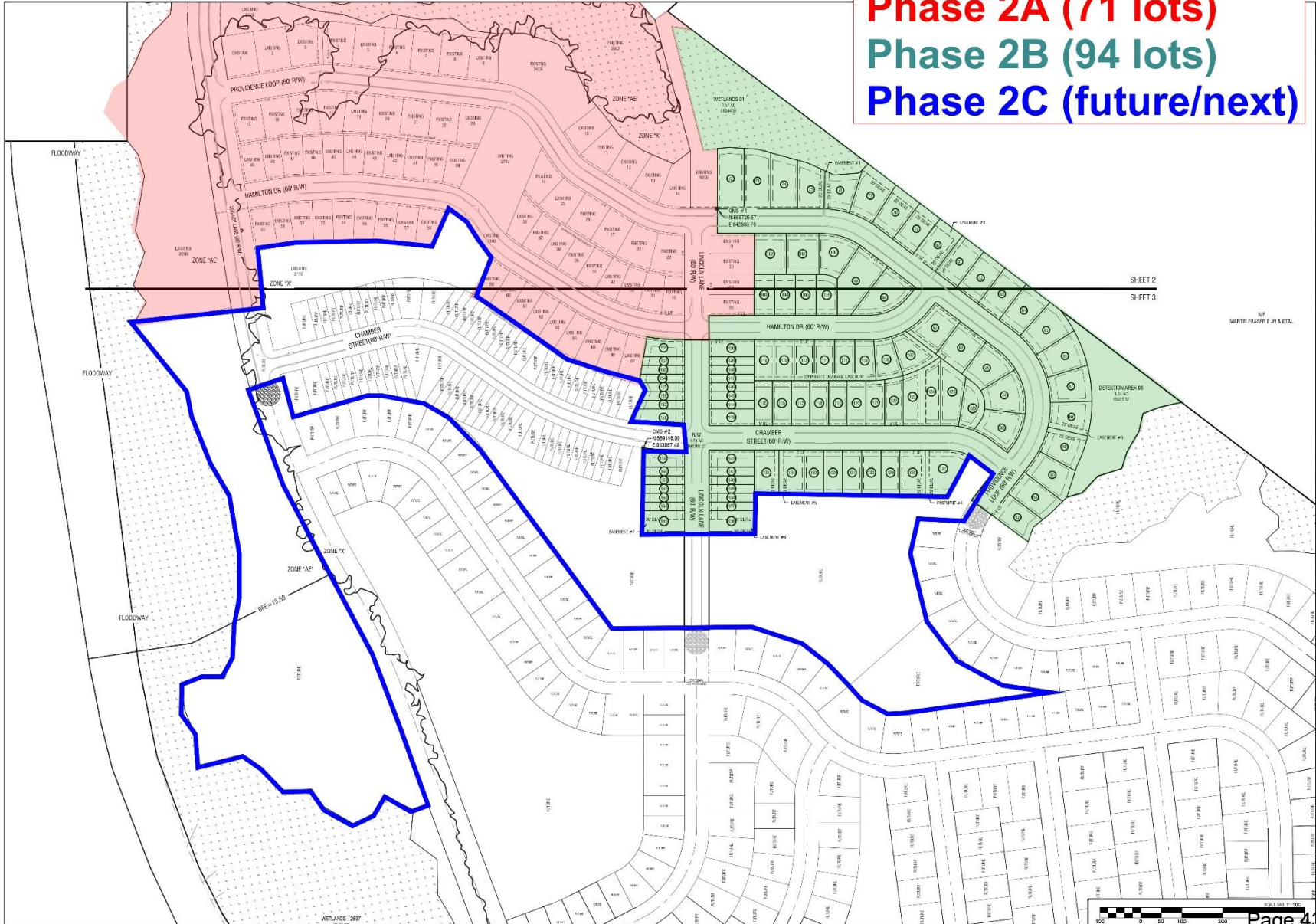
**24 HR CONTACT:**  
 CONTACT LUKE DRYDEN  
 313 S MAIN ST  
 HINESVILLE, GA 31313  
 LUKE@DRYDEN-HOMES.COM  
 TEL: (912) 368-7634

**HERITAGE POINTE PH. 2**

**Limits of area to be platted**  
**Single-family lots**  
**Townhome lots**  
**Pump station tract**

# Phase 2 Final Plats

**Phase 2A (71 lots)**  
**Phase 2B (94 lots)**  
**Phase 2C (future/next)**



NO.	DATE	DESCRIPTION

**DESIGN PROFESSIONAL:**  
 MARCUS E. SACK  
 GEORGIA LICENSE # 72218  
 ADDRESS: 381 FLORENCE  
 MARCUS@ESACK.COM  
 314 HUNTER HILL  
 FLEMING, GA 31762  
 TEL: 706-926-5346



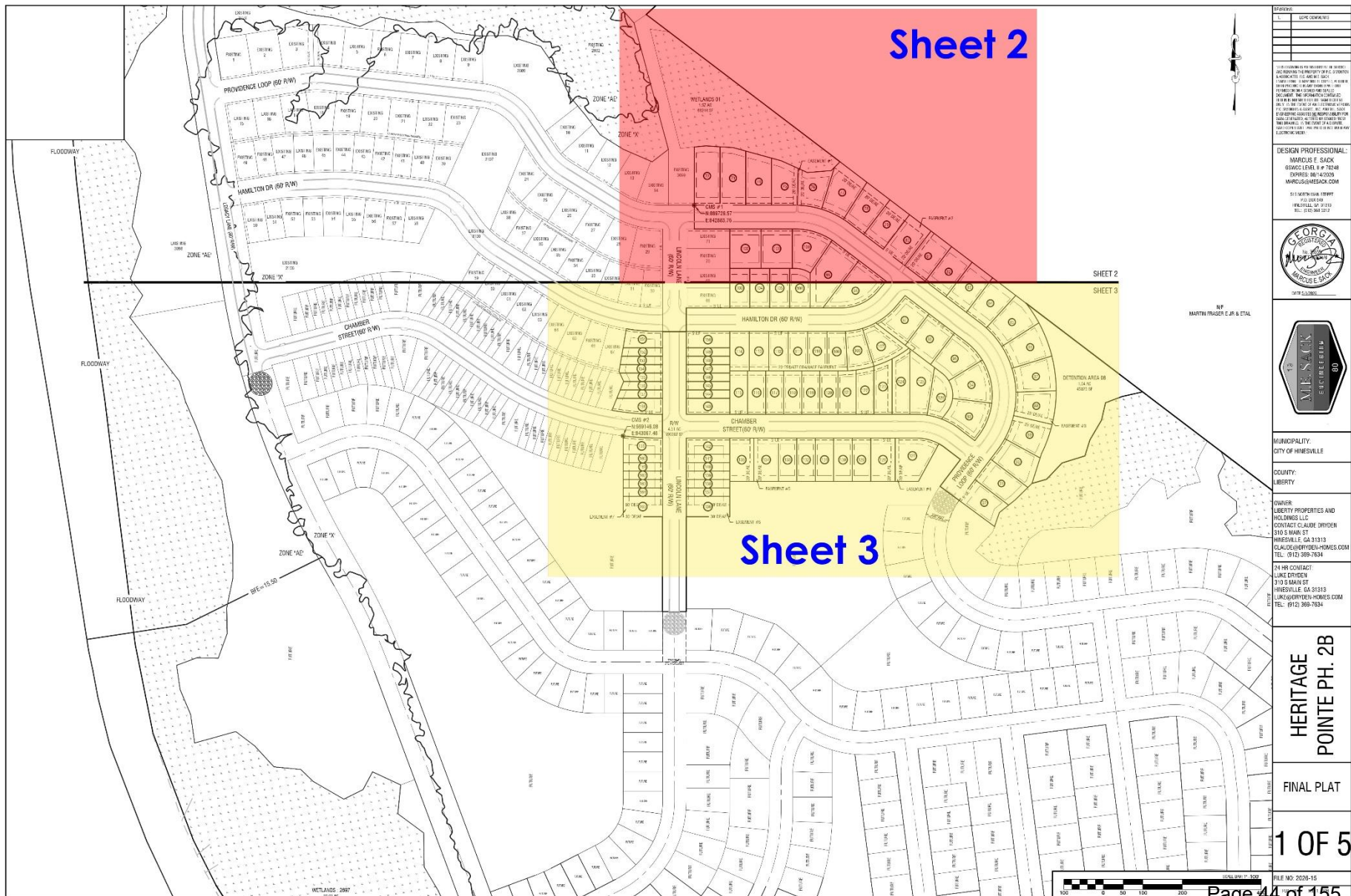
**MUNICIPALITY:**  
 CITY OF HINESVILLE  
**COUNTY:**  
 LIBERTY

**OWNER:**  
 LIBERTY PROPERTIES AND  
 HOLDINGS LLC  
 CONTACT: CLAUDE DRYDEN  
 310 S MAIN ST  
 HINESVILLE, GA 31513  
 CLAUDE@DRYDEN-HOMES.COM  
 TEL: (912) 369-7634  
**24 HR CONTACT:**  
 LUKE DRYDEN  
 310 S MAIN ST  
 HINESVILLE, GA 31513  
 LUKE@DRYDEN-HOMES.COM  
 TEL: (912) 369-7634

**HERITAGE  
 POINTE PH. 2B**

**FINAL PLAT**  
**1 OF 5**

# Sheet Index



Sheet 2

Sheet 3

REVISION	DATE	BY	DESCRIPTION

DESIGN PROFESSIONAL:  
 MARCUS E. SACK  
 60666 LINDEN BLVD # 10248  
 DORRIS, NC 27009  
 MARCUS@MSACK.COM



MUNICIPALITY:  
 CITY OF HINESVILLE

COUNTY:  
 LIBERTY

OWNER:  
 LIBERTY PROPERTIES AND  
 HOLDINGS LLC  
 CONTACT CLAUDE DRYDEN  
 310 S MAIN ST  
 HINESVILLE, GA 31313  
 CLAUDE@DRYDEN-HOMES.COM  
 TEL: (912) 399-7634

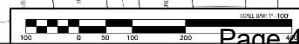
24 HR CONTACT:  
 LUKE DRYDEN  
 310 S MAIN ST  
 HINESVILLE, GA 31313  
 LUKE@DRYDEN-HOMES.COM  
 TEL: (912) 399-7634

HERITAGE  
 POINTE PH. 2B

FINAL PLAT

1 OF 5

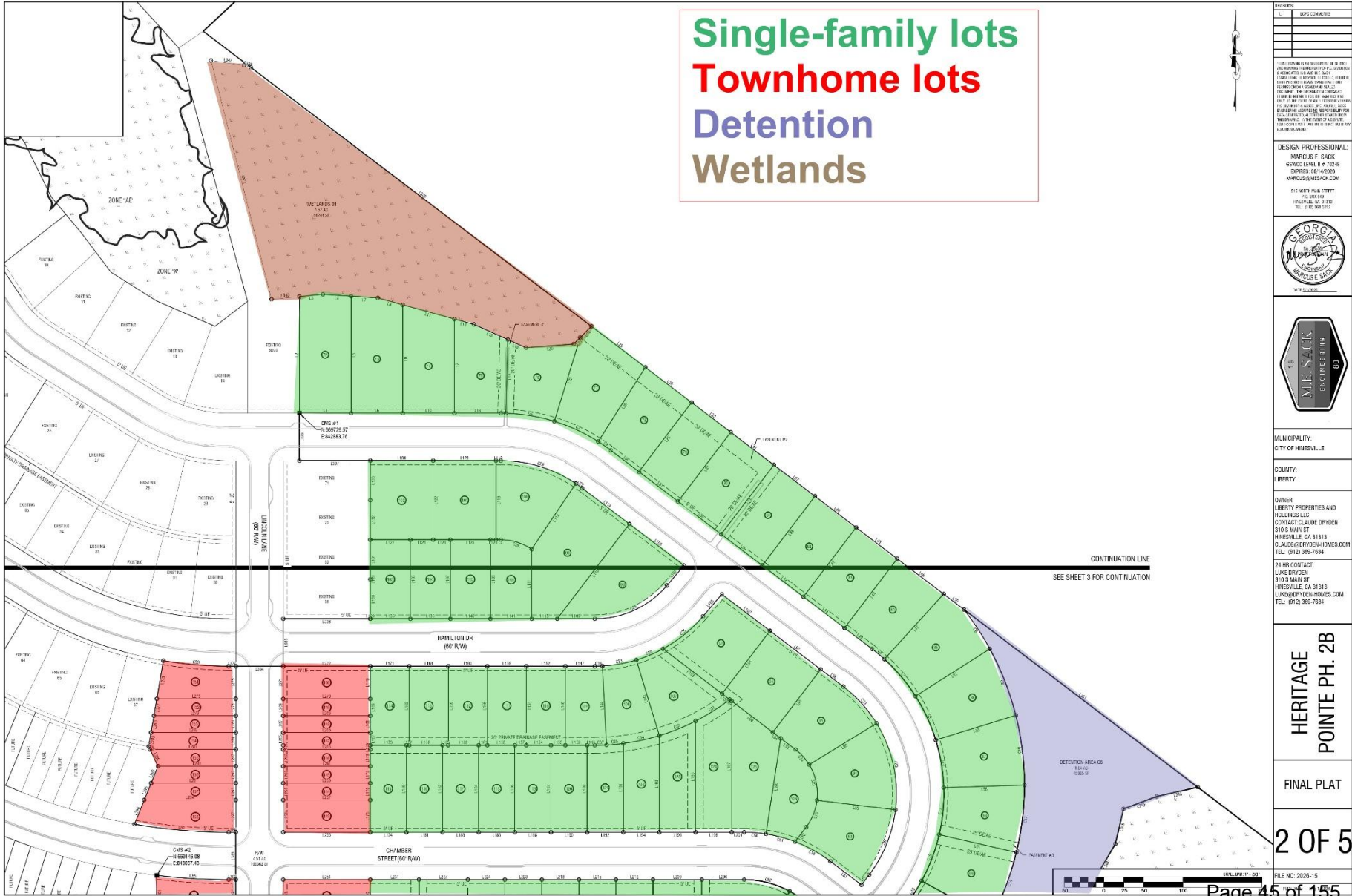
Page 44 of 155



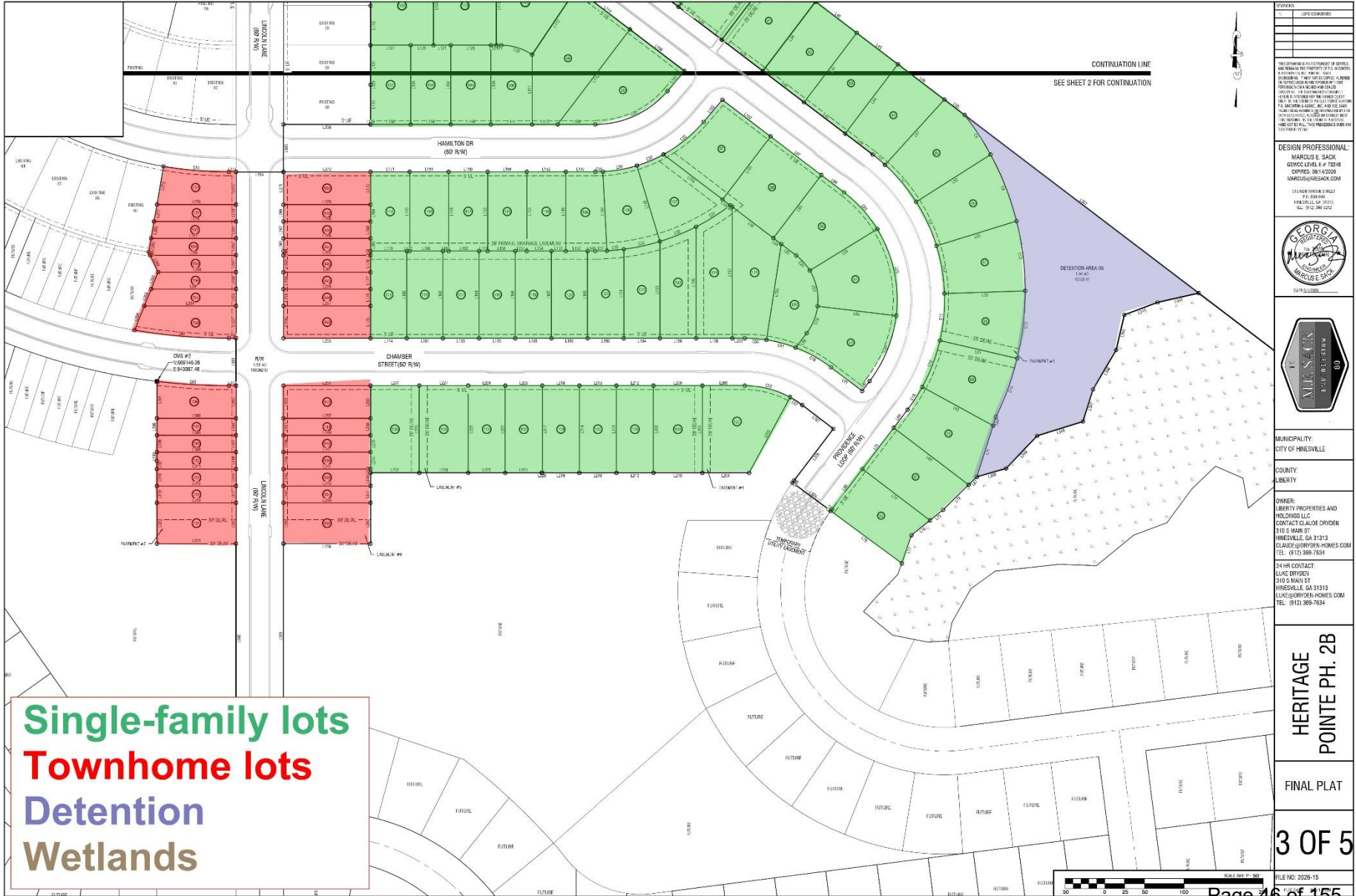
FILE NO. 2020-15

# Sheet 2 (lots)

Single-family lots  
 Townhome lots  
 Detention  
 Wetlands



# Sheet 3 (lots)



**Single-family lots**  
**Townhome lots**  
**Detention**  
**Wetlands**

THE ENGINEER'S PROFESSIONAL SEAL AND EXEMPTION FROM EXERCISE OF ANY OTHER PROFESSIONAL SEAL ARE NOT VALID UNLESS THE ENGINEER HAS BEEN LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF GEORGIA. THE ENGINEER'S SEAL AND EXEMPTION FROM EXERCISE OF ANY OTHER PROFESSIONAL SEAL ARE NOT VALID UNLESS THE ENGINEER HAS BEEN LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF GEORGIA.

**DESIGN PROFESSIONAL:**  
**MARCUS E. SACK**  
 LICENSE # 114 2020  
 EXP. 08/14/2025  
 MARSACKENGINEERING.COM



MUNICIPALITY:  
 CITY OF HINESVILLE  
 COUNTY:  
 LIBERTY

OWNER:  
 LIBERTY PROPERTIES AND HOLDINGS LLC  
 CONTACT: CLAUDE ORYDEN  
 310 S MAIN ST  
 HINESVILLE, GA 31313  
 CLAUDE@ORYDEN-HOMES.COM  
 TEL: (912) 389-7634

24 HR CONTACT:  
 LUCAS ORYDEN  
 310 S MAIN ST  
 HINESVILLE, GA 31313  
 LUCAS@ORYDEN-HOMES.COM  
 TEL: (912) 389-7634

**HERITAGE  
 POINTE PH. 2B**

FINAL PLAT

**3 OF 5**

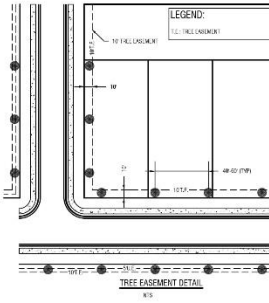
FILE NO: 2025-15



# Sheet 5 (certifications and notes)

DEVELOPMENT STANDARDS						
MIN. DIST.	MIN. LOT WID. (FT.)	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD
RESIDENTIAL	100	80	10	5	10	5.0
COMMERCIAL	100	100	10	5	10	5.0
INDUSTRIAL	100	100	10	5	10	5.0

\*ALL LOTS SHALL HAVE A MINIMUM SETBACK FROM ALL ADJACENT BUILDINGS  
 \*\*25' SIDE YARD SETBACK TO ALL ADJACENT YARDS EXCEPT WHERE INDICATED OTHERWISE



**CERTIFICATE OF APPROVAL BY PLANNING COMMISSION**  
 THE CITY OF HINESVILLE  
 I, CLAUDE DRYDEN, CLERK OF THE PLANNING COMMISSION, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF HINESVILLE ZONING ORDINANCE AND THE CITY OF HINESVILLE SUBDIVISION ORDINANCE.  
 DATE: 06/14/2018  
 BY: CLAUDE DRYDEN

**CERTIFICATE OF APPROVAL BY THE CITY OF HINESVILLE**  
 I, CLAUDE DRYDEN, CLERK OF THE CITY OF HINESVILLE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF HINESVILLE ZONING ORDINANCE AND THE CITY OF HINESVILLE SUBDIVISION ORDINANCE.  
 DATE: 06/14/2018  
 BY: CLAUDE DRYDEN

**CERTIFICATE OF COMPLIANCE AND INSTALLATION**  
 THE PROPERTY OF THE ABOVE DESCRIBED DEVELOPMENT HAS BEEN FOUND TO COMPLY WITH THE CITY OF HINESVILLE ZONING ORDINANCE AND THE CITY OF HINESVILLE SUBDIVISION ORDINANCE.  
 DATE: 06/14/2018  
 BY: CLAUDE DRYDEN

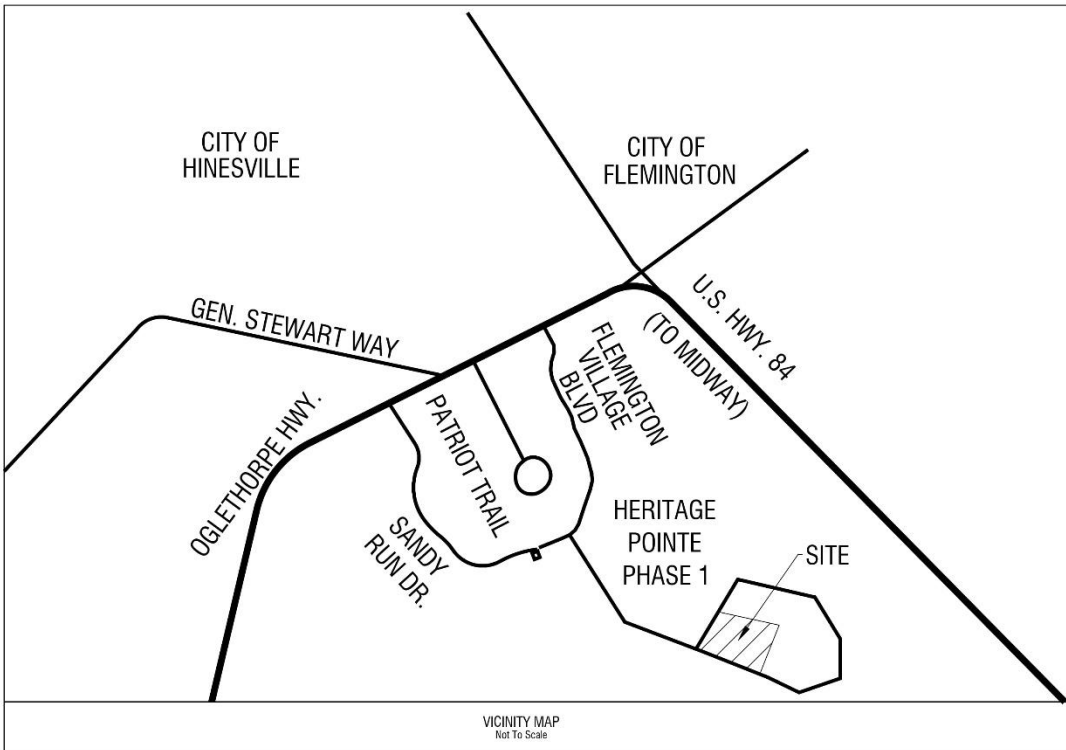
**CERTIFICATE OF ACCURACY**  
 I, CLAUDE DRYDEN, CLERK OF THE CITY OF HINESVILLE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF HINESVILLE ZONING ORDINANCE AND THE CITY OF HINESVILLE SUBDIVISION ORDINANCE.  
 DATE: 06/14/2018  
 BY: CLAUDE DRYDEN

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, CLAUDE DRYDEN, CLERK OF THE CITY OF HINESVILLE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF HINESVILLE ZONING ORDINANCE AND THE CITY OF HINESVILLE SUBDIVISION ORDINANCE.  
 DATE: 06/14/2018  
 BY: CLAUDE DRYDEN

**CERTIFICATE OF DEDICATION**  
 I, CLAUDE DRYDEN, CLERK OF THE CITY OF HINESVILLE, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF HINESVILLE ZONING ORDINANCE AND THE CITY OF HINESVILLE SUBDIVISION ORDINANCE.  
 DATE: 06/14/2018  
 BY: CLAUDE DRYDEN

- GENERAL NOTES:**
- THE PROPERTY OF THE ABOVE DESCRIBED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF HINESVILLE ZONING ORDINANCE AND THE CITY OF HINESVILLE SUBDIVISION ORDINANCE.
  - THE PROPERTY OF THE ABOVE DESCRIBED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF HINESVILLE ZONING ORDINANCE AND THE CITY OF HINESVILLE SUBDIVISION ORDINANCE.
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**REVISIONS**

1	ISSUE FOR REVIEW
---	------------------

**DESIGN PROFESSIONAL:**  
 MARCUS E. SACK  
 REGISTERED CIVIL ENGINEER  
 EXPIRES: 06/14/2018  
 MARCUS@DESIGN.COM  
 310 EAST MAIN STREET  
 SUITE 100  
 HINESVILLE, GA 31313  
 TEL: 478-236-7854

**GEORGIA**  
 REGISTERED CIVIL ENGINEER  
 MARCUS E. SACK  
 001-100000

**MUNICIPALITY:**  
 CITY OF HINESVILLE

**COUNTY:**  
 LIBERTY

**OWNER:**  
 LIBERTY PROPERTIES AND HOLDINGS LLC  
 CONTACT: CLAUDE DRYDEN  
 313 S MAIN ST  
 HINESVILLE, GA 31313  
 CLAUDE@DRYDEN-POWERS.COM  
 TEL: (478) 236-7854

**24 HR CONTACT:**  
 CLAUDE DRYDEN  
 313 S MAIN ST  
 HINESVILLE, GA 31313  
 CLAUDE@DRYDEN-POWERS.COM  
 TEL: (478) 236-7854

**HERITAGE POINTE PH. 2B**

**FINAL PLAT**

**5 OF 5**

FILE NO: 2028-19

## Dedications to the City:

- New streets totaling 3,439 ft. / 0.65 mi.
  - Providence Loop – 1,271 ft. extension
  - Lincoln Lane – 770 ft. extension
  - Hamilton Drive – 576 ft. extension
  - Chamber Street – 822 ft.
- Water, reuse water, sewer and stormwater improvements and associated easements

## Dedications to the HOA:

- Wetland and detention area tracts (2.61 ac. total)

The utilities, stormwater and curb and gutter are installed. The installation of the remaining improvements are guaranteed by letters of credit in the following amounts:

- Primary improvements - **\$182,500**  
*(paving, striping and signage)*
- Secondary improvements - **\$363,000**  
*(sidewalks and street trees)*

A letter of credit in the amount of **\$216,500** for maintenance of the improvements is also in-hand.

# Irrevocable Letters of Credit

## BankSouth

18 West Bryan Street  
Savannah, GA 31401  
(912) 200-9420  
www.banksouth.com

### IRREVOCABLE PERFORMANCE BOND LETTER OF CREDIT #471000033

#### BENEFICIARY

City of Hinesville  
c/o Liberty Consolidated Planning Commission  
100 Main St., Ste 7520  
Hinesville, GA 31313

#### APPLICANT

Dryden Enterprises, Inc.  
310 S. Main St.  
Hinesville, GA 31313  
Project: Heritage Pointe 2B

ISSUE DATE: May 7, 2026

EXPIRATION DATE: May 7, 2027

ILOC #: 4710000033

AMOUNT: \$182,500.00

We hereby establish our Irrevocable Letter of Credit #4710000033 in your favor for the account of Dryden Enterprises, Inc., 310 S. Main St., Hinesville, Georgia 31313 for the sum or sums of U.S. dollars not exceeding a total of One Hundred, Eighty-Two Thousand and Five Hundred 00/100 Dollars (\$182,500.00) and available upon presentation of your draft(s) drawn on BankSouth at sight and accompanied by the following:

1. A statement signed by the beneficiary indicating that payment has been requested and is due.
2. Certification that funds are required related to that Primary Performance Bond Re: paving, signage, and striping for the above-referenced Project or required as a cash bond to secure contained adherence to the terms.
3. Original of this Irrevocable Letter of Credit.

Draft(s) must be negotiated (or presented to drawee bank for payment) on or before May 7, 2027, or any extended date.

This Letter of Credit shall be automatically extended for an additional period of one year from the present or each future expiration date unless we have notified you in writing, not less than forty-five (45) days before such expiration date, that we elect not to renew this letter of credit. Our notice of such election shall be sent certified mail to the above address.

All drafts must be marked "Drawn on BankSouth, Irrevocable Letter of Credit #4710000033."

Except as otherwise stated, this Irrevocable Letter of Credit shall be subject to and governed by the "Uniform Customs and Practice for Documentary Credit (2007 Revision)", International Chamber of Commerce Publication No. 600 (or any successor publication), and all drafts drawn thereunder shall be presentable at our office on 18 West Bryan Street, Savannah, in Chatham County, Georgia 31401.

We hereby agree with you that drafts under and in compliance with this credit shall be duly honored on due presentation to the drawee.

Sincerely,



Laura Moore  
Relationship Manager  
BankSouth

## BankSouth

18 West Bryan Street  
Savannah, GA 31401  
(912) 200-9420  
www.banksouth.com

### IRREVOCABLE PERFORMANCE BOND LETTER OF CREDIT #471000034

#### BENEFICIARY

City of Hinesville  
c/o Liberty Consolidated Planning Commission  
100 Main St., Ste 7520  
Hinesville, GA 31313

#### APPLICANT

Dryden Enterprises, Inc.  
310 S. Main St.  
Hinesville, GA 31313  
Project: Heritage Pointe 2B

ISSUE DATE: May 7, 2026

EXPIRATION DATE: May 7, 2027

ILOC #: 4710000034

AMOUNT: \$363,000.00

We hereby establish our Irrevocable Letter of Credit #4710000034 in your favor for the account of Dryden Enterprises, Inc., 310 S. Main St., Hinesville, Georgia 31313 for the sum or sums of U.S. dollars not exceeding a total of Three Hundred, Sixty-Three Thousand and 00/100 Dollars (\$363,000.00) and available upon presentation of your draft(s) drawn on BankSouth at sight and accompanied by the following:

1. A statement signed by the beneficiary indicating that payment has been requested and is due.
2. Certification that funds are required related to that Secondary Performance Bond Re: sidewalks and street trees for the above-referenced Project or required as a cash bond to secure contained adherence to the terms.
3. Original of this Irrevocable Letter of Credit.

Draft(s) must be negotiated (or presented to drawee bank for payment) on or before May 7, 2027, or any extended date.

This Letter of Credit shall be automatically extended for an additional period of one year from the present or each future expiration date unless we have notified you in writing, not less than forty-five (45) days before such expiration date, that we elect not to renew this letter of credit. Our notice of such election shall be sent certified mail to the above address.

All drafts must be marked "Drawn on BankSouth, Irrevocable Letter of Credit #4710000034."

Except as otherwise stated, this Irrevocable Letter of Credit shall be subject to and governed by the "Uniform Customs and Practice for Documentary Credit (2007 Revision)", International Chamber of Commerce Publication No. 600 (or any successor publication), and all drafts drawn thereunder shall be presentable at our office on 18 West Bryan Street, Savannah, in Chatham County, Georgia 31401.

We hereby agree with you that drafts under and in compliance with this credit shall be duly honored on due presentation to the drawee.

Sincerely,



Laura Moore  
Relationship Manager  
BankSouth

# Irrevocable Letters of Credit

## BankSouth

18 West Bryan Street  
Savannah, GA 31401  
(912) 200-9420  
www.banksouth.com

### MAINTENANCE LETTER OF CREDIT #4710000035

BENEFICIARY

City of Hinesville  
c/o Liberty Consolidated Planning Commission  
100 Main St., Ste 7520  
Hinesville, GA 31313

APPLICANT

Dryden Enterprises, Inc.  
310 S. Main St.  
Hinesville, GA 31313  
Project: Heritage Pointe 2B

ISSUE DATE: May 7, 2026

EXPIRATION DATE: May 7, 2028

ILOC #: 4710000035

AMOUNT: \$216,500.00

We hereby establish our Irrevocable Letter of Credit #4710000035 in your favor for the account of Dryden Enterprises, Inc., 310 S. Main St., Hinesville, Georgia 31313 for the sum or sums of U.S. dollars not exceeding a total of Two Hundred and Sixteen thousand and Five Hundred 00/100 Dollars (\$216,500.00) and available upon presentation of your draft(s) drawn on BankSouth at sight and accompanied by the following:

1. A statement signed by the beneficiary indicating that payment has been requested and is due.
2. Certification that funds are required related to that Maintenance Bond for the above-referenced Project or required as a cash bond to secure contained adherence to the terms.
3. Original of this Irrevocable Letter of Credit.


Draft(s) must be negotiated (or presented to drawee bank for payment) on or before May 7, 2028

All drafts must be marked "Drawn on BankSouth, Irrevocable Letter of Credit #4710000035."

Except as otherwise stated, this Irrevocable Letter of Credit shall be subject to and governed by the "Uniform Customs and Practice for Documentary Credit (2007 Revision)", International Chamber of Commerce Publication No. 600 (or any successor publication), and all drafts drawn thereunder shall be presentable at our office on 18 West Bryan Street, Savannah, in Chatham County, Georgia 31401.

We hereby agree with you that drafts under and in compliance with this credit shall be duly honored on due presentation to the drawee.

Sincerely,



Lauri Moore  
Relationship Manager  
BankSouth

# Staff Recommendation

Heritage Pointe Ph. 2B

APPROVAL of the FINAL PLAT

and

ACCEPTANCE of DEDICATIONS

noted on the Plat

with standard conditions

# LCPC Standard Conditions

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



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** Rezoning Petition 2026-13-H and Conditional Use Request 2026-14-H

**Prepared by:** Sharon Cadiz

**Presented by:** Jeff Ricketson

**PURPOSE:** Petition and Request by Atlantic Building Components and Services for Truss Manufacturing on Technology Drive. (District #4)

**BACKGROUND:** None

**FUNDING:** None

**RECOMMENDATION:** At its meeting on April 21, 2026, the Planning Commission recommended approval with standard conditions.

**ATTACHMENTS:**

1. 2026-13-H & 2026-14-H HCC Presentation 5-7-2026

**PREVIOUS COUNCIL DISCUSSION:**

# Rezoning Petition 2026-13-H and Conditional Use 2026-14-H

A rezoning request has been submitted by Atlantic Building Components & Services, Inc., to rezone ± 25.02 acres from LI (Light Industrial) to I1 (Industrial) for a new wood truss manufacturing facility. A conditional use request has also been submitted for outdoor storage of the finished wood trusses.

The property is located at Technology Drive in Hinesville and is further described as LCTM Parcel 039D001. (District #4)

# Public Notification

## Conditional Use #2026-09-F

A conditional use request for a type B home occupation has been submitted by Viterio Voseley and Ursula Riley-Voseley for a base of operations/commissary for a food truck. The property is located at 170 Flemington Oaks Drive in Flemington, LCTM Parcel 067020, and is bounded now or formerly as follows: NORTH by lands of Kasey and Hope Kastenbaum; SOUTH by lands of Wyanda and Frank Bush; EAST by Flemington Oaks Drive and lands of Daryl and Miranda Cooper; and WEST by lands of Maybank Holdings and Rentals, LLC.

## Variance #2026-10-H

A variance request has been submitted by Justin Webb, from the requirement to pave a parking lot. The property is located at 131 MacArthur Drive in Hinesville, LCTM Parcel 057C261, and is bounded now or formerly as follows: NORTH by MacArthur Drive and lands of FCPT Holdings, LLC and 3J7B Real Estate, LLC; SOUTH by lands of Lowe's Home Centers, Inc.; EAST by lands of Cook Out-Hinesville, Inc.; and WEST by the lands of All Ways Feet, PC.

## Conditional Use #2026-11-W

A conditional use has been submitted by Javier Martinez, for a contractor's yard. The property is located at 5715 W. Oglethorpe Highway in Walthourville, LCTM Parcel 050C006, and is bounded now or formerly as follows: NORTH by Slaten Street and by lands of Joseph Kelly and Mae F. Anderson and Ruby Hall; SOUTH by West Oglethorpe Highway and by lands of Newbridge Residential Parks, LLC and Rogers Real Estate Holdings LP; EAST by lands of Coastal Utilities and Leconte Properties LLC; and WEST by lands of Yong Y. Cho.

## Rezoning Petition # 2026-12-R

A rezoning petition has been submitted by Terry J. Wheeler, on behalf of owner Tom Akra, to rezone ± 22.23 acres from A-1 (Agricultural) and AR-1 (Agricultural Residential) to PUD (Planned Unit Development) for a single-family residential development. The property is located on South Coastal Highway in Riceboro, LCTM Parcel 220D003, and is bounded now or formerly as follows: NORTH by South Coastal Highway and by lands of Willie and Sadie Mae Roberts and Hinesville Home Center; SOUTH by lands of Freddy Young; EAST by lands of Daniel and Cheryl Puelo, Cordette S. Stevens, Pearl King, the Varnadoe Cemetery and Dion

French; WEST by lands of Charles Jones and Eddie Robinson.

## Rezoning Petition #2026-13-H and Conditional Use #2026-14-H

A rezoning petition has been submitted by Atlantic Building Components & Services, Inc., to rezone ±25.02 acres from LI (Light Industrial) to I1 (Industrial) for a new wood truss manufacturing facility. The property is located at Technology Drive in Hinesville, LCTM Parcels 039D001 and 039B027, and is bounded now or formerly as follows: NORTH by the lands of RTS Homes LLC, Daseant Moore and Brittany Paxton, Vicent Thomas, John and Joan Gage, Bryan Wolfe, and Toni Scott; SOUTH by lands of State of Georgia; EAST by lands of Liberty County Industrial Authority; WEST by lands of Liberty County Industrial Authority.

## Variance #2026-15-H

A variance request has been submitted by Atlantic Building Components & Services, Inc., from the requirement to pave a parking lot. The property is located at Technology Drive in Hinesville, LCTM Parcels 039D001 and 039B027, and is bounded now or formerly as follows: NORTH by the lands of RTS Homes LLC, Daseant Moore and Brittany Paxton, Vicent Thomas, John and Joan Gage, Bryan Wolfe, and Toni Scott; SOUTH by lands of State of Georgia; EAST by lands of Liberty County Industrial Authority; and WEST by the lands of Liberty County Industrial Authority.

## Rezoning #2026-16-H

A rezoning petition has been submitted by West Oglethorpe, LLC, on behalf of the Delilah Way Estate, to rezone ±7.48 acres from C-3 (Highway Commercial) to C-2 (General Commercial) to downzone portions of the property to ensure appropriate road frontage. The property is located on West Oglethorpe Highway in Hinesville, LCTM Parcel 059A107, and is bounded now or formerly as follows: NORTH by lands of Amerco Real Estate Company; SOUTH by the lands of Michael Quarterman, Dallas Roots, LLC, Lin Yu D. Terry and Angela Fortson, Ray Futch, and Liberty Real Estate Investments, LLC; EAST by the lands of West Oglethorpe Hwy and Long Frasier Street; WEST by the lands of Simcoe Investment Group, LLC and Charles C. Frasier Blvd.

## Public Hearing to be Held by the LCPC

The Liberty Consolidated Planning Commission will hold a public hearing on April 21, 2026, 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:

The City of Riceboro will hold a public hearing on May 5, 2026, at 6:00 p.m., at the Riceboro City Hall, 4614 South Coastal Highway, in Riceboro.

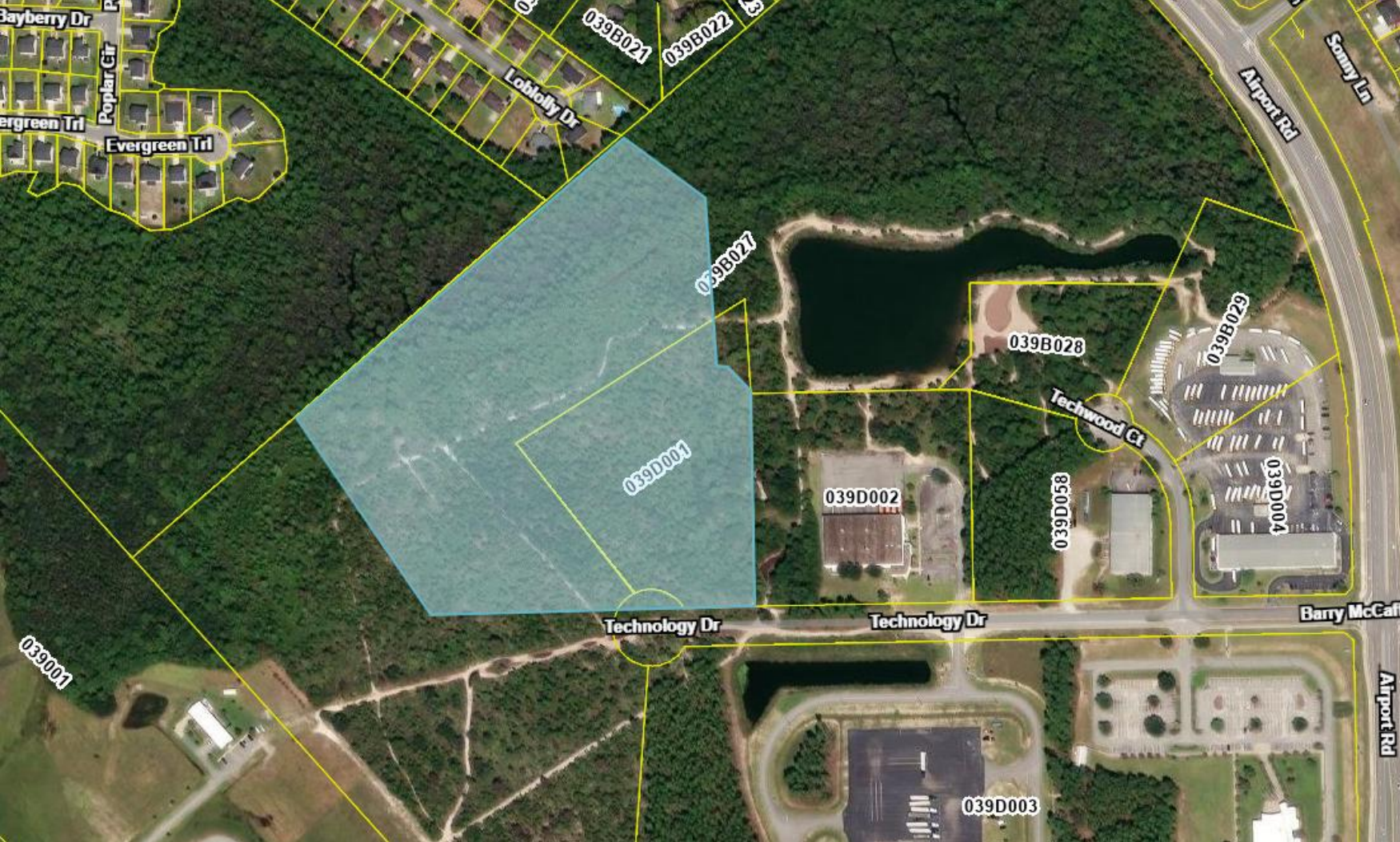
The City of Hinesville will hold a public hearing on May 7, 2026, at 3:00 p.m., at the Hinesville City Hall, 115 E. MLK Jr. Drive, in Hinesville.

The City of Flemington will hold a public hearing on May 12, 2026, at 4:30 p.m., at the Flemington City Hall, 156 Old Sunbury Road, in Flemington.

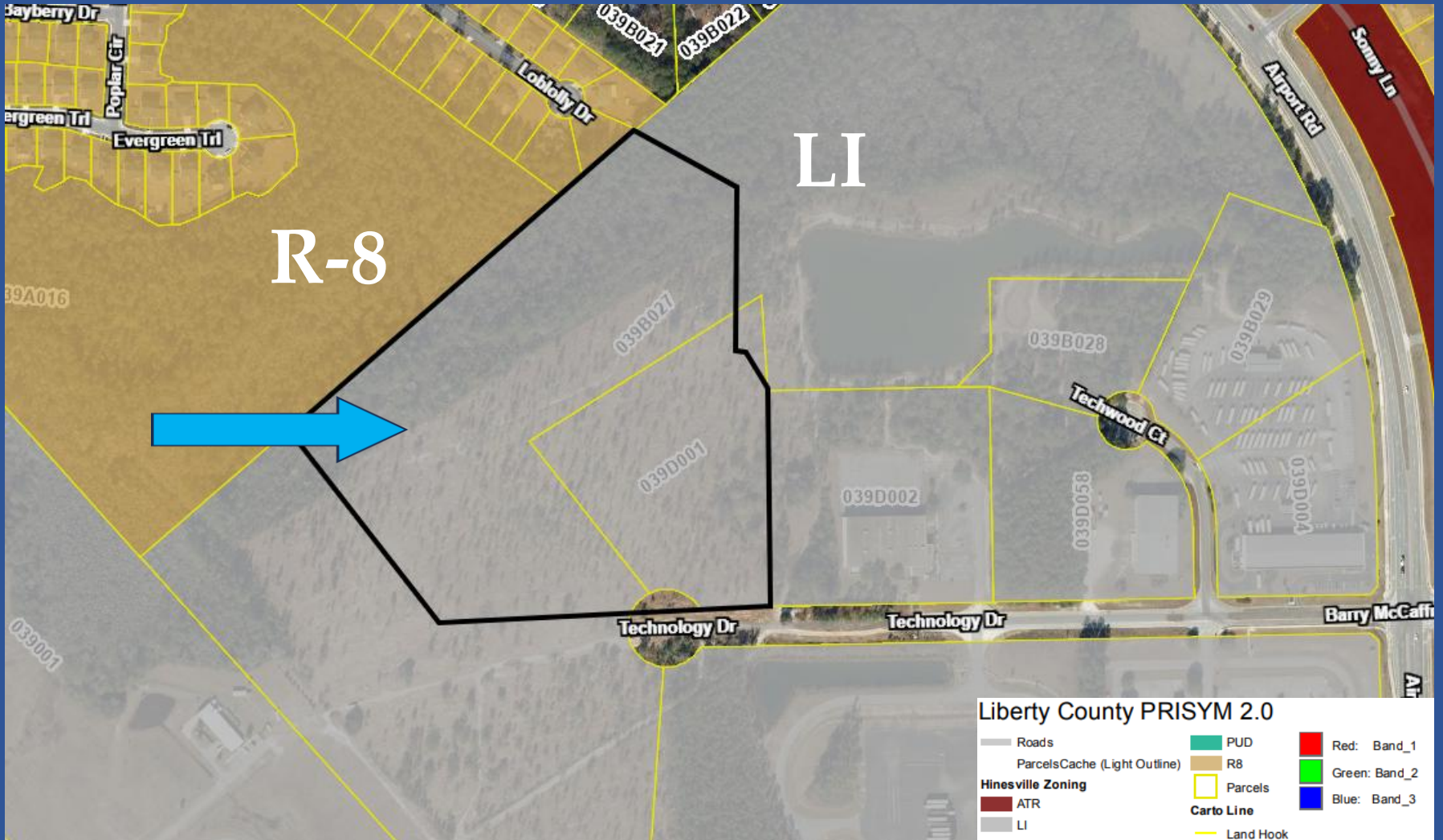
The City of Walthourville will hold a public hearing on April 28, 2026, at 6:00 p.m., at the Walthourville Police Department, 192B Talmadge Road, in Walthourville. 53290 4.2.26 RL



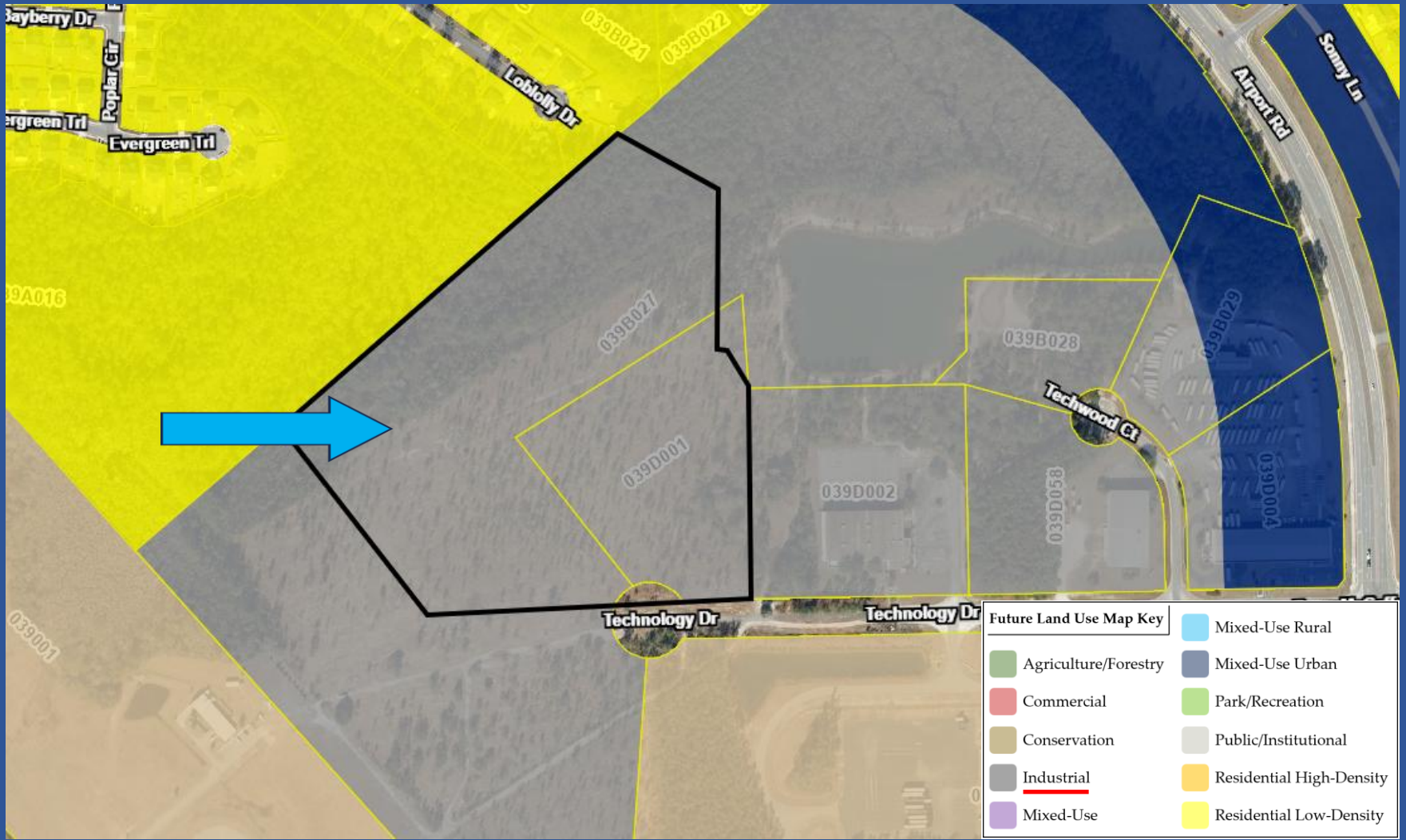
# Vicinity Map



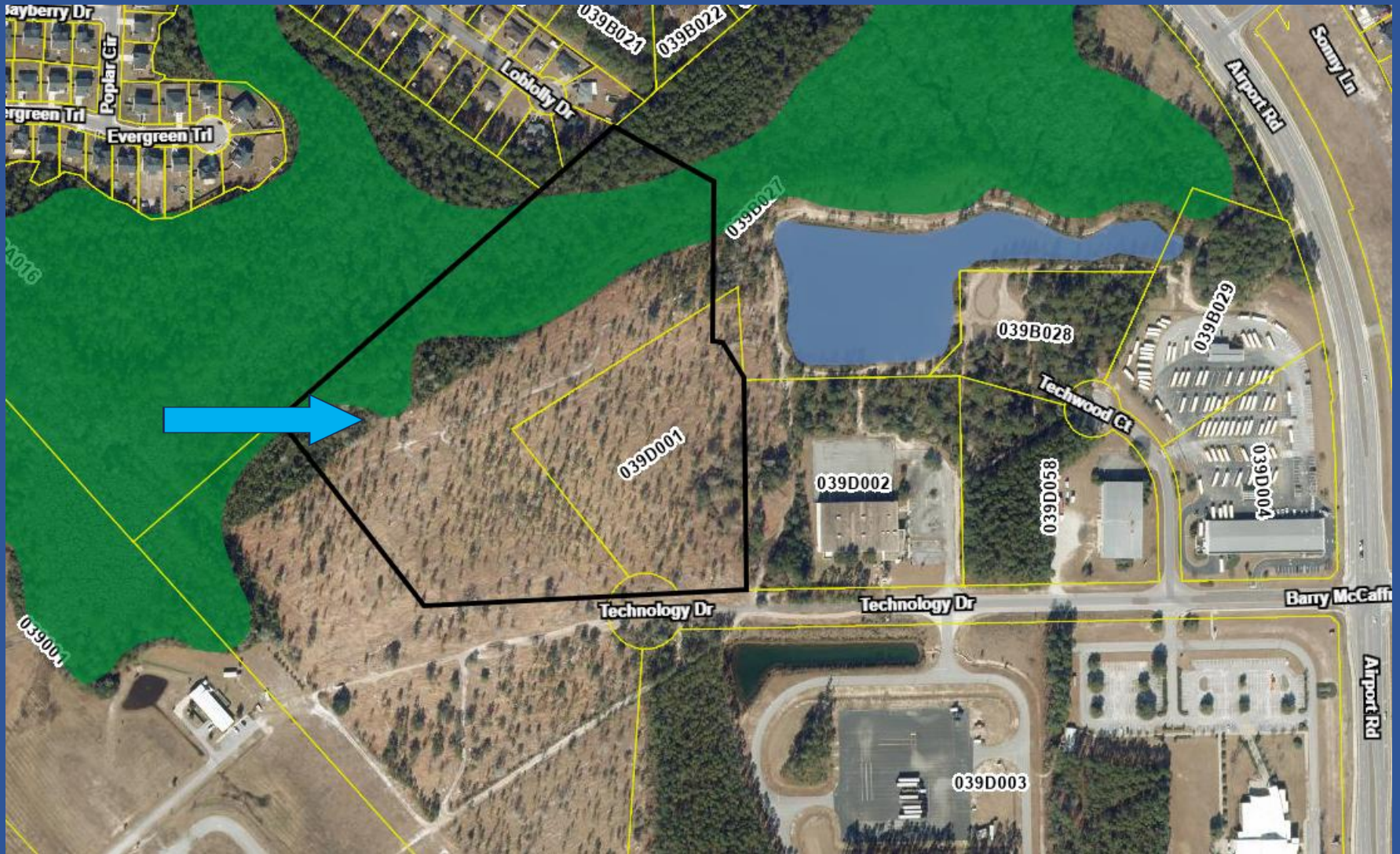
# Zoning Map



# Future Land Use Map



# Wetlands



# Floodplain



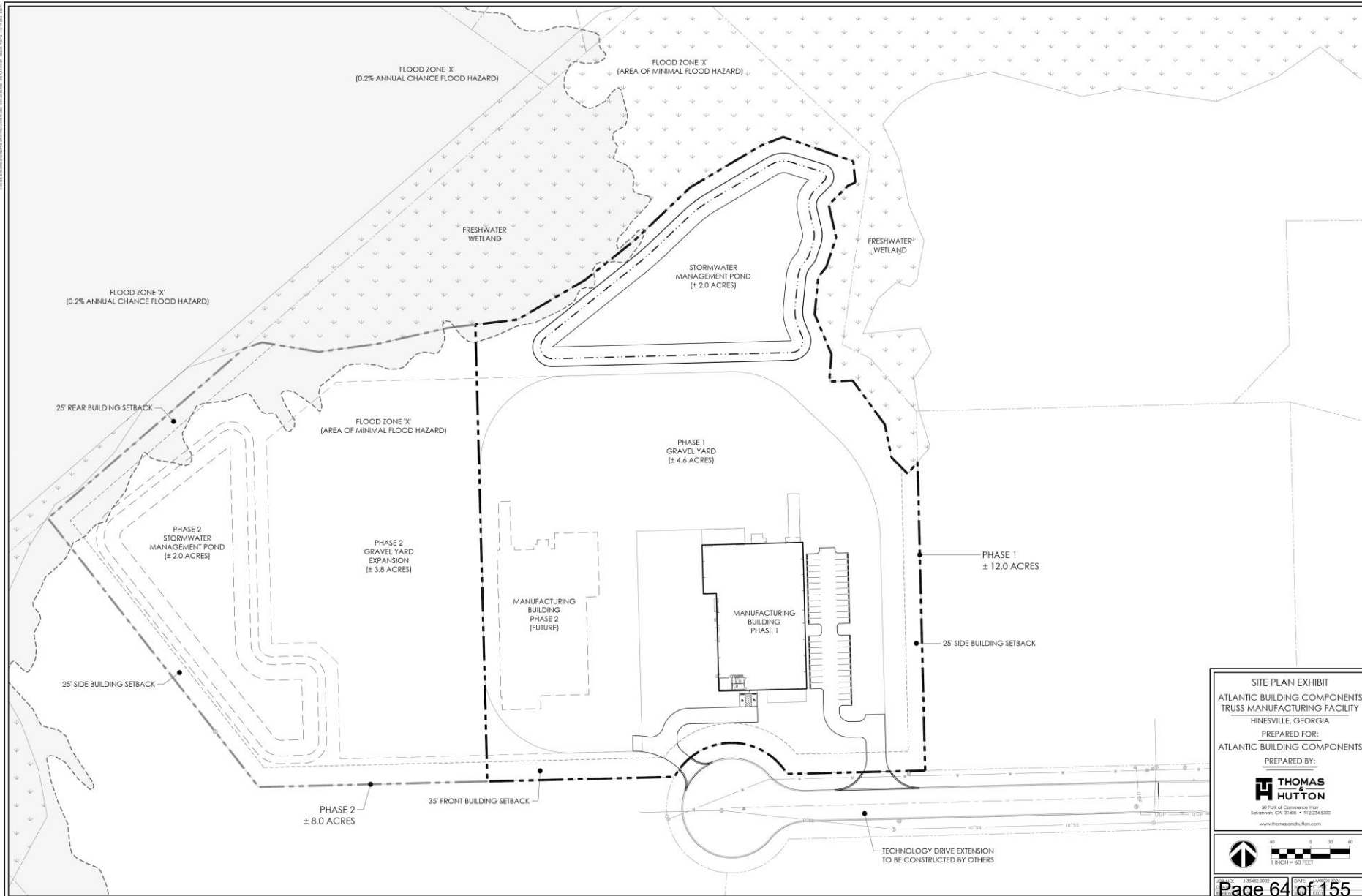
# Narrative

## Introduction / Purpose of Rezoning & Conditional Use Approval

Atlantic Building Components is seeking to rezone an approximately 25-acre site located at 229 Technology Drive in Hinesville, GA. The existing parcel is in the Hinesville Technology Park and is identified as LCTM Parcel #039D-001. The site is currently zoned "LI, Light Industrial" and the proposed zoning is "I-1, Industrial"

The applicant is requesting to rezone the parcel to I-1 for the purpose of developing a new wood truss manufacturing facility. Atlantic Building Components is a wood truss manufacturer and they will be manufacturing the wood trusses within a proposed building which is allowed under the "LI, Light Industrial" zoning district. However, the completed trusses are planned to be temporarily stored in an outdoor storage yard which conforms with the definition of a "Manufacturing Facility, Heavy", a Conditional Use allowed within the "I-1, Industrial" zoning district. As such, the rezoning to the "I-1, Industrial" district and a conditional use approval are being requested in order to allow the temporary outdoor storage of the finished wood trusses.

# Concept Plan



SITE PLAN EXHIBIT  
 ATLANTIC BUILDING COMPONENTS  
 TRUSS MANUFACTURING FACILITY  
 HINESVILLE, GEORGIA  
 PREPARED FOR:  
 ATLANTIC BUILDING COMPONENTS  
 PREPARED BY:  
**THOMAS HUTTON**  
 50 Park of Commerce Way  
 Savannah, GA 31405 • 912.234.5300  
 www.thomasandhutton.com









# Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
  - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
  - *Yes.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
  - *Yes, the Comprehensive Plan identifies the future land use as Industrial in which I1 is a compatible zoning district.*

# Zoning Analysis

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

# Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
  - *No.*
8. Would this change cause a “domino effect”?
  - *It is possible that other nearby LI parcels would request to upzone to I1.*
9. Are there unique historical sites which may be adversely impacted?
  - *None noted.*

# Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

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

- *No.*

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

- *None noted.*

# LCPC Recommendation

## Approval

### Rezoning Petition 2026-13-H

## Conditions

## Standard

# Standard Conditions

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

# 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.
  - *No, it will not.*
2. The use shall be consistent with the comprehensive plan, and with the purpose and intent of the land use district.
  - *Yes, the Comprehensive Plan identifies the future land use as Industrial in which a conditional use is allowed.*
3. The establishment, maintenance, or operation of the use shall not be detrimental to or endanger the public health, safety or general welfare.
  - *No, it will not be detrimental.*

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

- *No, it will not.*

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.

- *Yes, as the adjacent properties are well buffered by existing wetlands.*

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.*

# LCPC Recommendation

Approval

Conditional Use 2026-14-H

Conditions

Standard

# Standard Conditions

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

# LCPC Recommendation

Approval

Conditional Use 2026-14-H

Conditions

Standard





**City of Hinesville, Georgia, Council Meeting**

**Date:** May 7, 2026  
**Agenda Item:** Rezoning Petition 2026-16-H  
**Prepared by:** Sharon Cadiz  
**Presented by:** Jeff Ricketson

**PURPOSE:** Rezoning Petition by West Oglethorpe Highway, LLC for Appropriate Road Frontage for a Proposed Subdivision on West Oglethorpe Highway. (District #5)

**BACKGROUND:** None

**FUNDING:** None

**RECOMMENDATION:** At its meeting on April 21,2026, the Planning Commission recommended approval with standard conditions and the following special condition: A traffic study to evaluate the impacts on W. Oglethorpe Hwy. shall be submitted at the time of site plan review.

**ATTACHMENTS:**

1. 2026-16-H HCC Presentation 5-7-2026

**PREVIOUS COUNCIL DISCUSSION:**

# Rezoning Petition 2026-16-H

A rezoning petition has been submitted by West Oglethorpe Highway, LLC, on behalf of the Delilah Way Estate, to rezone  $\pm$  7.48 acres from C-3 (Highway Commercial) to C-2 (General Commercial) to ensure appropriate road frontage for a proposed subdivision.

The property is located at West Oglethorpe Hwy in Hinesville and is further described as LCTM Parcel 059A107. (District #5)

# Public Notification

## **Conditional Use #2026-09-F**

A conditional use request for a type B home occupation has been submitted by Vitterio Voseley and Ursula Riley-Voseley for a base of operations/commissary for a food truck. The property is located at 170 Flemington Oaks Drive in Flemington, LCTM Parcel 067020, and is bounded now or formerly as follows: NORTH by lands of Kasey and Hope Kastenbaum; SOUTH by lands of Wyanda and Frank Bush; EAST by Flemington Oaks Drive and lands of Daryl and Miranda Cooper; and WEST by lands of Maybank Holdings and Rentals, LLC.

## **Variance #2026-10-H**

A variance request has been submitted by Justin Webb, from the requirement to pave a parking lot. The property is located at 131 MacArthur Drive in Hinesville, LCTM Parcel 057C261, and is bounded now or formerly as follows: NORTH by MacArthur Drive and lands of FCPT Holdings, LLC and 3J7B Real Estate, LLC; SOUTH by lands of Lowe's Home Centers, Inc.; EAST by lands of Cook Out-Hinesville, Inc.; and WEST by the lands of All Ways Feet, PC.

## **Conditional Use #2026-11-W**

A conditional use has been submitted by Javier Martinez, for a contractor's yard. The property is located at 5715 W. Oglethorpe Highway in Walthourville, LCTM Parcel 050C006, and is bounded now or formerly as follows: NORTH by Slaten Street and by lands of Joseph Kelly and Mae F. Anderson and Ruby Hall; SOUTH by West Oglethorpe Highway and by lands of Newbridge Residential Parks, LLC and Rogers Real Estate Holdings LP; EAST by lands of Coastal Utilities and Leconte Properties LLC; and WEST by lands of Yong Y. Cho.

## **Rezoning Petition # 2026-12-R**

A rezoning petition has been submitted by Terry J. Wheeler, on behalf of owner Tom Akra, to rezone + 22.23 acres from A-1 (Agricultural) and AR-1 (Agricultural Residential) to PUD (Planned Unit Development) for a single-family residential development. The property is located on South Coastal Highway in Riceboro, LCTM Parcel 220D003, and is bounded now or formerly as follows: NORTH by South Coastal Highway and by lands of Willie and Sadie Mae Roberts and Hinesville Home Center; SOUTH by lands of Freddy Young; EAST by lands of Daniel and Cheryl Puelo, Cordette S. Stevens, Pearl King, the Varnadoe Cemetery and Dion

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## **Rezoning Petition #2026-13-H and Conditional Use #2026-14-H**

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## **Rezoning #2026-16-H**

A rezoning petition has been submitted by West Oglethorpe, LLC, on behalf of the Delilah Way Estate, to rezone ±7.48 acres from C-3 (Highway Commercial) to C-2 (General Commercial) to downzone portions of the property to ensure appropriate road frontage. The property is located on West Oglethorpe Highway in Hinesville, LCTM Parcel 059A107, and is bounded now or formerly as follows: NORTH by lands Amerco Real Estate Company; SOUTH by the lands of Michael Quarterman, Dallas Roots, LLC, Lin Yu D, Terry and Angela Fortson, Ray Futch, and Liberty Real Estate Investments, LLC; EAST by the lands of West Oglethorpe Hwy and Long Frasier Street; WEST by the lands of Simcoe Investment Group, LLC and Charles C. Frasier Blvd.

## **Public Hearing to be Held by the LCPC**

The Liberty Consolidated Planning Commission will hold a public hearing on April 21, 2026, 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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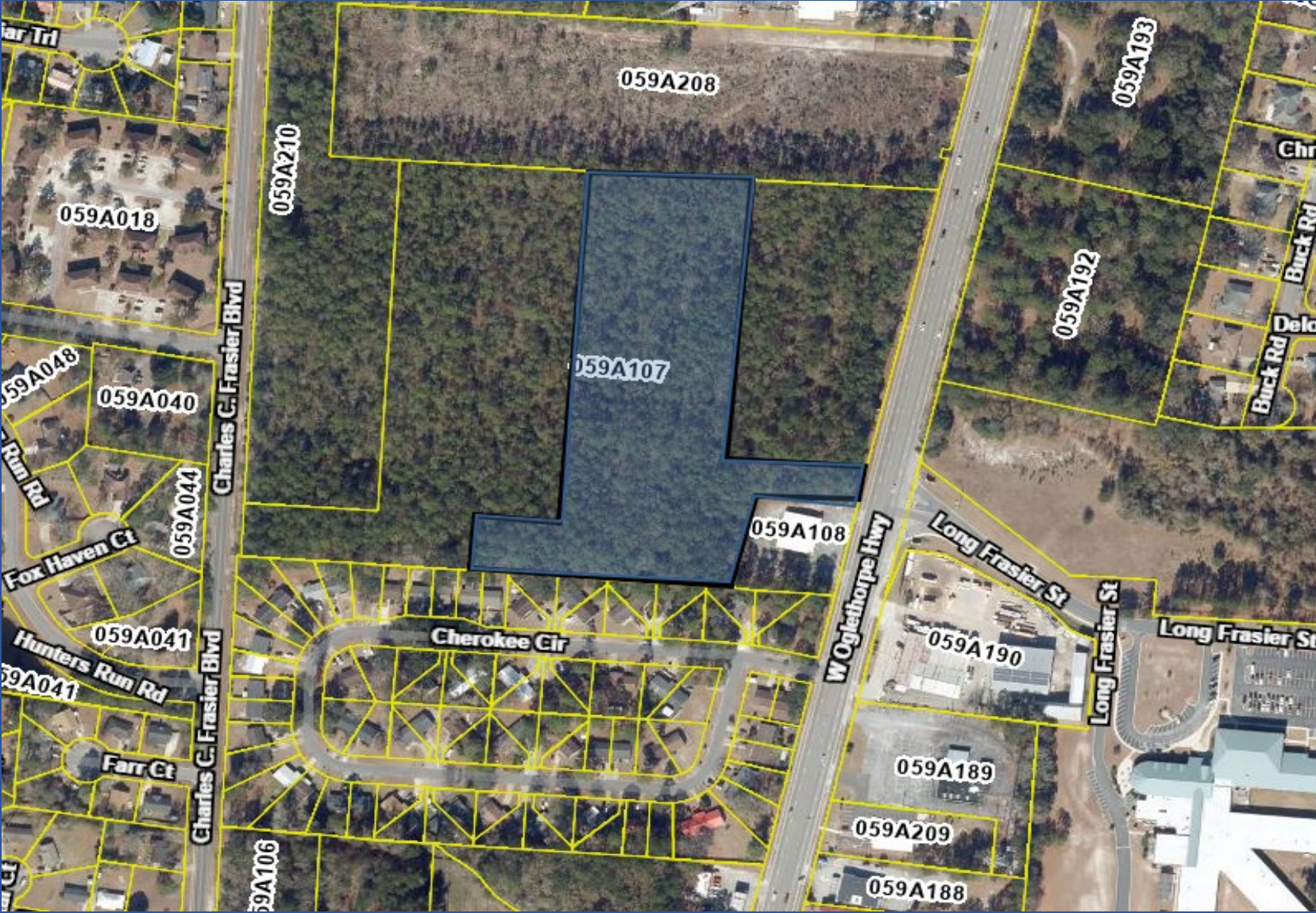
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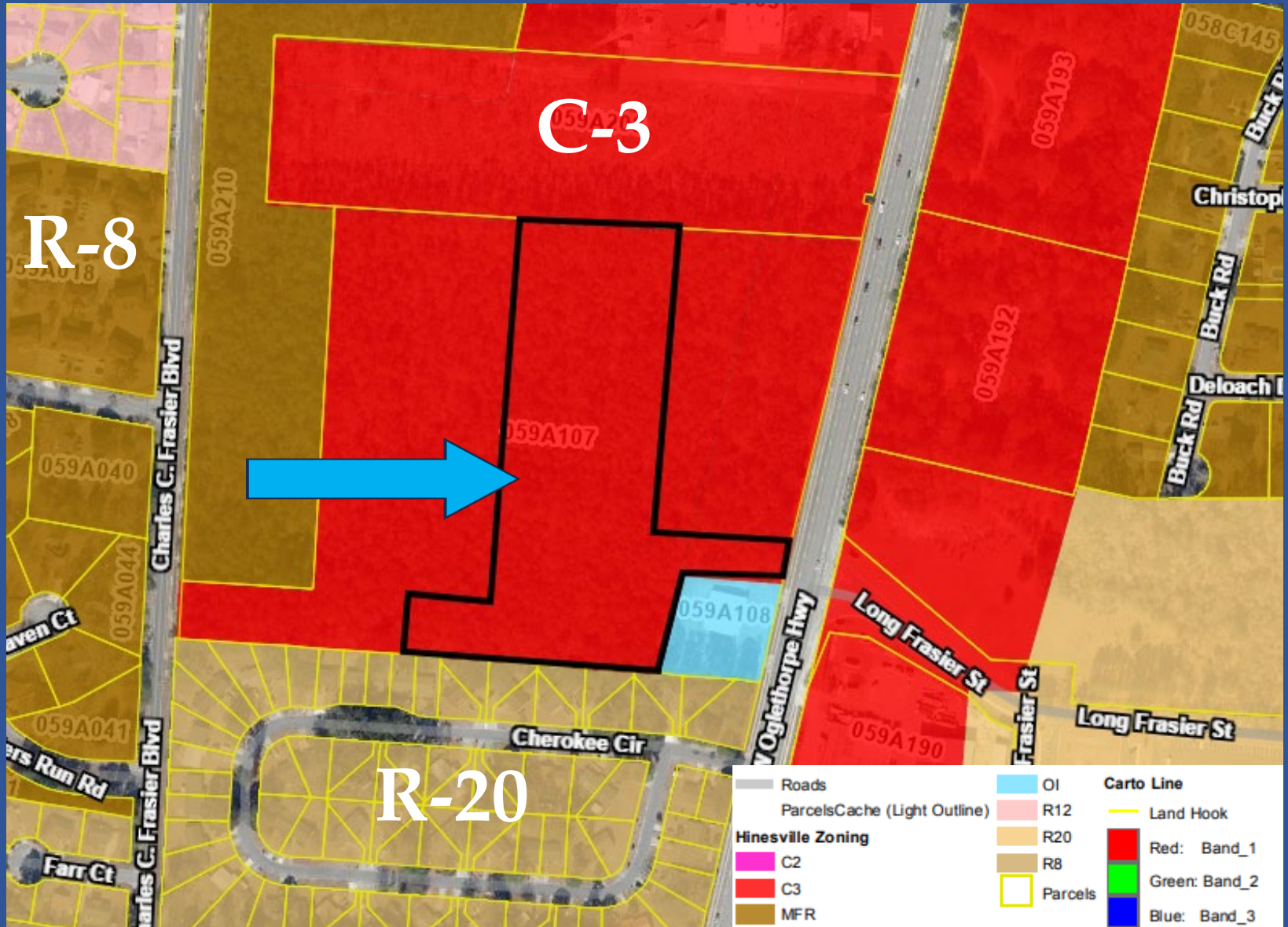
The City of Walthourville will hold a public hearing on April 28, 2026, at 5:00 p.m., at the Walthourville Police Department, 192B Talnadge Road, in Walthourville. 53290 4.2.26 RL



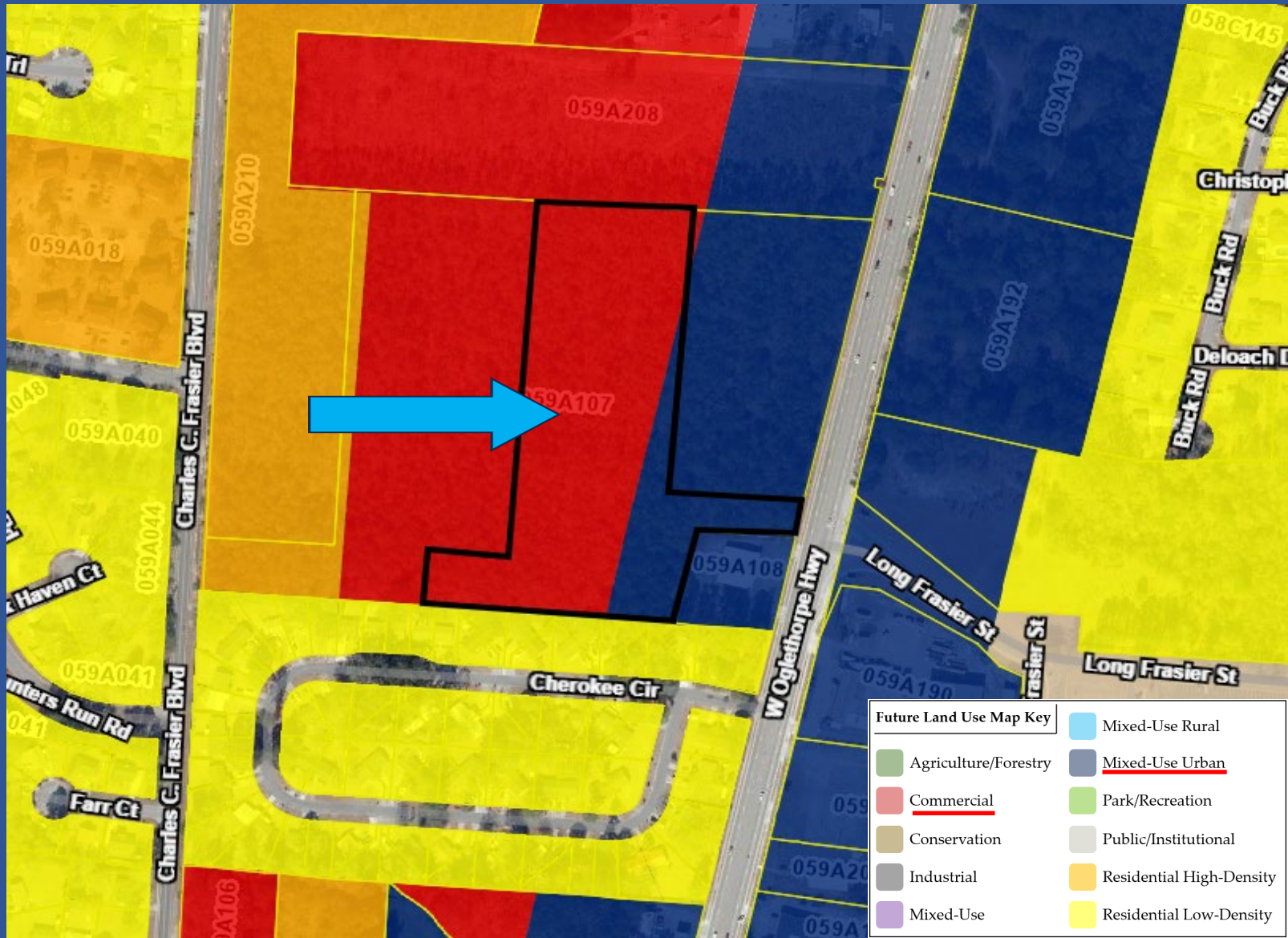
# Vicinity Map



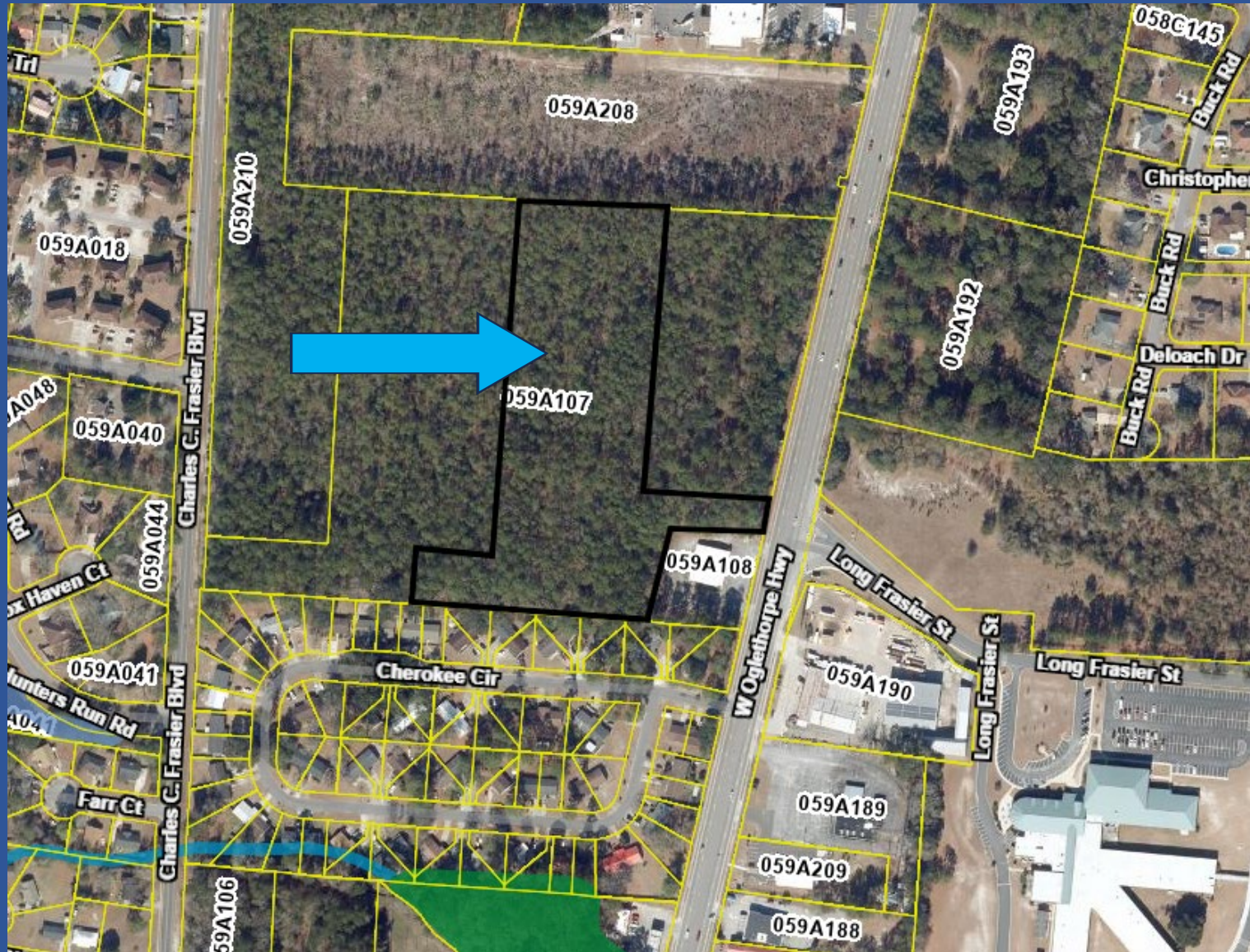
# Zoning Map



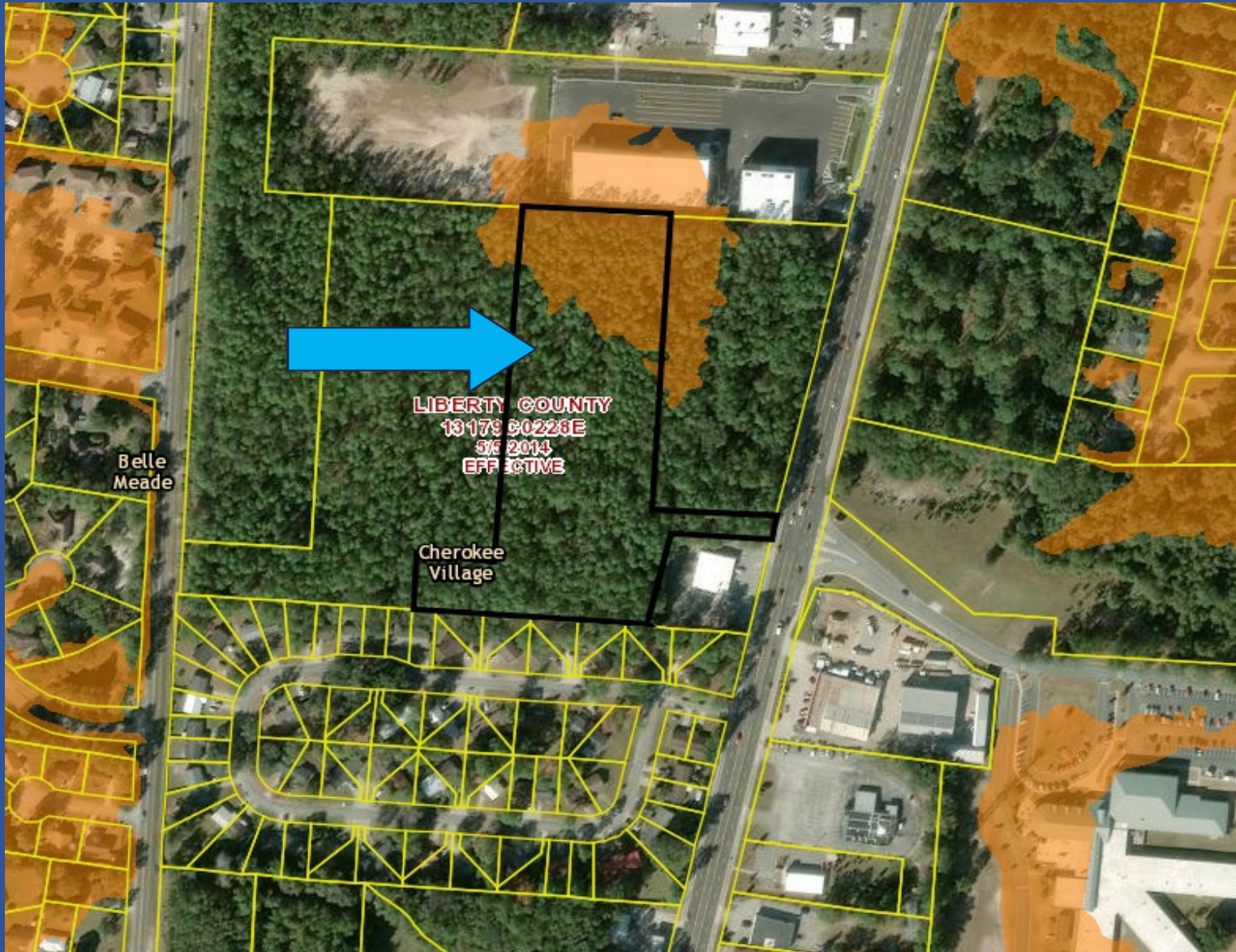
# Future Land Use Map



# Wetlands



# Floodplain

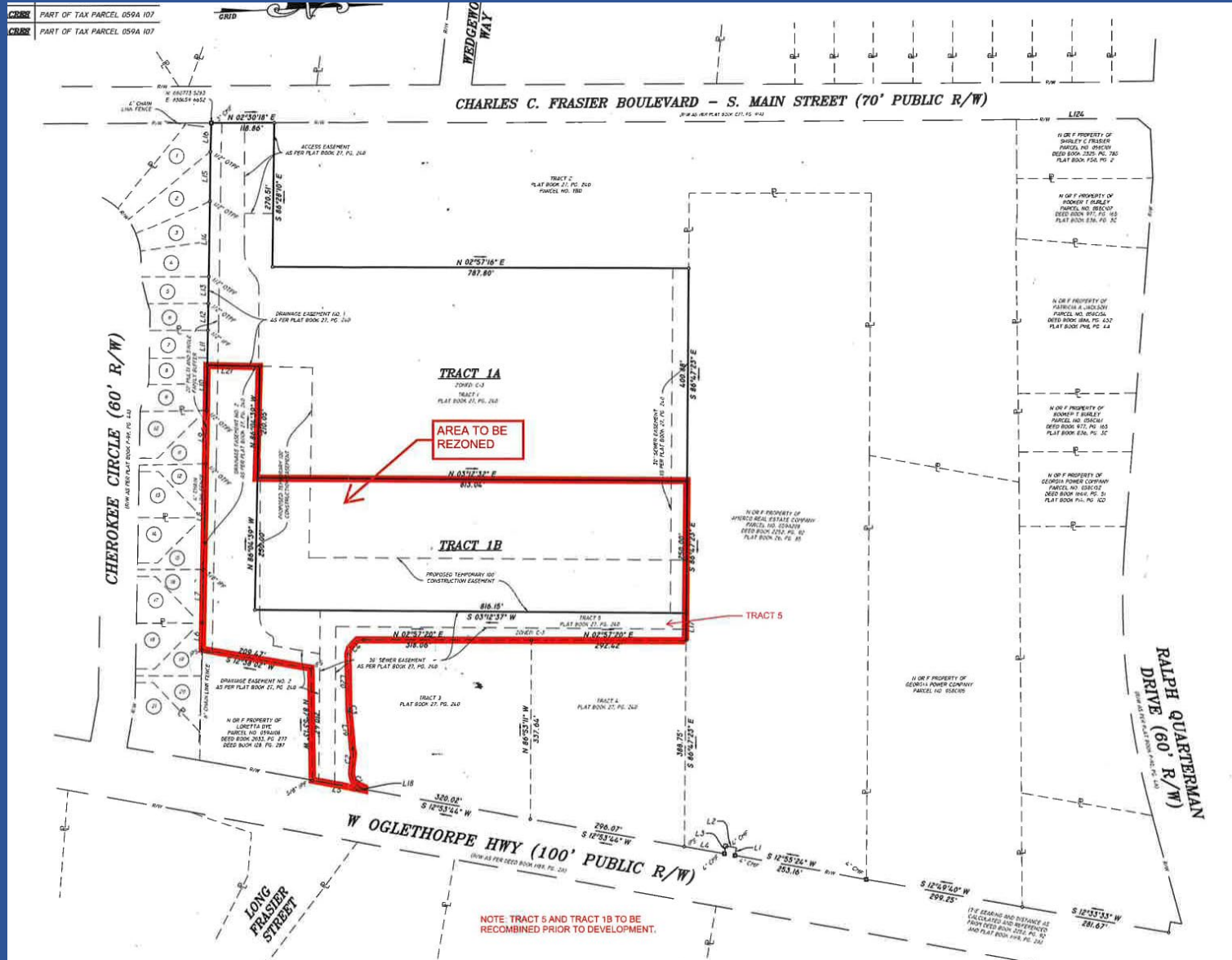


# Narrative

This request is for approval to downzone portions of the property historically known as the Delilah Way tract from C-3 to C-2. The rezoning will include Tract 5 and Tract 1B, which will be combined into a single tract prior to development.

The purpose of this rezoning is to ensure that appropriate frontage is established along Highway 84 while providing zoning characteristics more consistent with retail shopping center uses. The C-2 designation better aligns with the intended development pattern for the property and supports a cohesive commercial layout with the need for dedicating public streets.

# Concept Plan







# Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
  - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
  - *Yes.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
  - *Yes, the Comprehensive Plan identifies the future land use as both Mixed Use Urban Corridor and Commercial. In both of these areas C-2 is a compatible zoning district.*

# Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
  - *No.*
5. Is the proposed use suitable in view of nearby uses?
  - *Yes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
  - *No, provided recommendations of the traffic impact analysis are implemented.*

# Zoning Analysis

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

# Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

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

- *No.*

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

- *Yes, it is already zoned commercial.*

# LCPC Recommendation

## Approval

Rezoning Petition 2026-16-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

A traffic study to evaluate the impacts on W. Oglethorpe Hwy. shall be submitted at the time of site plan review.

# LCPC Recommendation

## Approval

Rezoning Petition 2026-16-H

## Conditions

Standard and Special





## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** 2026 Annual Action Plan Draft  
**Prepared by:** Kendra Ivy  
**Presented by:** Jordan Gilliard

**PURPOSE:** To present a draft of the 2026 Annual Action Plan to the United States Department of Housing and Urban Development, which enables continued funding under the Community Development Block Grant.

**BACKGROUND:** In 2003, the City of Hinesville was designated as an entitlement community, making it eligible to receive Community Development Block Grant funding from the United States Department of Housing and Urban Development (HUD). This funding provides an annual allocation designed to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services that benefit extremely low- to low-to-moderate income persons.

In order to remain eligible for this non-competitive funding, the City of Hinesville must file a Consolidated Plan every five years that outlines the City’s priorities, objectives, and strategies over said time period. Annually, the City must file an Annual Action Plan that speaks to activities that will be undertaken within the specific fiscal year and which priorities are connected to in the Consolidated Plan. The 2026 allocation is \$249,954 and has no match requirement.

**FUNDING:** \$249,954

**RECOMMENDATION:**

**ATTACHMENTS:**

1. 2026 Annual Action Plan Budget
2. 2026 AAP Presentation

**PREVIOUS COUNCIL DISCUSSION:**



**United States Department of Housing and Urban Development**  
**Community Development Block Grant**  
**2026 Annual Action Plan**

**BUDGET**

<b>Project/Program</b>	<b>Amount</b>
Owner Occupied Rehab	\$50,000
Public Infrastructure	\$92,470
Blight	\$20,000
Program Administration & Fair Housing	\$49,991
Public Service Agency Sub-Recipient Program	\$37,493
<b>Total</b>	<b>\$249,954</b>

**Grant Allocation     \$ 249,954**  
**Match Required       \$ 0**

# 2026 Annual Action Plan

## HUD - CDBG

The Draft 2026 Annual Action Plan for the Community Development Block Grant is available for public review and comment. The entitlement for the 2026 Program Year is \$249,954.

2026 Annual Action Plan	
Program/Project	Funding
Blight Reduction	\$20,000
Owner-Occupied Rehabilitation	\$50,000
Public Infrastructure	\$92,470
Program Administration & Fair Housing	\$49,991
Public Service Agency Sub-Recipient Program	\$37,493
<b>TOTAL FUNDING</b>	<b>\$249,954</b>



Affordable Housing Programs +

CDBG Sub-Recipient Program +

Public Service Agency Program +

Fair Housing +

Grant Awards

Homeless Prevention Program +

Lead-Based Paint Awareness

Tied to Success Program

Requests for Proposals and Qualifications

Dress for Success Program

Title VI Discrimination Complaint Procedure

Annual Action Plan

Home > Departments > Community Development Department > Annual Action Plan

## Annual Action Plan

### Notice of Public Review and Comment Period

#### 2026 Annual Action Plan

#### City of Hinesville

The City of Hinesville has prepared and made available for public review and comment the draft 2026 Annual Action Plan as required by the U.S. Department of Housing and Urban Development for continuation of funding under the Community Development Block Grant. This Plan will describe specific projects and activities the City will undertake to address the priority needs as identified in its 5-year Consolidated Plan covering years 2024-2028 and will program \$249,954.00 for activities related to Affordable Housing, Blight Reduction, Public Infrastructure Improvements in Low-Moderate Income Areas, Administrative Costs, and the Public Service Agency Program.

The City is seeking the public's input for the 2026 Annual Action Plan, which will be available for a 30-day public review and comment period between April 27, 2026, and May 27, 2026. Citizens may review and submit comments on this document in the Community Development Department, 2nd floor of City Hall (115 East M.L. King Jr. Drive, Hinesville, Georgia 31313), Monday through Friday, 8:30 AM to 4:30 PM, except holidays. The plan may also be viewed at the link below:

[2026 Draft Annual Action Plan](#)

To provide residents two additional opportunities to give feedback on the 2026 Annual Action Plan, (1) residents may provide feedback at the regularly scheduled City Council Meeting Thursday, May 7th at 3:00 p.m. in City Hall Council Chambers located at 115 East MLK Jr. Drive, Hinesville, GA 31313. (2) The Community Development Department will also hold a public meeting Thursday, May 14th at 5:30 p.m. in City Hall Council Chambers located at 115 East MLK Jr. Drive, Hinesville, GA 31313.

For more information or for persons requiring assistance due to foreign language or disability, contact Shauntay Harris, Community Development Director, at (912) 876-6573.

El Departamento de Desarrollo Comunitario hace todo el esfuerzo posible para proporcionar ajustes razonables a personas que puedan necesitar asistencia para acceder los programas de la Ciudad, incluyendo la asistencia de traducción. Comuníquese con Shauntay Harris al (912) 876-6573, si necesita ayuda en Español.

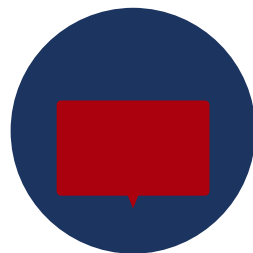
# CITIZEN REVIEW

The draft substantial amendment for the 2024-2028 Consolidated Plan and 2026 Annual Action Plan is available for public review and comment between April 27, 2026, and May 27, 2026. Several advertisements are ongoing. The report may be viewed in various ways during the comment period.

## ADVERTISING EFFORTS

- City of Hinesville Website April 27, 2026 – May 27, 2026
- Coastal Courier April 23, 2026, and April 30, 2026
- Community Development Facebook Page April 27, 2026– May 27, 2026

Comments will be accepted at public hearings, in-person, and online.



### PUBLIC HEARINGS

May 7, 2026 at 3:00 pm in City Hall  
May 14, 2026 at 5:30 pm in City Hall



### IN PERSON

Community Development Department  
Monday – Friday 8:30 am – 4:30 pm



### ONLINE

City website | [www.cityofhinesville.org](http://www.cityofhinesville.org)  
Community Development Department page



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** HAMPO Citizens Advisory Committee (CAC)

**Prepared by:** Estella L. Roberson

**Presented by:** Ryan Arnold

**PURPOSE:** To inform the Mayor and Council that the Hinesville Area Metropolitan Planning Organization (HAMPO) Citizens Advisory Committee (CAC) has a vacant board seat effective immediately.

**BACKGROUND:** Mr. Curles Butler has officially resigned from the HAMPO Citizens Advisory Committee, effective immediately. His term was set to expire on January 1, 2027. Appointments to the Citizens Advisory Committee are for a two-year term, with all selections made by the Mayor and Council.

The appointment will fulfill the remainder of his term.

**FUNDING:** None

**RECOMMENDATION:** None

**ATTACHMENTS:**

1. HAMPO CAC Board
2. HAMPO Policy Cmte Bylaws

**PREVIOUS COUNCIL DISCUSSION:**

## HAMPO Citizens Advisory Committee (CAC)

APPOINTED BY	CURRENT APPOINTEES	RESIDES IN DISTRICT	TERMS SERVED	LENGTH OF TERM	TERM BEGAN	TERM EXPIRES
Mayor and Council	Bobbie Ruiz	3		2 Years	01/01/25	1/01/2027
Mayor and Council	Anthony Milton	1		2 Years	01/01/25	1/01/2027
Mayor and Council	Curles Butler	4		2 Years	1/1/2025	1/01/2027
Mayor and Council	Cassidy Collins	2		2 Years	01/01/25	1/01/2027



## Hinesville Area Metropolitan Planning Organization

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# HAMPO

## By-Laws: Policy Committee

On February 12, 2015, the Policy Committee approved an amendment to the Policy Committee Bylaws to amend Article VI, Meetings, by deleting 10:00 AM and adding “and the time” as directed by the Policy Committee.

On February 11, 2021, the Policy Committee approved an amendment to the Policy Committee Bylaws to add Article VIII, Meeting Remotely and Virtually, as directed by the Policy Committee.

Adopted: February 12, 2012  
Amended February 11, 2021

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100 Main Street, Suite 7520  
Phone: 912-408-2030

Hinesville, Georgia 31313  
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Jeff Ricketson, AICP, Director

Chairman Donald Lovette, Policy Committee Chairman

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Prepared by the Hinesville Area Metropolitan Planning Organization (HAMPO), for more information regarding this document or any other HAMPO activity, please contact us at:

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c/o Liberty Consolidated Planning Commission  
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Visit our website for the most up-to-date information and downloadable documents at [www.thelcpc.org](http://www.thelcpc.org) and click on the HAMPO tab.

## ARTICLE I

### **Name of the Committee**

The name of the organization shall be the Hinesville Area Metropolitan Planning Organization (HAMPO) - Policy Committee, hereinafter referred to as the committee.

## ARTICLE II

### **Membership**

The committee is made up of the chief elected and appointed officials from all of the municipalities within the HAMPO region of Liberty County and a portion of Long County, as well as executives from the local, state, and federal agencies concerned with transportation planning. It serves as the forum for cooperative transportation decision-making and establishes transportation related policies in support of the area's overall goals and objectives. The committee reviews and approves all HAMPO programs and studies. The committee is entrusted with ensuring that the HAMPO transportation projects are current and prioritizes transportation projects recommended in the planning process.

Committee membership is determined by organizational position, as listed below:

#### **Voting Members:**

- (1) Chairman, Liberty County Board of Commissioners
- (2) Chairman, Long County Board of Commissioners
- (3) Chairman, Liberty County Board of Education
- (4) Chairman, Liberty Consolidated Planning Commission
- (5) Mayor, Town of Allenhurst
- (6) Mayor, City of Flemington
- (7) Mayor, Town of Gum Branch
- (8) Mayor, City of Hinesville
- (9) Mayor, City of Midway
- (10) Mayor, City of Riceboro
- (11) Mayor, City of Walthourville
- (12) Councilman, City of Hinesville
- (13) Commissioner, Liberty County Board of Commissioners
- (14) Chairman, Liberty County Development Authority
- (15) GDOT Representative

#### **Non-Voting Advisory Members:**

- (1) Executive Director, Liberty Consolidated Planning Commission (PC Secretary)
- (2) County Administrator, Liberty County
- (3) City Manager, City of Hinesville
- (4) Chairman, HAMPO Citizen Advisory Committee
- (5) Executive Director, Coastal Region Metropolitan Planning Commission
- (6) Garrison Commander, Fort Stewart

- 1) Any member of the Committee may, at any time, appoint a representative or delegate to act in an official capacity on their behalf. Delegation shall be in writing and shall state the name of the representative and the length of time of the delegation.
- 2) No member of the Committee shall receive compensation or reimbursement for expenses incurred as a result of service on behalf of this Committee.

### **ARTICLE III**

#### **Duties and Responsibilities**

- 1) The Committee shall serve as the forum for cooperative decision-making with regard to transportation-related issues.
- 2) The Committee has the primary responsibility for the formulation of transportation related policies in support of the overall goals and objectives for the transportation study area.
- 3) The duties of the Committee shall include, but not be limited to, the following:
  - a) Secure planning services from individuals or entities as appropriate,
  - b) Review and approve all appropriate Hinesville Area Metropolitan Planning Organization (HAMPO) goals, objectives, plans, programs and studies,
  - c) Ensure that the Metropolitan Transportation Plan and Transportation Improvement Program is current and responsive to all applicable laws, rules, and regulations,
  - d) Ensure that timely reports are made to inform the public on the progress of the Plan,
  - e) Ensure that a complete Unified Planning Work Program is developed,
  - f) Ensure that all respective agencies, jurisdictions or commissions are kept informed of the progress of the Plan,
  - g) Designate and prioritize all transportation improvement projects recommended in the planning process,
  - h) Provide the liaison between the planning process and the appropriate governmental units, and,
  - i) Designate and alter the membership and operations of the other study committees including the Technical Coordinating Committee and the Citizens Advisory Committee.

### **ARTICLE IV**

#### **Officers and Organization**

- 1) The Policy Committee shall select a Chairperson and Vice-Chairperson from among its members. Such selection shall be by majority of the voting membership.
- 2) In the absence of both the Chairperson and the Vice-Chairperson, the members present for the meeting shall designate, by majority vote, a member to temporarily assume the responsibilities of the Chairpersons for the purpose of conducting the official business of the Committee.
- 3) Selections shall take place at the first meeting of each calendar year at which there is a majority of voting members present. A nominating committee of three (3) will be appointed by the Policy Committee Chair for the specific purpose of the appointment of new officers. The nominating

committee shall present a slate of officers to fill Policy Committee for selection. The selected officers will take office once selected.

- 4) The term of Chairperson and Vice-Chairperson shall be for the calendar year.
- 5) Officers may succeed themselves with no limitation to the number of terms, except that such term will not continue in the event an officer becomes ineligible to be a member of the Policy Committee.
- 6) The Chairperson may at any time establish sub-committees of the Committee. Such sub- committees shall function in a manner similar to the full Committee and in accordance with these By-laws.

## **ARTICLE V**

### **Duties of the Officers**

- 1) The Chairperson shall preside at all meetings of the Committee.
- 2) The Chairperson shall authenticate, by signature, all resolutions and other official contracts and documents resulting from decisions made by the Committee.
- 3) The Chairperson shall appoint a Secretary to the Committee.
- 4) The Chairperson, or a representative designated by the Chairperson, shall represent the Committee at hearings, conferences and other events as required during the conduct of the official business of the Committee.
- 5) The Chairperson shall be the chief policy advocate for the Committee.
- 6) During the absence or disability of the Chairperson or in the event that a vacancy occurs in the office of the Chairperson, the Vice-Chairperson, shall preside over meetings of the Committee and shall exercise the powers and discharge all of the duties of the Chairperson.
- 7) The Secretary, or a designated representative, shall duly record the proceedings of each meeting of the Committee and authenticate, by signature, that they are a true and accurate record of the proceedings and policy decisions.
- 8) The Secretary shall maintain and make available for public inspection all official records and documents of the Committee.
- 9) The Secretary shall provide public notice of all meetings of the Committee as required by law.

## ARTICLE VI

### Meetings

- 1) The Policy Committee meets on the second Thursday of every even numbered month, beginning at the location and time as directed by the Policy Committee.
- 2) Special meetings may be called by the Chairperson when deemed to be in the best interest of the Committee.
- 3) Special meetings may also be called by petition to the Chairperson by a simple majority of members of the Committee. However, a special meeting called in this manner will be subject to the following regulations:
  - The notice of any such meeting shall state the reason(s) that the meeting has been called, the business to be transacted, by whom the meeting is being called, and the time and place of the meeting, and
  - No other business but that specified in the notice may be transacted at such special meeting without the unanimous consent of all members in attendance at such meeting.
- 4) No business may be conducted by the Committee unless a quorum of the membership is present. A minimum of eight (8) voting members of the Committee shall constitute a quorum.
- 5) The Chairperson shall cause a notice to be sent to all members of the Committee at least seven (7) calendar days in advance of the meeting date giving the time and place of the meeting and the preliminary agenda.
- 6) Any regularly scheduled meeting may be cancelled either by the Chairperson or by a majority vote of the members taken during a regularly scheduled meeting.
- 7) The members of the Committee must be given notice at least seven (7) calendar days in advance of the regularly scheduled meeting date when meetings are cancelled.
- 8) The meetings of the Committee shall be conducted in accordance with Roberts Rules of Order. However, any rules formally adopted by the Committee, including these By-laws will have precedence when in conflict with Roberts Rules of Order.
- 9) The agenda for the Committee meetings shall be reviewed/approved by the Chairperson and the order of business shall be at the discretion of the Chairperson.
- 10) Upon petition by a simple majority of members of the Committee, the Chairperson shall place item(s) on the agenda with notice of at least seven (7) calendar days prior to the scheduled date for the meeting.
- 11) Motions, properly seconded and discussed, will be voted on by the members in attendance. Motions will be passed or approved when a simple majority of the members in attendance vote in favor of the motion.

## ARTICLE VII

### Amendments to these By-laws

- 1) Motions to modify, change, or repeal these By-laws may be made at any regularly scheduled meeting but any action with regard to such motion may not be taken until the next or subsequent regularly scheduled meeting. All members of the Committee must be notified as soon as possible regarding such motion.
- 2) An affirmative vote by a simple majority of the full voting membership of the Committee is required to modify, change or repeal these By-laws.
- 3) Notwithstanding Section 1, Article VII, a motion to poll all members concerning the alteration or repeal of these By-laws may be made at any regular or special meeting of the Committee provided that the meeting is called in accordance with these By-laws.
- 4) To approve the process of polling all of the members of the Committee, an affirmative vote cast by at least two-thirds of the members in attendance is required.
- 5) Within sixty (60) days of the approval to poll the membership, the Chairperson will conduct the poll in writing by mail or email. The number of members responding to the poll must constitute a quorum. A majority of the respondents must vote affirmatively to modify, change, or repeal these By-laws.
- 6) Action to modify, change or repeal the By-laws will be deemed effective immediately unless specified differently by such change in the By-laws.

## ARTICLE VIII

### Meeting Remotely and Virtually

- 1) In the event of public health or other public emergencies, in-person committee meetings will be suspended, and be held virtually via an online platform accessible to the general public.
- 2) Committee members may participate in virtual meetings with simultaneous live audio/video.
- 3) Proxy members will be identified at the start of committee meetings in a verbal roll call.
- 4) A quorum consists of a simple majority of the committee's members, who can vote on action items virtually by a verbal yes or no.
  - a. Nay votes will be documented by HAMPO staff,
  - b. Committee members will announce themselves when making or seconding a motion.
- 5) If committee members lose connection, the chairperson may call a brief recess while attempts are made to reconnect with the committee member.
- 6) Committee members will be provided with meeting materials digitally, with the general public receiving access to these materials via the HAMPO website.

- 7) Virtual committee meeting web-links and telephone access numbers will be published on meeting agendas and made available to the public on the HAMPO website. This method allows the general public to participate in the meeting, with a standing agenda item to receive comments from the public.
- 8) Public comments can be issued during MPO meetings, posted online, or submitted via telephone, email or U.S. Mail.
- 9) Comments received from the general public via telephone, email, U.S. Mail, or posted online, will be shared with the committee by HAMPO staff.

## Resolution of Adoption

### RESOLUTION BY THE HINESVILLE AREA METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE ADOPTING COMMITTEE BYLAWS AS AMENDED

**WHEREAS**, on February 14, 2007 the U.S. DOT published the final rules incorporating changes to the Code of Federal Regulations due to the passage of the legislation, Safe, Accountable, Flexible, Efficient Transportation Equity Act: a Legacy for Users (SAFETEA-LU) and now Moving Ahead for Progress in the 21st Century (MAP-21), and these require that the Metropolitan Planning Organization, in cooperation with participants in the planning process and others, develop and update as necessary the *Policy, Technical Coordinating and Citizens Advisory Committee Bylaws*; and,

**WHEREAS**, the Hinesville Area Metropolitan Planning Organization is the Metropolitan Planning Organization for the Hinesville urbanized area; and,

**WHEREAS**, the urban transportation planning regulations require that the product of a planning process be certified as in compliance with all applicable requirements of the law and regulations; and,

**WHEREAS**, the staff of the Hinesville Area Metropolitan Planning Organization and the Georgia Department of Transportation have reviewed the organization and activities of the planning process and found them to be in compliance with the requirements of the law and regulation; and,

**WHEREAS**, the locally developed and adopted process for private sector participation has been followed in the development of the; and,


**NOW, THEREFORE, BE IT RESOLVED** that the Hinesville Area Metropolitan Planning Organization Policy Committee adopts the amended *Policy and Technical Coordinating Committee Bylaws* as set forth in the documents attached to this Resolution;


**BE IT FURTHER RESOLVED** that the Hinesville Area Metropolitan Planning Organization Policy Committee finds that the requirements of applicable law and regulation regarding urban transportation planning have been met and authorizes the Executive Director of the Liberty Consolidated Planning Commission to execute a joint certification to this effect with the Georgia Department of Transportation, if necessary.

#### CERTIFICATION

I hereby certify that the above is a true and correct copy of a Resolution adopted by the Hinesville Area Metropolitan Planning Organization Policy Committee on February 12, 2012.

Attest:

  
\_\_\_\_\_  
Mayor Daisy Pray (date)  
Chair, HAMPO Policy Committee

  
\_\_\_\_\_  
Jeff Ricketson, AICP (date)  
Executive Director, Secretary

**Resolution of Amendment #1**

**RESOLUTION BY THE HINESVILLE AREA METROPOLITAN  
PLANNING ORGANIZATION POLICY COMMITTEE APPROVING AN  
AMENDMENT TO THE POLICY COMMITTEE BYLAWS**

**WHEREAS**, the Hinesville Area Metropolitan Planning Organization (HAMPO) has been designated by the Governor of the State of Georgia as the metropolitan planning organization responsible for conducting transportation planning activities in the Hinesville urbanized area, which consists of urbanized Long County, Liberty County, Fort Stewart Military Reservation, the Town of Allenhurst, and the Cities of Flemington, Gum Branch, Hinesville, Midway, Riceboro and Walthourville; and

**WHEREAS**, the Federal Highway Administration and the Federal Transit Administration have reviewed the organization and activities of the planning process and certified them to be in conformance with the requirements of law and regulations; and

**WHEREAS**, the staff of the Hinesville Area Metropolitan Planning Organization and the Georgia Department of Transportation have reviewed the organization and activities of the planning process and found them to be in compliance with the requirements of the law and regulation; and,

**WHEREAS**, the locally developed and adopted process for private sector participation has been followed in the development of the *Policy Committee Bylaws*; and

**NOW, THEREFORE BE IT RESOLVED** that the Hinesville Area Metropolitan Planning Organization Policy Committee approves this amendment to the *Policy Committee Bylaws* as set forth in the documents attached to this Resolution;

**BE IT FURTHER RESOLVED** that the Hinesville Area Metropolitan Planning Organization Policy Committee finds that the requirements of applicable law and regulation regarding urban transportation planning have been met and authorizes the Executive Director of the Liberty Consolidated Planning Commission to execute a joint certification to this effect with the Georgia Department of Transportation, if necessary.

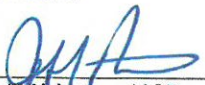
**CERTIFICATION**

I hereby certify that the above is a true and correct copy of the Resolution adopted by the Hinesville Area Metropolitan Planning Organization Policy Committee on February 11, 2021.

  
\_\_\_\_\_  
Chairman Donald Lovette  
Chair, HAMPO Policy Committee

3/18/2021  
Date

**ATTEST:**

  
\_\_\_\_\_  
Jeff Ricketson, AICP  
Executive Director, LCPC/HAMPO

3/19/2021  
Date



### City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Carbon Reduction Program  
**Prepared by:** Kendra Ivy  
**Presented by:** Jordan Gilliard

**PURPOSE:** To Present for Mayor and Council Consideration, ratification of the submission of a grant application to the Hinesville Area Metropolitan Planning Organization for Carbon Reduction Program funds.

**BACKGROUND:**

The purpose of the Carbon Reduction Program (CRP) is to reduce transportation emissions through the development of state carbon reduction strategies and by funding projects designed to reduce transportation emissions. The City of Hinesville has a public transit system, so we can apply for funding through the CRP. The CRP allocates approximately \$6.4 billion over 5 years to states to plan for and implement projects and strategies to reduce carbon emissions attributed to the transportation sector.

The Hinesville Area Metropolitan Planning Organization (HAMPO) is holding a competitive project selection process to allocate anticipated funds from the CRP. Currently, the City of Hinesville is the only LAP-certified entity eligible to apply for these funds. The April 2026 Call for Projects will award approximately \$728,407 in FHWA Carbon Reduction Program funds from FY 2027 through FY 2030. However, the funding will be distributed over four years rather than as a single allotment, with \$176,729 available for FY27. This program does require a 20% match. The City of Hinesville’s application will request funding to implement pedestrian lighting improvements at the intersection of South Main Street and Martin Luther King Jr Drive, upgrade traffic signals at the intersections of South Main Street and Martin Luther King Jr Drive and South Main Street and General Screven Way to adaptive control systems, and convert 54 downtown street lights to energy-efficient LED post top fixtures.

**FUNDING:**

**Grant Funding Request** \$480,304

**Hinesville’s Contribution** \$120,076

**Total Required Funding** \$600,380.00

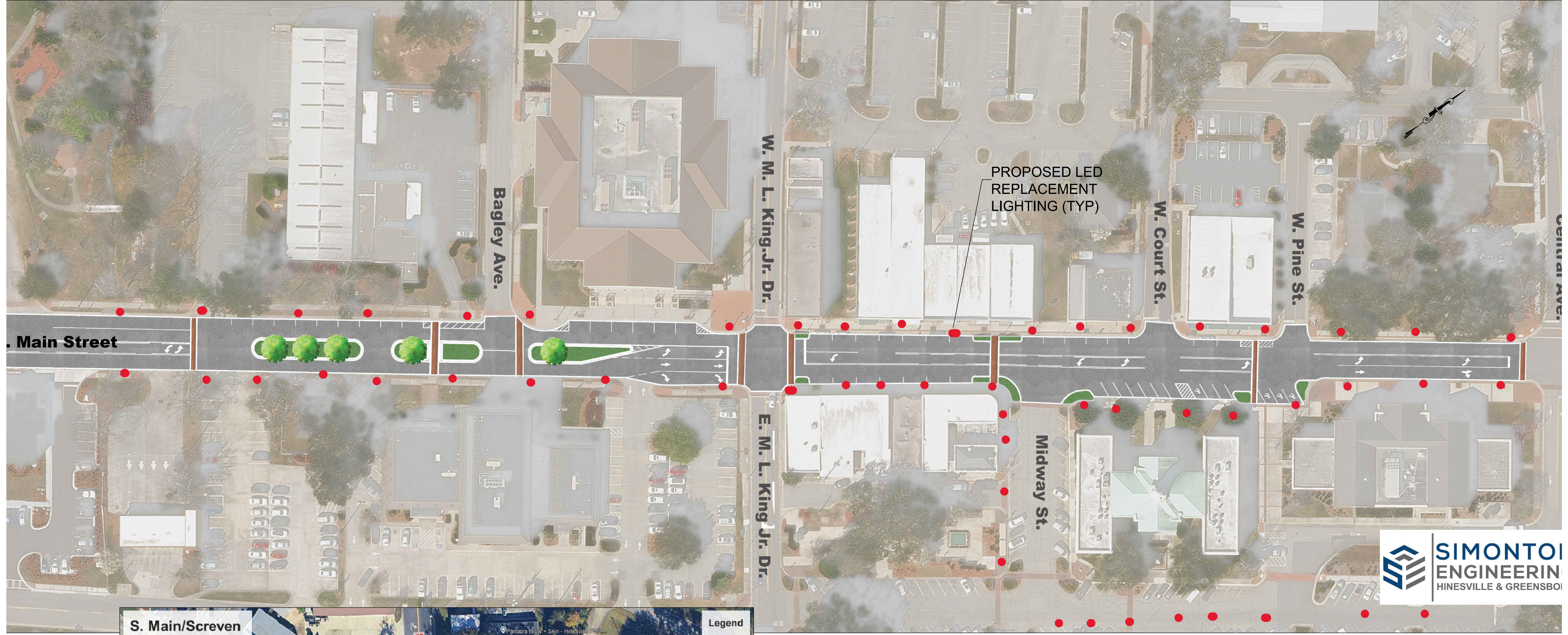
**RECOMMENDATION:**

Approval of Resolution #2026-07

**ATTACHMENTS:**

1. IMAGE OF CRP PROJECT
2. 26CRP Budget
3. Resolution 2026-07

**PREVIOUS COUNCIL DISCUSSION:**



PROPOSED LED REPLACEMENT LIGHTING (TYP)

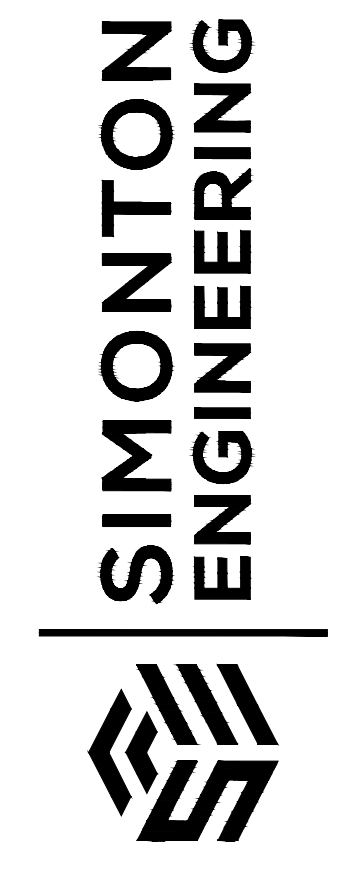


REVISED:




Level II Certification No. 935  
Expiration Date: 10-05-28

1050 PARKSIDE COMMONS  
SUITE 101  
GREENSBORO, GA 30642  
TEL: (706) 454-0870  
www.simontongenengineering.com



**CARBON REDUCTION PROJECT**  
for  
**City of Hinesville**  
Liberty County, Georgia

<b>Overall Development Plans</b>
DATE: April 29, 2026
FILE NO: 2026-18PRJ
SHEET:



### Carbon Reduction Program Budget

Funding Source	Amount
City Match	\$ 120,076.00
CRP Funding	\$ 480,304.00
<b>Total Project Amount</b>	<b>\$ 600,380.00</b>

CITY OF HINESVILLE

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HINESVILLE, GEORGIA DECLARING THE CARBON REDUCTION PROGRAM GRANT APPLICATION

WHEREAS, The Federal Highway Administration administers the Carbon Reduction Program by awarding funds to respective states;

WHEREAS, The Georgia Department of Transportation and the Hinesville Area Metropolitan Planning Organization manages the Carbon Reduction Program on behalf of the State by awarding funds to the local level, and;

WHEREAS, the Mayor and City Council authorizes the Community Development Department, to submit a grant application to The Hinesville Area Metropolitan Planning Organization for the total project budget of \$600,380.00

NOW, THEREFORE, BE IT RESOLVED, as follows:

- 1. The City of Hinesville hereby approves the grant application submitted on May 1, 2026, for a total project budget of \$600,380.00, including a 20% cash match of \$120,076.00.
2. The City of Hinesville will use the total amount of the allocated funds to implement pedestrian lighting improvements at the intersection of South Main Street and Martin Luther King Jr Drive, upgrade traffic signals at the intersections of South Main Street and Martin Luther King Jr Drive and South Main Street and General Screven Way to adaptive control systems, and convert 54 downtown street lights to energy efficient LED post top fixtures.
3. That the City of Hinesville hereby approves this Resolution.

APPROVED this \_\_\_\_\_ day of May 2026.

Karl A. Riles, Mayor

Vicky C. Nelson, Councilmember

Dexter L. Newby, Councilmember

José A. Ortiz Jr, Councilmember

Jason R. Floyd, Councilmember

Diana F. Reid, Mayor Pro Tem

ATTEST:

Estella L. Roberson, City Clerk



### City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** 2026 Health Insurance Plan  
**Prepared by:** Christy Deloach  
**Presented by:** Ryan Arnold, Kimberly Ryon

**PURPOSE:** To present for Mayor and Council Consideration, the proposed 2026 Health Insurance Plan.

**BACKGROUND:**

The City of Hinesville utilizes Lighthouse Benefit Advisors to solicit proposals from Health Plan Carriers to provide insurance benefits to City employees.

The current Self Funded/Stoploss Carrier is underwritten by TPAC utilizing the First Health Provider Network. The 2025 claims-to-benefit ratio proposed an overall 11.24% rate increase.

Staff reviewed other options and combinations of underwriters and provider networks and recommended keeping TPAC as the base plan underwriter and switching to the Cigna Provider network, resulting in an overall 4.24% rate increase.

Staff also reviewed proposed changes for Dental, Vision, and Life/ AD&D plans.

**FUNDING:** See Attached

**RECOMMENDATION:** Approval of Resolution 2026-06

**ATTACHMENTS:**

1. City of Hinesville 2026 Renewal Proposal
2. Renewal Rate analysis 07-01-2026 and employee changes
3. Resolution 2026-06 Insurance Renewal

**PREVIOUS COUNCIL DISCUSSION:**



Lighthouse  
Benefit Advisors



# BENEFITS WITH A PURPOSE

## City of Hinesville

2026 Renewal

Effective Date: July 1<sup>st</sup>, 2026

Prepared by: Lighthouse Benefit Advisors, LLC

Contact: Mike Maloy, President

# Medical Plan Rate Analysis

Medical Plan Rate Analysis:								
The City of Hinesville								
Effective Date: July 1, 2026								
			Utilizing First Health Network		Utilizing First Health Network		Utilizing CIGNA Network	
Tier	Enrollment		TPAC- Base Plan	TPAC- Buy-Up	TPAC- Base Plan	TPAC- Buy-Up	TPAC- Base Plan	TPAC- Buy-Up
	Base	Buy - up	\$2,500	\$1,500	\$2,500	\$1,500	\$2,500	\$1,500
			Current	Current	Renewal	Renewal	Option 1	Option 1
Emp	45	34	\$826.22	\$864.82	\$919.51	\$954.04	\$867.04	\$899.33
Emp+Sps	9	6	\$1,620.67	\$1,714.26	\$1,822.43	\$1,899.68	\$1,701.82	\$1,774.06
Emp+Ch	9	16	\$1,560.19	\$1,636.36	\$1,749.26	\$1,806.47	\$1,639.82	\$1,693.24
Family	10	11	\$2,451.14	\$2,560.72	\$2,756.93	\$2,841.29	\$2,566.66	\$2,645.37
<b>Monthly Projected Costs</b>			\$90,319.04	\$94,039.12	\$101,092.46	\$103,993.15	\$94,758.16	\$97,412.49
<b>Annual Projected Costs</b>			\$1,083,828.48	\$1,128,469.44	\$1,213,109.52	\$1,247,917.80	\$1,137,097.92	\$1,168,949.88
<b>Increase / Decrease from Current</b>					11.9%	10.6%	4.9%	3.6%
<b>Total</b>			\$2,212,297.92		\$2,461,027.32		\$2,306,047.80	
<b>Increase / Decrease from Current</b>					<b>11.24%</b>		<b>4.24%</b>	
Notes:								
The benefit plan information shown in this guide is illustrative only. To the extent the benefit plan information summarized herein differs from the underlying plan details specified in the insurance documents that govern the terms and conditions of the plans of insurance described in this guide, the underlying insurance documents will govern in all cases.								

## Dental Plan Analysis

Dental Plan Analysis for: The City of Hinesville Effective Date: July 1, 2026							
Benefit Overview		Guardian Value Plan Current	Guardian NAP Plan Current	Guardian Value Plan Renewal	Guardian NAP Plan Renewal	Humana High Plan Option 1	Humana Low Plan Option 1
<b>Deductible Waived for Type A</b>		Yes	Yes	Yes	Yes	Yes	Yes
Individual		\$0	\$50	\$0	\$50	\$0	\$50
Family		\$0	\$150	\$0	\$150	\$0	\$150
Annual Max (per person)		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Type A - Preventative		100%	100%	100%	100%	100%	100%
Type B - Basic		100%	80%	100%	80%	100%	80%
Type C - Major		60%	50%	60%	50%	60%	50%
Monthly Rates	Enrollment	Guardian	Guardian	Guardian	Guardian	Humana	Humana
Employee	87	\$31.90	\$31.90	\$34.77	\$34.77	\$28.49	\$28.49
Emp + Spouse	27	\$63.76	\$63.76	\$69.50	\$69.50	\$56.98	\$56.98
Emp + Child(ren)	24	\$60.42	\$60.42	\$65.86	\$65.86	\$63.90	\$63.90
Emp + Family	36	\$96.34	\$96.34	\$105.01	\$105.01	\$98.22	\$98.22
<b>Monthly Projected Costs</b>		\$9,415.14	\$9,415.14	\$10,262.49	\$10,262.49	\$9,086.61	\$9,086.61
<b>Annual Projected Costs</b>		\$112,981.68	\$112,981.68	\$123,149.88	\$123,149.88	\$109,039.32	\$109,039.32
<b>Increase / Decrease from Current</b>				<b>9.00%</b>	<b>9.00%</b>	<b>-3.49%</b>	<b>-3.49%</b>
<b>Notes &amp; Disclosure:</b>							
The rate information shown in this presentation is illustrative only. The insurance carrier will determine the actual rates based upon the final member enrollment, plan selection, funding, type, and eligibility criteria. Until that time, and the carrier's final communication, the rates will be subject to change.							
<b>Guardian:</b> Original dental rates were <b>+15%</b>							
<b>Humana:</b> 2 Year Rate Guarantee, 3 Exams a year vs. 2 with Guardian, 30% coinsurance after annual max has been met.							
<b>Humana Network:</b>							
92% of providers in network with Humana with a gain of 15 Guardian OON providers INN.							
Oglethorpe Family Dentistry does not participate in the Humana Network- Humana has reached out to them for contract							
<b>Humana Added Value:</b>							
Tele Dentistry - 0\$ Copay							
On-site dental clinic twice a year with 25 participating EE's. No cost to EE or ER							

## Vision Plan Analysis

Vision Plan Analysis for: The City of Hinesville Effective Date: July 1, 2026			
Network		Guardian Current/Renewal	Humana Option 1
Exam		VSP Network \$20 copay	Humana Insight Network \$20 copay
Benefit Frequency		Once every 12 Months	Once every 12 Months
<b>Frames</b>			
Frames Allowance		80% of amount over \$120	\$120 allowance, 20% off balance over \$120
Benefit Frequency		Once every 24 Months	Once every 24 Months
<b>Lenses</b>			
Single Vision		\$20 copay	\$15 copay
Bifocal		\$20 copay	\$15 copay
Trifocal		\$20 copay	\$15 copay
Lenticular		\$20 copay	\$15 copay
<b>Contact Lenses</b>			
Conventional		Amount over \$120	\$120 allowance, 15% off balance over \$120
Disposable		Amount over \$120	\$120 allowance
Medically Necessary		\$20 copay	Paid in full
Benefit Frequency		Once every 12 Months	Once every 12 Months
Monthly Rates	Enrollment	Guardian	Humana
Employee	73	\$11.74	\$8.64
Emp + SP	23	\$19.75	\$17.33
Emp + CH	18	\$20.15	\$18.97
FAM	27	\$31.89	\$28.38
<b>Monthly Projected Costs</b>		\$2,535.00	\$2,137.03
<b>Annual Projected Costs</b>		\$30,420.00	\$25,644.36
<b>Increase / Decrease from Current</b>			<b>-15.70%</b>
<b>Notes &amp; Disclosure:</b>			
The rate information shown in this presentation is illustrative only. The insurance carrier will determine the actual rates based upon the final member enrollment, plan selection, funding, type, and eligibility criteria. Until that time, and the carrier's final communication, the rates will be subject to change.			
<b>Humana: 2 Year Rate Guarantee, Care and testing for diabetic members (see benefit summary)</b>			
<b>Humana Insight Network:</b> EyeMed network with Walmart and Sams Club			

## Basic Life & AD&D Plan Analysis

Basic Life / AD&D Analysis		
The City of Hinesville		
Effective Date: July 1, 2026		
Basic Life and AD&D Benefit	Guardian Current/Renewal	The Standard Option 1
Employee Face Amount- Basic Life	\$15,000	\$15,000
Spouse Face Amount- Basic Life	\$5,000	\$5,000
Child Face Amount- Basic Life	\$2,500	\$2,500
Employee Face Amount- AD&D	Equal to Life	Equal to Life
Volume	\$2,665,500	\$2,665,500
Rate per \$1,000	Guardian	The Standard
Employee Basic Life	\$0.310	\$0.255
Spouse/Dependent Basic Life	\$1.260	\$2.00
Employee Basic AD&D	\$0.025	\$0.020
<b>88 DEP</b>		
<b>Employee Monthly Premium</b>	<b>\$892.94</b>	<b>\$733.01</b>
<b>Increase / Decrease from Current</b>		<b>-18%</b>
<b>DEP Monthly Cost</b>	<b>\$110.88</b>	<b>\$176.00</b>
<p>The rate information shown in this presentation is illustrative only. The insurance carrier will determine the actual rates based upon the final member enrollment, plan selection, funding, type, and eligibility criteria. Until that time, and the carrier's final communication, the rates will be subject to change.</p>		
<p>Notes:  <b>The Standard:</b> 3 year Rate Guarantee</p>		

**City of Hinesville**  
**Analysis of Health Insurance Rates - IMS / First Health proposal**  
**effective July 1, 2026**

	<u>#</u>	<u>Current Monthly Premium</u>	<u>Current Annual Premium</u>	<u>Proposed Premium</u>	<u>% proposed increase premium</u>	<u>Estimated Annual Premium (renewal)</u>
<b>First Health - Net 11.24% Renewal Rate</b>						
<b><u>Base Plan</u></b>						
Employee	45	826.22	446,158.80	919.51	11.2912%	496,535.40
Employee + Spouse	9	1,620.67	175,032.36	1,822.43	12.4492%	196,822.44
Employee + Child(ren)	9	1,560.19	168,500.52	1,749.26	12.1184%	188,920.08
Family	10	2,451.14	294,136.80	2,756.93	12.4754%	330,831.60
<b><u>Buy Up Plan</u></b>						
Employee	34	864.82	352,846.56	954.04	10.3166%	389,248.32
Employee + Spouse	6	1,714.26	123,426.72	1,899.68	10.8163%	136,776.96
Employee + Child(ren)	16	1,636.36	314,181.12	1,806.47	10.3956%	346,842.24
Family	11	2,560.72	338,015.04	2,841.29	10.9567%	375,050.28
<b>Total Estimated Annual Premium</b>			<b><u><u>\$ 2,212,297.92</u></u></b>			<b><u><u>\$ 2,461,027.32</u></u></b>
					<b>Increase \$</b>	248,729.40
					<b>Increase %</b>	11.2430%

**City of Hinesville**  
**Analysis of Health Insurance Rates - IMS/CIGNA proposal**  
**effective July 1, 2026**

	<u>#</u>	<u>Current Monthly Premium</u>	<u>Current Annual Premium</u>	<u>Proposed Premium</u>	<u>% proposed increase premium</u>	<u>Estimated Annual Premium (renewal)</u>
<b>CIGNA - Net 4.24% Renewal Rate</b>						
<b><u>Base Plan</u></b>						
Employee	45	826.22	446,158.80	867.04	4.9406%	468,201.60
Employee + Spouse	9	1,620.67	175,032.36	1,701.82	5.0072%	183,796.56
Employee + Child(ren)	9	1,560.19	168,500.52	1,639.82	5.1039%	177,100.56
Family	10	2,451.14	294,136.80	2,566.66	4.7129%	307,999.20
<b><u>Buy Up Plan</u></b>						
Employee	34	864.82	352,846.56	899.33	3.9904%	366,926.64
Employee + Spouse	6	1,714.26	123,426.72	1,774.06	3.4884%	127,732.32
Employee + Child(ren)	16	1,636.36	314,181.12	1,693.24	3.4760%	325,102.08
Family	11	2,560.72	338,015.04	2,645.37	3.3057%	349,188.84
<b>Total Estimated Annual Premium</b>			<b><u><u>\$ 2,212,297.92</u></u></b>			<b><u><u>\$ 2,306,047.80</u></u></b>
					<b>Increase \$</b>	93,749.88
					<b>Increase %</b>	4.2377%

**INSURANCE PREMIUM CHART - EFF JULY 1, 2026**

Coverage Classification	Monthly Medical (Base)	Monthly Medical (Buy Up)	Monthly Dental	Monthly Life	Monthly Vision
Single	867.04	899.33	28.49	4.13	8.64
Employee/Spouse	1,701.82	1,774.06	56.98	6.13	17.33
Employee/Child	1,639.82	1,693.24	63.90	6.13	18.97
Family	2,566.66	2,645.37	98.22	6.13	28.38

	Employee 25%	City 75%	Annual Premium	Employee Semi-monthly WH	Employee Monthly WH	Employer Semi-monthly match	Employer Monthly match	Change in Employee Semi-monthly WH	Change in Employee Monthly WH
<b>Annual Medical (Base)</b>									
Single	2,601.12	7,803.36	10,404.48	108.38	216.76	325.14	650.28	5.10	10.21
Employee/Spouse	5,105.46	15,316.38	20,421.84	212.73	425.46	638.18	1,276.37	10.14	20.29
Employee/Child	4,919.46	14,758.38	19,677.84	204.98	409.96	614.93	1,229.87	9.95	19.91
Family	7,699.98	23,099.94	30,799.92	320.83	641.67	962.50	1,925.00	14.44	28.88
<b>Annual Medical (Buy Up Option 1)</b>									
Single	2,988.60	7,803.36	10,791.96	124.53	249.05	325.14	650.28	1.95	3.90
Employee/Spouse	5,972.34	15,316.38	21,288.72	248.85	497.70	638.18	1,276.37	(0.53)	(1.06)
Employee/Child	5,560.50	14,758.38	20,318.88	231.69	463.38	614.93	1,229.87	(1.42)	(2.84)
Family	8,644.50	23,099.94	31,744.44	360.19	720.38	962.50	1,925.00	(0.99)	(1.99)
<b>Annual Dental</b>									
Single	85.47	256.41	341.88	3.56	7.12	10.68	21.37	(0.43)	(0.85)
Employee/Spouse	170.94	512.82	683.76	7.12	14.25	21.37	42.74	(0.85)	(1.70)
Employee/Child	191.70	575.10	766.80	7.99	15.98	23.96	47.93	0.44	0.87
Family	294.66	883.98	1,178.64	12.28	24.56	36.83	73.67	0.23	0.47
<b>Annual Life</b>									
Single	12.39	37.17	49.56	0.52	1.03	1.55	3.10	(0.11)	(0.23)
Family	18.39	55.17	73.56	0.77	1.53	2.30	4.60	(0.02)	(0.04)
<b>Annual Vision</b>									
Single	103.68	-	103.68	4.32	8.64	-	-	(1.55)	(3.10)
Employee/Spouse	207.96	-	207.96	8.67	17.33	-	-	(1.21)	(2.42)
Employee/Child	227.64	-	227.64	9.49	18.97	-	-	(0.59)	(1.18)
Family	340.56	-	340.56	14.19	28.38	-	-	(1.76)	(3.51)

CITY OF HINESVILLE

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HINESVILLE, GEORGIA, APPROVING THE 2026-2027 EMPLOYEE MEDICAL BENEFIT PLAN

WITNESSETH:

WHEREAS, the City of Hinesville ("City") is a lawfully created municipal corporation pursuant to the laws of Georgia;

WHEREAS, the current medical, dental, vision, and Life/ADD plans expire June 30, 2026;

WHEREAS, Staff has reviewed healthcare proposals with Life House Benefit Advisors;

WHEREAS, Staff recommends changing the healthcare plan as follows, beginning July 1, 2026:

- 1. Medical Plan utilizing TPAC underwritten stop loss plan utilizing CIGNA Network
2. Dental Plan utilizing Humana
3. Vision Plan utilizing Humana
4. Basic Life/AD&D utilizing The Standard

NOW THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Hinesville the following:

- 1. Approval of Resolution 2026-06 and authorization for the City Manager to execute contract documents. APPROVED this 7 day of May 2026.

Karl A. Riles, Mayor

Diana F. Reid, Mayor Pro Tem

Dexter L. Newby, Councilmember

José A. Ortiz Jr, Councilmember

Jason R. Floyd, Councilmember

Vicky C. Nelson, Councilmember

ATTEST:

Estella L. Roberson, City Clerk



### City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** 2026 Tax Digest "Estimated Rollback Rate"

**Prepared by:** Kimberly Ryon

**Presented by:** Kimberly Ryon

**PURPOSE:** To approve the estimated roll back millage rate for the 2026 tax assessment notices as required by House Bill 581.

**BACKGROUND:** House Bill 581 was approved by voters in November 2024. This bill has many property tax procedural changes. One of those changes is the removal of the "estimate of current tax" based on last year's millage rate. Instead, the tax assessment notice will include the current year's "estimated roll-back rate". If the City adopts a rate that is more than the "estimated roll-back rate" that is printed on the assessment notices, we are required to put a disclaimer on the property tax bill.

**FUNDING:** None

**RECOMMENDATION:** It is our recommendation that the City of Hinesville submit to the tax assessors office an "estimated roll-back rate" of 9.98 mills.

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** Pineland Ave Hwy 196 Traffic Signal Letter of Support

**Prepared by:** Paul Simonton

**Presented by:** Paul Simonton

**PURPOSE:** Provide a Support Letter to GDOT to Alter or Close Existing Driveways on Hwy 196 adjacent to the intersection, to satisfy safety concerns

### BACKGROUND:

- The City of Hinesville and GDOT are Partnering to install traffic signals at the intersections with Miles Crossing and Pineland Ave.
- Multiple driveways exist at the intersection that impact the operational safety of the signalized intersection
- GDOT has the authority to close or alter the driveways, but will not do so unless the city supports the action

See attachment

**FUNDING:** N/A

**RECOMMENDATION:** Provide a letter of supporting the closure or modification to driveway in the area of Hwy 196 and Pineland Ave intersection

### ATTACHMENTS:

1. 2025-113PRJ-PinelandAveConcept

### PREVIOUS COUNCIL DISCUSSION:



**CREATE 4 WAY  
INTERSECTION AND  
CLOSE TWO DRIVES**

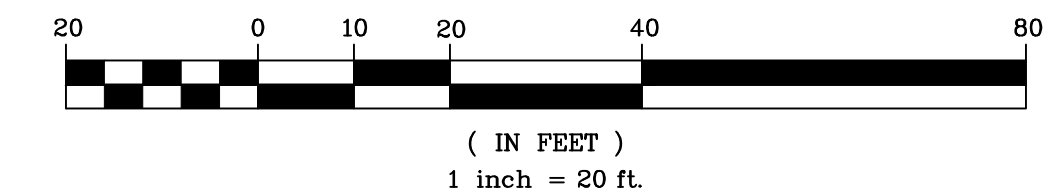
**MODIFY DRIVE  
TO RIGHT OUT  
ONLY**

**CLOSE ONE OF  
FOUR DRIVES TO  
ENMARKET**

PINELAND AVE (60' R/W)  
(SPEED LIMIT 30 MPH)

ELMA G. MILES PKWY (SPEED LIMIT  
40 MPH) SR 196/SR 119 (80' R/W)

GRAPHIC SCALE



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GREENSBORO, GA 30642  
TEL: (706) 454-0870  
www.simontonengineering.com

**SIMONTON  
ENGINEERING**



**Pineland & SR 119/ Intersection**  
Elma G. Miles Pkwy/ SR 196/ SR 119  
for  
**The City of Hinesville**  
Liberty County, Georgia

**Concept Plans**  
DATE: Nov 13, 2025  
FILE NO: 2025-113PRJ  
SHEET:  
PinelandAveConcept



### City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Bryant Commons Deceleration Lane and Entrance Bid  
**Prepared by:** Paul Simonton  
**Presented by:** Paul Simonton

**PURPOSE:** Project will install a deceleration lane and entrance improvements to greatly improve safety for entering and exiting traffic

**BACKGROUND:** This Entry was originally included in the Ryon Ave Streetscape Project (GDOT TAP Project)

Entry was reviewed and approved by the Bryant Commons Managing Board

Presented to City Council as part of Engineering Updates

GDOT Permit was obtained

Project was advertised for Bid

Three bids were received:

Platinum Paving = \$587,614.00

Sittle Construction = \$598,315.00

Curb and Gutter Professionals = \$499,757.85

Curb and Gutter Professionals recently completed the Ryon Ave Roundabout

**FUNDING:** \$525,000 included in SPLOST VI , for Bryant Commons Entrance and Loop Road,

**RECOMMENDATION:** Award Bid to Curb and Gutter Professionals for \$499,757.81

**ATTACHMENTS:**

1. 2024-91 Bid Tab
2. 2024-91PRJ-C2.0
3. 2024-91PRJ-C2.1 with aerial

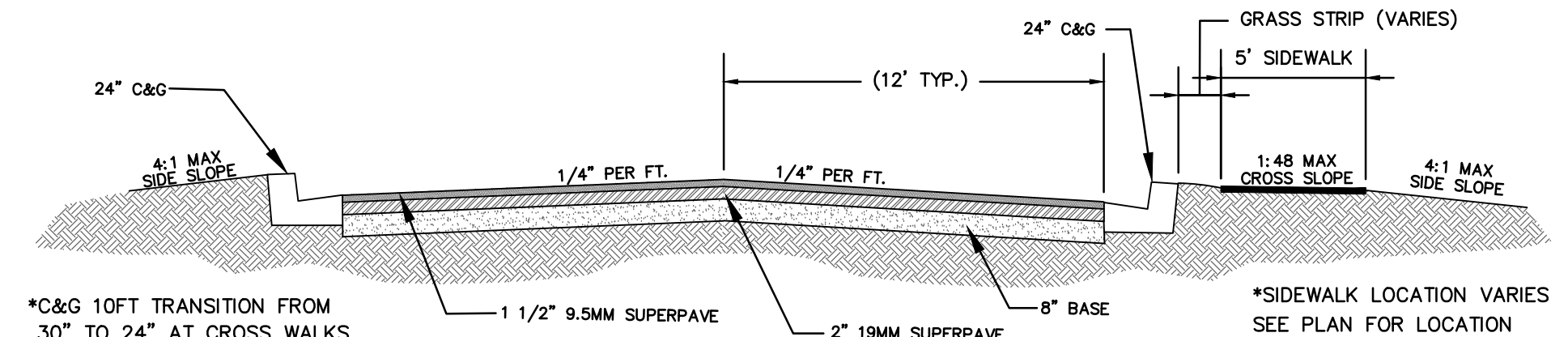
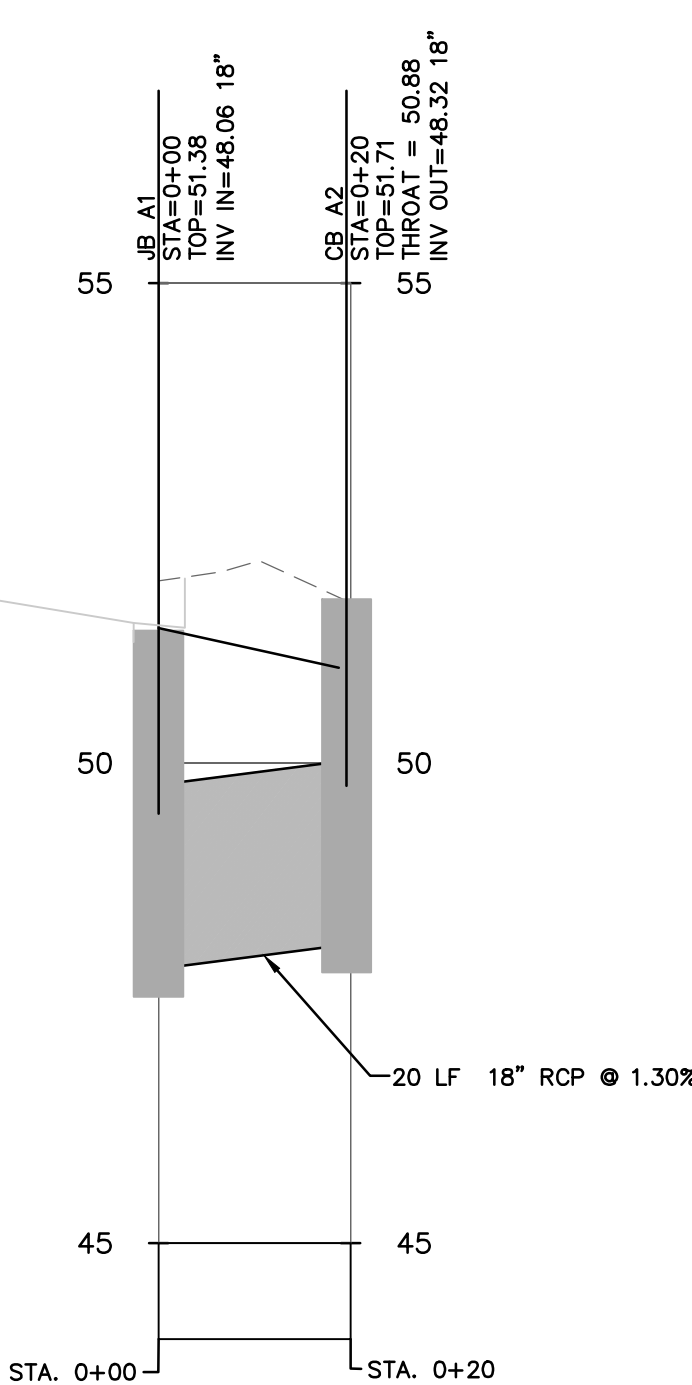
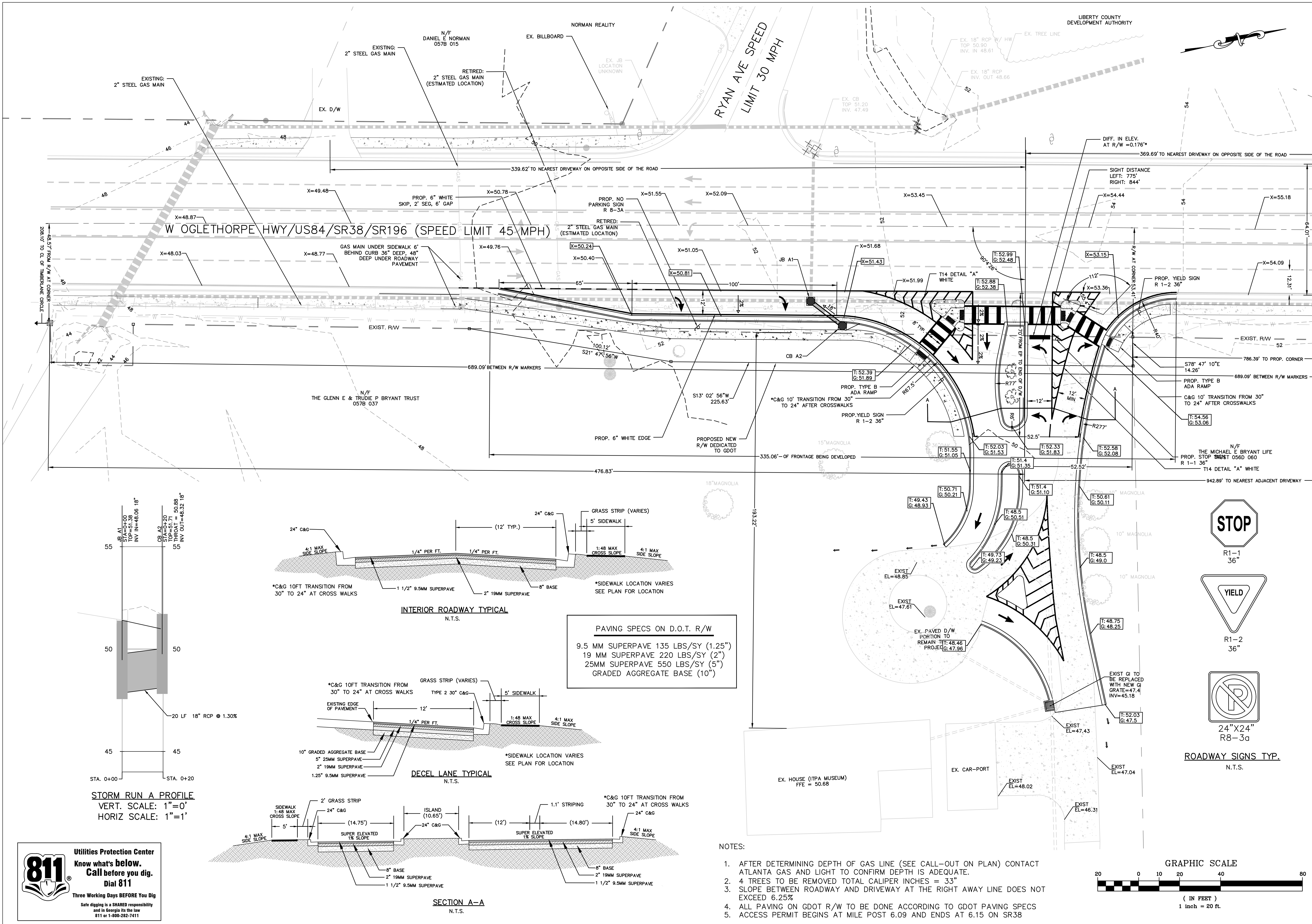
**PREVIOUS COUNCIL DISCUSSION:**

Bryant Commons Entrance Improvements  
 For  
 The City of Hinesville  
 Bid Items  
 2024-91

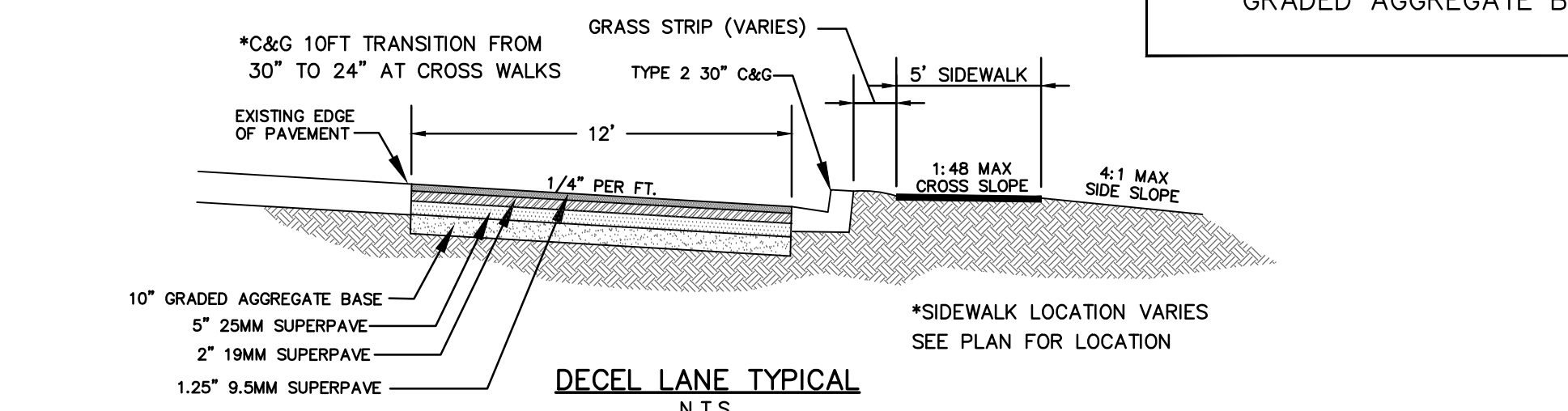
I Certify that this tabulation is a true and  
 representation of the bids received on April 28,  
 2026



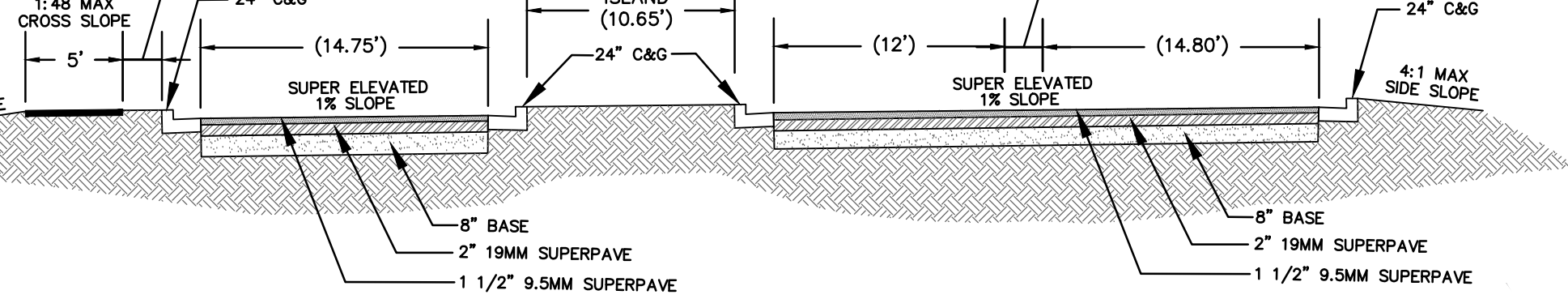
Item	Estimated Quantity	Units	Description	Platinum Paving & Concrete		Sittle Construction		Curb & Gutter Professionals	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
<b>General</b>									
1	1	LS	Grading		\$108,400.00		\$67,811.00		\$72,000.00
2	1	LS	Traffic Control		\$27,000.00		\$30,000.00		\$24,000.00
3	1	LS	Clearing & Demolition		\$57,000.00		\$46,000.00		\$47,500.00
4	1	LS	Striping & Signage		\$8,500.00		\$26,400.00		\$11,500.00
5	45	SY	Misc Concrete	\$322.00	\$14,490.00	\$210.00	\$9,450.00	\$170.00	\$7,650.00
<b>Paving</b>									
6	200	SY	5'X4" Sidewalk Incl Ramps	\$69.00	\$13,800.00	\$75.00	\$15,000.00	\$52.90	\$10,580.00
7	60	SF	Detectable Warning	\$132.00	\$7,920.00	\$134.00	\$8,040.00	\$38.40	\$2,304.00
8	400	LF	24" C&G	\$25.00	\$10,000.00	\$35.00	\$14,000.00	\$30.00	\$12,000.00
9	500	LF	30" C&G	\$34.00	\$17,000.00	\$40.00	\$20,000.00	\$32.00	\$16,000.00
10	700	SY	10" Graded Aggregate Base	\$56.00	\$39,200.00	\$48.00	\$33,600.00	\$47.00	\$32,900.00
11	991	SY	8" Graded Aggregate Base	\$44.00	\$43,604.00	\$39.00	\$38,649.00	\$36.60	\$36,270.60
12	700	SY	5" 25MM Superpave	\$41.00	\$28,700.00	\$74.00	\$51,800.00	\$45.30	\$31,710.00
13	1695	S.Y	2" 19MM Superpave	\$19.00	\$32,205.00	\$27.50	\$46,612.50	\$18.15	\$30,764.25
14	1695	ED	1 1/2" 9.5 MM Superpave	\$17.00	\$28,815.00	\$20.00	\$33,900.00	\$15.20	\$25,764.00
<b>Drainage</b>									
15	1	EA	Close Exist CB.	\$5,800.00	\$5,800.00	\$3,410.00	\$3,410.00	\$6,355.00	\$6,355.00
16	1	EA	Single Wing CB.	\$6,900.00	\$6,900.00	\$6,551.00	\$6,551.00	\$11,000.00	\$11,000.00
17	1	EA	Repalce Grate Inlet	\$11,500.00	\$11,500.00	\$3,157.00	\$3,157.00	\$11,000.00	\$11,000.00
18	20	LF	18" RCP	\$198.00	\$3,960.00	\$176.00	\$3,520.00	\$98.00	\$1,960.00
19	30	SY	Rip Rap Outlet Protection	\$131.00	\$3,930.00	\$76.00	\$2,280.00	\$50.00	\$1,500.00
<b>Water System</b>									
20	2	EA	Connection to Exist System	\$3,700.00	\$7,400.00	\$4,400.00	\$8,800.00	\$9,500.00	\$19,000.00
21	300	LF	Remove & Replace 10" PVC Watermain	\$76.00	\$22,800.00	\$175.00	\$52,500.00	\$92.40	\$27,720.00
22	2	EA	10" Gate Valves	\$13,000.00	\$26,000.00	\$5,918.00	\$11,836.00	\$4,000.00	\$8,000.00
23	1.25	TN	Fittings	\$8,200.00	\$10,250.00	\$8,250.00	\$10,312.50	\$8,600.00	\$10,750.00
24	1	EA	Fire Hydrant Assembly	\$12,500.00	\$12,500.00	\$9,891.00	\$9,891.00	\$12,500.00	\$12,500.00
<b>Erosion &amp; Sediment Control</b>									
25	600	LF	NS Silt Fence	\$4.40	\$2,640.00	\$8.00	\$4,800.00	\$3.05	\$1,830.00
26	1	EA	Conc. Washout	\$900.00	\$900.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
27	1	EA	Const. Entrance to Lay Down Yard	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00
28		LS	Temporary & Permanenet Grassing		\$4,400.00		\$5,000.00		\$1,700.00
29	1	LS	Mobilization		\$29,000.00		\$28,495.00		\$16,000.00
<b>Total Bid</b>					<b>\$587,614.00</b>		<b>\$598,315.00</b>		<b>\$499,757.85</b>



**INTERIOR ROADWAY TYPICAL**  
N.T.S.



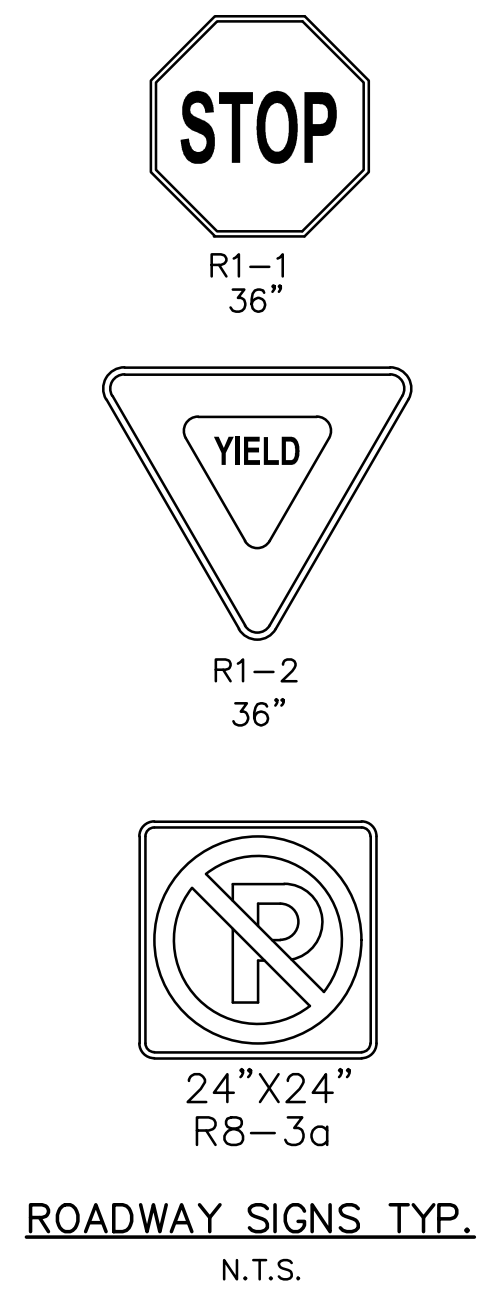
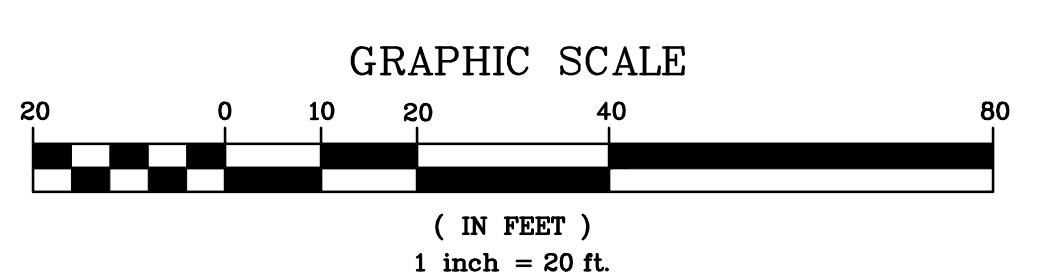
**DECCEL LANE TYPICAL**  
N.T.S.



**SECTION A-A**  
N.T.S.

**PAVING SPECS ON D.O.T. R/W**  
 9.5 MM SUPERPAVE 135 LBS/SY (1.25")  
 19 MM SUPERPAVE 220 LBS/SY (2")  
 25MM SUPERPAVE 550 LBS/SY (5")  
 GRADED AGGREGATE BASE (10")

- NOTES:
1. AFTER DETERMINING DEPTH OF GAS LINE (SEE CALL-OUT ON PLAN) CONTACT ATLANTA GAS AND LIGHT TO CONFIRM DEPTH IS ADEQUATE.
  2. 4 TREES TO BE REMOVED TOTAL CALIPER INCHES = 33"
  3. SLOPE BETWEEN ROADWAY AND DRIVEWAY AT THE RIGHT AWAY LINE DOES NOT EXCEED 6.25%
  4. ALL PAVING ON GDOT R/W TO BE DONE ACCORDING TO GDOT PAVING SPECS
  5. ACCESS PERMIT BEGINS AT MILE POST 6.09 AND ENDS AT 6.15 ON SR38



**ROADWAY SIGNS TYP.**  
N.T.S.

**811** Utilities Protection Center  
 Know what's below.  
 Call before you dig.  
 Dial 811  
 Three Working Days BEFORE You Dig  
 Safe digging is a SHARED responsibility  
 and in Georgia its the law  
 811 or 1-800-282-7411

LIBERTY COUNTY DEVELOPMENT AUTHORITY

REVISION: DECEL LANE CHANGED AND GDOT RECOMMENDATIONS APPLIED (10-08-25)

**GEORGIA REGISTERED ENGINEER**  
 No. 11009  
**PAUL C. SIMONTON**

Level II Certification No. 935  
 Expiration Date: 10-05-26

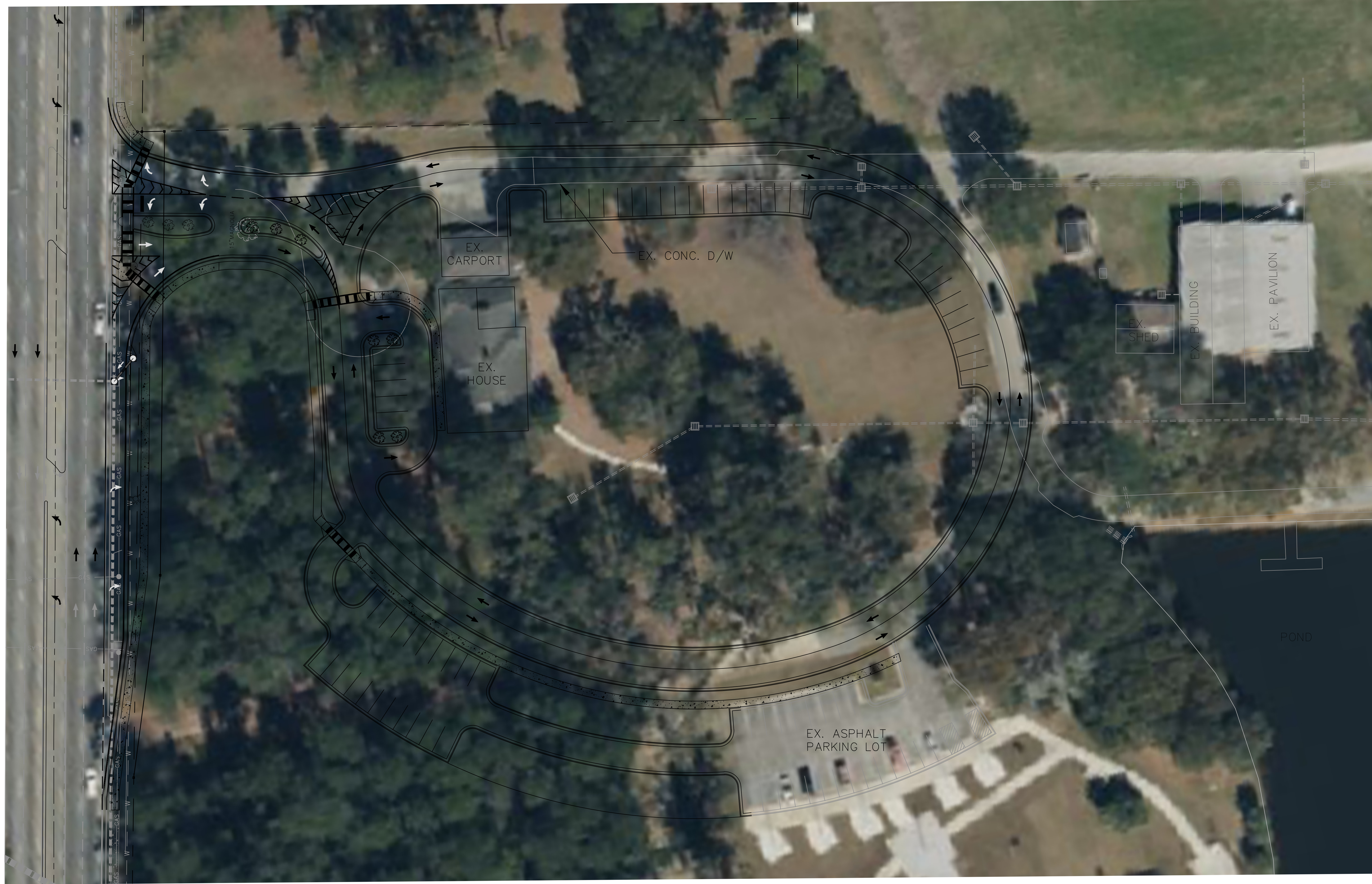
1050 PARKSIDE COMMONS  
 SUITE 101  
 GREENSBORO, GA 30642  
 TEL: (706) 454-0870  
 www.simontongenr.com

**SIMONTON ENGINEERING**

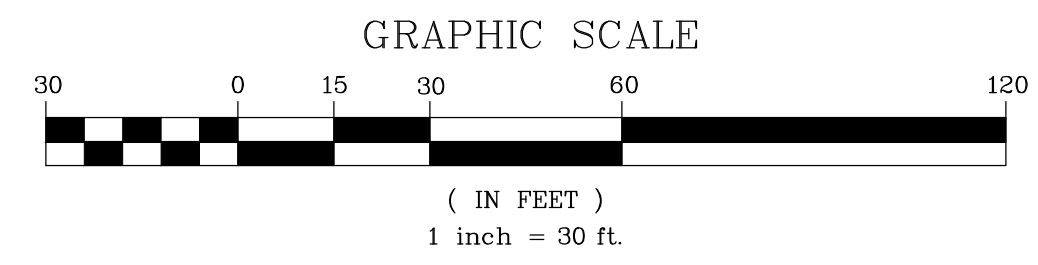
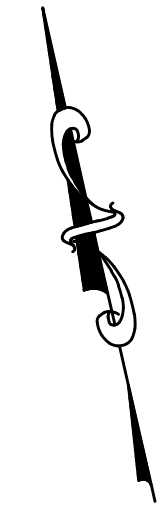
**Bryant Commons Access & Decel Ln.**  
 HWY 84 East, SR 38, SR 196  
 for  
**The City of Hinesville**  
 Liberty County, Georgia

**Site Plan**

DATE: June 17, 2025  
 FILE NO: 2024-91PRJ  
 SHEET: C2.0



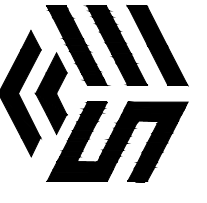
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 and in Georgia its the law  
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Future Concept  
 Overview

DATE: June 17, 2025  
 FILE NO: 2024-91PRJ  
 SHEET: C2.1

Bryant Commons Access & Decel Ln.  
 HWY 84 East  
 for  
 The City of Hinesville  
 Liberty County, Georgia



**SIMONTON  
 ENGINEERING**

1050 PARKSIDE COMMONS  
 SUITE 101  
 GREENSBORO, GA 30642  
 TEL: (706) 454-0870  
 www.simontongenengineering.com

Level II Certification No. 935  
 Expiration Date: 10-05-26



REVISED:

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## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** S. Main Street/Charles Frasier Blvd. Widening Change Order

**Prepared by:** Paul Simonton

**Presented by:** Paul Simonton

**PURPOSE:** Approve a Contract Change order for Platinum Paving on the S. Main St/Charles Frasier Blvd Widening Project

**BACKGROUND:** As a result of unknown, underground conditions, several changes have been required to complete MacArthur Drive and S. Main Street/Charles Frasier Blvd Improvements. Changes are pretty typical of a rehab/expansion project in an old area of town, include abandoning unknown water mains, changes to drainage system and adjustment to avoid other utilities

Needed adjustment to date total \$19,357.70 are proposed as Change Order #1.  
This will adjust the total contract amount to \$11,362,145.70

**FUNDING:** SPLOST & TSPLOST

**RECOMMENDATION:** Approve contract Change Order for \$19,357.70

**ATTACHMENTS:**

1. SKM\_C368 id26050115550

**PREVIOUS COUNCIL DISCUSSION:**

<b>CONTRACT CHANGE ORDER</b>	Date	4/16/2026
	Project No.	2017-23/ 2010-45
	Location	City of Hinesville
To (Contractor) Platinum Paving & Concrete, LLC 11 Gateway Blvd S Ste 44	Contract No.	1
	Change Order No.	1

Item No. (1)	Descriptions of changes - quantities, units, unit prices, change in completion schedule, etc. (2)	Decrease in contract price (3)	Increase in contract price (4)
1	See Attached Itemized Sheet		\$ 19,357.70
Change in contract price due to this Change Order:			
Total decrease			
Total increase			\$ 19,357.70
Difference between column (3) and (4)			\$ 19,357.70
Net (increase) in contract price			\$ 19,357.70

The sum of \$ 19,357.70 is hereby (added to) the total contract price, and the total adjusted contract price to date thereby is \$11,362,145.70 .

The time provided for completion in the contract is (increased) by 149 calendar days. This document shall become an amendment to the contract and all provisions of the contract and all provisions of the contract will apply hereto.

**JUSTIFICATION FOR CHANGE**                      Increased the Carrier pipe size in order for the casing to fit smoothly

Recommended by	City of Hinesville CFO	Date
Recommended by	 Architect/Engineer	4-28-26 Date
Accepted by	Contractor	Date
Approved by	Owner	Date

Change Order #1					
Item	Estimated	Unit	Description	Unit Price	Total Price
	Quantity	s			
1	1.00	EA	Add Junction Box	\$ 4,173.00	\$ 4,173.00
2	1.00	EA	Add 6"x2" Connection to Existing System	\$ 2,719.00	\$ 2,719.00
3	(241.66)	LF	Delete 241.66 LF of Type S Silt Fence	\$ 5.00	\$ (1,208.30)
4	1.00	EA	Add to safe up 1 areas for inserta Valves	\$ 8,235.00	\$ 8,235.00
5	1.00	EA	Install a supplied 6" Gate Valve	\$ 1,500.00	\$ 1,500.00
6			<b>Water Bores/ NPRL Bores</b>		
7	(110.00)	LF	Delete 12" HDPE Casing w/ 8" HDPE Carrier	\$ 412.00	\$ (45,320.00)
8	(150.00)	LF	Delete 14" HDPE Casing w/ 10" HDPE Carrier	\$ 478.00	\$ (71,700.00)
9	(240.00)	LF	Delete 16" HDPE casing w/ 12" HDPE Carrier	\$ 480.00	\$ (115,200.00)
10	(250.00)	LF	Delete 16" HDPE casing w/ 12" HDPE Carrier	\$ 480.00	\$ (120,000.00)
11	313.00	LF	Add 18" HDPE Casing w/ 12" HDPE Carrier	\$ 533.00	\$ 166,829.00
12	130.00	LF	Add 16" HDPE Casing w/ 10" HDPE Carrier	\$ 478.00	\$ 62,140.00
13	199.00	LF	Add 14" HDPE Casing w/ 8" HDPE Carrier	\$ 470.00	\$ 93,530.00
14	107.00	LF	Add 12 HDPE Casing w/ 6" HDPE Carrier	\$ 405.00	\$ 43,335.00
15	(4,000.00)	LF	Delete 4000LF of Type NS Silt Fence	\$ 3.70	\$ (14,800.00)
16	3.00	EA	Add 3 12" C900 Drainage pipes w/ Conc Collar	\$ 875.00	\$ 2,625.00
17	2.00	EA	Add 2 Modified Storm Manhole tops	\$ 1,250.00	\$ 2,500.00
18					
<b>Total Change Order</b>					\$ 19,357.70



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** New Alcoholic Beverage License for 2026  
**Prepared by:** Deridra Weeks  
**Presented by:** Deridra Weeks

**PURPOSE:** New Alcohol Beverage License for 2026

**BACKGROUND:** Naishadh Patel is applying for a 2026 alcohol and business license to operate a liquor store at 454 W General Screven Way Ste D. This application is for an alcohol beverage license to sell beer, wine and liquor for off-premise consumption.

**FUNDING:** None

**RECOMMENDATION:** Approval pending a passed Business License Inspection.

**ATTACHMENTS:**

1. Tri Dev 2025 Application
2. Tri Dev 2025 Summary Sheet

**PREVIOUS COUNCIL DISCUSSION:** None

LICENSE YEAR: 2025

FOR OFFICE USE ONLY	
DATE RECEIVED:	<u>4/25</u>
NEW:	_____
CHANGE IN OWNERSHIP:	_____
BUSINESS TYPE:	<u>CWA</u> CMA HB OS
BLDG INSP:	_____ DATE: _____
ZONING:	_____ DATE: _____
ZONED:	_____ DATE: _____
POLICE:	_____ DATE: _____
FIRE:	_____ DATE: _____



### BUSINESS LICENSE APPLICATION

**PAYABLE TO:**

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

Tridev 2025 LLC

454 Unit D West General Screven way  
LOCATION OF ABOVE BUSINESS: Hinesville, GA - 31313

NAME OF BUSINESS:

LOCATION OF ABOVE BUSINESS:

107 Fenway ST Savannah GA-31322

hinesville liquorwarehouse@gmail.com

MAILING ADDRESS:

EMAIL ADDRESS:

33-3968953

20307351217

FEDERAL TAX ID NUMBER:

STATE TAX ID NUMBER:

Retail beer, wine & liquor

Liquor Store

DESCRIBE THE NATURE OF BUSINESS:

Kamleshkumar Patel

962 Oak crest dr Hinesville, GA - 31313

MANAGER'S NAME:

MANAGER'S MAILING ADDRESS:

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

DOES THIS BUSINESS INVOLVE SALES TAX?  (YES)  (NO) IF YES, SALES TAX NUMBER: 309-048765

Naishadh Patel

1922 Osprey Point Circle Pader, GA-31322

OWNER OF BUSINESS:

OWNER'S HOME ADDRESS:

(Corporations or Partnerships must list all Names & Addresses of Owners or Officers)

[REDACTED]

[REDACTED]

SOCIAL SECURITY NUMBER:

DATE: MONTH/DAY/YEAR

203-810-0102

HOME PHONE:

BUSINESS PHONE:

LICENSE FEE COMPUTATIONS	
Number of Employees (including ownership) <u>4</u>	\$ _____
Administrative Fee	\$ _____
Inspection Fee	\$ _____
Additional Fees	\$ _____
TOTAL DUE:	\$ _____
TOTAL RECEIVED \$ _____	

**IMPORTANT - PLEASE READ CAREFULLY:**  
The applicant hereby agrees to be bound by all of the terms and conditions of the Ordinances adopted by the City of Hinesville, Georgia and any laws as may apply to the above business. I hereby agree to permit during business hours reasonable inspections as authorized by law. I hereby certify that all information provided is true and correct. I understand that providing false information may result in the revocation of my license. Licenses may be suspended or revoked for violation of the terms of the Ordinance. Notification is required of closing, change of business location or ownership.

THIS 29<sup>th</sup> DAY OF April, 2025

N Patel  
(AUTHORIZED SIGNATURE OF APPLICANT)

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

Sworn to and subscribed before me this 29<sup>th</sup> day of April, 2025

STATE OF: Georgia COUNTY OF: Chatham CITY OF: Pooler

STAMP OR SEAL: Blake Strand  
NOTARY PUBLIC:



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

LICENSE YEAR: 2025



DATE: 4-29-25

**ALCOHOL BEVERAGE LICENSE APPLICATION**

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

1922 Osprey Point Circle Pooler, GA-31322  
LEGAL MAILING ADDRESS OF APPLICANT:

SSN: [REDACTED] DOB MONTH/DAY/YEAR: [REDACTED] HOME PHONE: [REDACTED] BUSINESS PHONE: 203-810-0102

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

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

Type of Ownership: Individually Owned Partnership Corporation  
(circle one)

\*Partnerships must provide information on all partners on the attached sheets

\*Corporations must provide information on all officers of the corporation on the attached sheets

Will someone other than the applicant be responsible for the management of the establishment? N (Y/N)

\*If yes, complete information for this individual on attached sheets

\*A background check is required for each person except officers of publicly held corporations

Tridev 2025 LLC  
NAME OF ORGANIZATION:

Hinesville Liquor Warehouse Tridev 2025 LLC  
TRADE NAME: BUSINESS NAME:

107 Fenway ST Savannah, GA-31322 864-377-3344  
BUSINESS MAILING ADDRESS: BUSINESS PHONE NUMBER:

33-3968953 309-048765  
FEDERAL TAX ID NUMBER: SALES TAX ID NUMBER:

Liquor Store  
TYPE OF BUSINESS:

DESCRIBE THE NATURE OF BUSINESS:

Retail beer, wine and liquor

Revised October 2021

**SUMMARY SHEET FOR NEW ALCOHOL LICENSE**

**NAME OF BUSINESS** Tri Dev 2025 LLC dba  
Hinesville Liquor Warehouse

**ADDRESS OF BUSINESS** 454 W General Screven Way Ste D  
Hinesville, GA 31313

**NAME OF APPLICANT(S)** Naishadh Patel Jay Patel Ajitkumar Patel

**NAME OF LOCAL MANAGER** Kamleshkumar Patel

**APPROVED BY HPD** YES 05-05-2025

**APPROVED BY ZONING** YES 05-01-2025

**APPROVED BY INSPECTIONS DEPARTMENT** YES 05-01-2026

**APPROVED BY HFD** YES 05-04-2026

**TYPE OF LICENSE** Consumption Off Premise  
Beer, wine and liquor

**SUNDAY SALES** NO

**NOTES:** This business will operate as a liquor store.

City Council ( ) Approved ( ) Disapproved by \_\_\_\_\_ Date 05-07-2026



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Public Comment  
**Prepared by:** Rodonia Armstrong  
**Presented by:** Karl Riles

**PURPOSE:**

**BACKGROUND:**

**FUNDING:**

**RECOMMENDATION:**

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Mayor Riles' Report  
**Prepared by:** Christy Deloach  
**Presented by:** Mayor Karl A. Riles

### **ACTION ITEMS:**

None

### **INFORMATIONAL ITEMS:**

None



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Mayor Pro Tem Reid's Report  
**Prepared by:** Darlene Parker  
**Presented by:** Diana Reid

### **ACTION ITEMS:**

### **INFORMATIONAL ITEMS:**



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Councilmember Floyd's Report  
**Prepared by:** Rodonia Armstrong  
**Presented by:** Jason Floyd

### **ACTION ITEMS:**

### **INFORMATIONAL ITEMS:**



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Councilmember Nelson's Report  
**Prepared by:** Wendy Bruce Sochia  
**Presented by:** Vicky C. Nelson

### **ACTION ITEMS:**

None

### **INFORMATIONAL ITEMS:**

None



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Councilmember Newby's Report  
**Prepared by:** Kimberly St. Onge  
**Presented by:** Dexter Newby

**ACTION ITEMS:**

**INFORMATIONAL ITEMS:**



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** Councilmember Ortiz, Jr's Report  
**Prepared by:** Jean Marie Reynolds  
**Presented by:** José Ortiz

**ACTION ITEMS:**

**INFORMATIONAL ITEMS:**



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026  
**Agenda Item:** City Manager Arnold's Report  
**Prepared by:** Rodonia Armstrong  
**Presented by:** Ryan Arnold

**ACTION ITEMS:**

**INFORMATIONAL ITEMS:**



## City of Hinesville, Georgia, Council Meeting

**Date:** May 7, 2026

**Agenda Item:** To Hold An Executive Session To Discuss Personnel Matters

**Prepared by:** Estella L. Roberson

**Presented by:** Karl Riles

**PURPOSE:** To conduct an executive session for the purpose of discussing a business matter in a closed meeting regarding personnel matters in accordance with O.C.G.A. §50-14-3(b)(2).

**BACKGROUND:** An executive session is a portion of a meeting lawfully closed to the public for discussing business matters regarding legal, real estate, and personnel matters under O.C.G.A. §50-14-1.

**FUNDING:** N/A

**RECOMMENDATION:**

**ATTACHMENTS:**

**PREVIOUS COUNCIL DISCUSSION:**