

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 UPDATED AT 3:45 PM

AGENDA
3:00 PM
June 4, 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 May 21, 2026, Council Meeting
- 3. PRESENTATIONS**
- 4. UNFINISHED BUSINESS**
 - 4.1. 2026 ANNUAL ACTION PLAN**
To Present to the Mayor and Council for Consideration, the 2026 Annual Action Plan to the United States Department of Housing and Urban Development.
Action Item
 - 4.2. 2026 PUBLIC SERVICE AWARDED AGENCIES**
To Present to the Mayor and Council for Consideration, the Public Service Agencies Selected to receive Funding for the 2026 Program Year
Informational Item
 - 4.3. HISTORIC PRESERVATION COMMISSION COMMITTEE**
To Present to the Mayor and Council for Consideration, a Historic Preservation Commission Appointment for Mayor Pro Tem Reid, (District 1).
Action Item
 - 4.4. URBAN CAMPING ORDINANCE #2026-08**
To Present to the Mayor and Council for Consideration, a Proposed Urban Camping Ordinance #2026-08
Informational Item
- 5. PLANNING AND ZONING**
 - 5.1. LAKESIDE AT FIFTEEN WEST**
To Present to the Mayor and Council for Consideration, the Final Plat for an 85-lot Subdivision for

"Home for a Day or a Lifetime"

Single-family Dwellings on West 15th Street for RTS Homes, LLC (District #5)

Action Item

6. PUBLIC HEARING

7. NEW BUSINESS

7.1. LIVE OAK PUBLIC LIBRARY BOARD

To Present to the Mayor and Council for Consideration, An Appointment to the Live Oak Public Library Board.

Informational Item

8. BUSINESS LICENSE

8.1. TRANSIENT MERCHANT LICENSE REQUEST

To Present to the Mayor and Council for Consideration, David Midgorden of TNT Fireworks has Requested a 2026 Transient Merchant License to Sell Fireworks at Three Locations.

Action Item

8.2. CLASS V ALCOHOL LICENSE REQUEST

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

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

17. EXECUTIVE SESSION

"Home for a Day or a Lifetime"

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: June 4, 2026
Agenda Item: 2026 Annual Action Plan
Prepared by: Kendra Ivy
Presented by: Jordan Gilliard

PURPOSE: To present 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.

The Action plan was published for public comment on April 27th, 2026, through May 27th, 2026, both online and in person. Public hearings were held on May 7th, 2026 during the Council Meeting and on May 14th, 2026 in Council Chambers. The plan is due to HUD by June 6th, 2026.

FUNDING: \$249,954

RECOMMENDATION: Approval of Resolution #2026-09

ATTACHMENTS:

1. 2026 Annual Action Plan Budget
2. 2026 Annual Action Plan Resolution_

PREVIOUS COUNCIL DISCUSSION: May 7, 2026 Council Meeting



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

BUDGET

Project/Program	Amount
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
Total	\$249,954

Public Service Agency Awards	Amount
Senior Citizens	\$22,493
MedBank	\$15,000

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

CITY OF HINESVILLE

RESOLUTION OF THE MAYOR AND CITY COUNCIL AUTHORIZING SUBMISSION OF THE 2026 ANNUAL ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the City of Hinesville (City) is entitled to receive annual Community Development Block Grant (CDBG) Program funds directly; and

WHEREAS, pursuant to regulation of the United States Department of Housing and Urban Development (HUD), the City is required to submit a Consolidated Plan and an Annual Action Plan; and

WHEREAS, the Consolidated Plan is a comprehensive, long-term planning document that focuses limited resources on broad community goals and objectives, and ensures that the City's Federally funded programs function in a coordinated manner; and

WHEREAS, an Annual Action Plan is developed by the City each year utilizing available resources to address community goals and objectives identified in the long-range Consolidated Plan; and

WHEREAS, the City approved the 2024 - 2028 Consolidated Plan on June 20, 2025; and

WHEREAS, the 2026 Annual Action Plan defines projects and appropriates funding for the program year which runs from July 1, 2026 through June 30, 2027; and

WHEREAS, the requirements of the Citizen Participation Plan have been adhered to and that public participation in the development of the 2026 Annual Action Plan has been solicited.

NOW THEREFORE BE IT RESOLVED within the City of Hinesville, the MAYOR AND CITY COUNCIL OF THE CITY OF HINESVILLE, in open session do hereby:

- 1) Direct its Community Development Department to prepare and file application with all appropriate appendages, assurances, and certifications with the U.S. Department of Housing and Urban Development requesting funding under the Community Development Block Grant Program for Entitlement Cities; and
- 2) Designate and appoint the Mayor and City Council as agents and delegates of the City of Hinesville, Georgia for the purpose of applying for the above described funds; and
- 3) Authorize the Mayor to furnish all relevant information and sign all application forms and papers directly related to obtaining and administering the above grant on behalf of the City; and

- 4) Direct that all monies distributed from the above grant be utilized only for specifically designated and approved projects.

BE IT FURTHER RESOLVED that Karl A. Riles as Mayor of the City of Hinesville is duly authorized to execute this Resolution for the Mayor and on behalf of the City Council and hereby authorize general publication of the same and submission to HUD.

This _____ day of June, 2026

Karl A. Riles, Mayor

Vicky C. Nelson, Councilmember

Diana F. Reid, Mayor Pro Tem

Jason R. Floyd, Councilmember

Dexter L. Newby, Councilmember

José A. Ortiz, Jr., Councilmember

ATTEST:

Estella L. Roberson, City Clerk



City of Hinesville, Georgia, Council Meeting

Date: June 4, 2026

Agenda Item: 2026 Public Service Awarded Agencies

Prepared by: Kendra Ivy

Presented by: Jordan Gilliard

PURPOSE: To Present to Mayor and Council, the public service agencies selected to receive funding for the 2026 program year (July 1, 2026 – May 31, 2027)

BACKGROUND: Customarily, the Mayor and Council elect to allocate the maximum of 15% of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funding to the Sub-recipient Program. The City of Hinesville has decided to continue contributing General Funds to the Public Agency Program for the 2026 Program Year. Selected local public service agencies will utilize funds to provide a variety of assistance to Hinesville citizens.

FUNDING: HUD CDBG FY2025: \$37,493.00

General Funds FY2025: \$35,000.00

RECOMMENDATION:

ATTACHMENTS:

1. 2026 Awarded Organizations Summary

PREVIOUS COUNCIL DISCUSSION: April 16th, 2026 Conflict of Interest Disclosure

2026 Awarded Organizations

Budget:

2026-2027 Public Service Agency Awards	
General Fund Awards	
Frank Callen Boys & Girls Club: Liberty County Project	\$15,000
Mary Lou Frasier Foundation for Families, Helen's Haven	\$4,500
SOAR Re-Entry Initiative	\$10,000
Family Promise of the Coastal Empire	\$3,500
Think Big Youth Organization	\$2,000
TOTAL	\$35,000
CDBG Funding	
Senior Citizens	\$15,000
Medbank Foundation	\$22,493
TOTAL	\$37,493

2026 Awarded Organizations

City of Hinesville General Funds

Liberty County, Re-entry Coalition, Inc, SOAR Re-entry Center

Ms. Daisy Jones, Executive Director

Re-entry Support Services

This organization will support formerly incarcerated people through increasing opportunities for successful reintegration.

Mary Lou Fraser Foundation for Families, Inc.

Ms. Teresa Winn, Executive Director

Counseling Services

This organization provides individual, family, and group counseling services to child victims of abuse or other traumas.

Frank Callen Boys & Girls Clubs: Liberty County Project

Mr. Mark Lindsay, CEO

Youth Mentoring Services

The Frank Callen Boys & Girls Clubs: Liberty County Project (FCBGCLC) works with young people from disadvantaged economic, social and family circumstances. They offer daily access to a broad range of programs in five 2 core program areas (Character and Leadership Development; Education and Career Development; Health and Life Skills; The Arts; and Sports, Fitness and Recreation) and several specialized initiatives.

Think Big Youth Organization

Tracey Jefferson, President

Youth Mentoring Services

Think Big Youth Organization will implement a Mobile Trade Skills Exploration Program serving youth ages 14–24 in the Hinesville and greater Liberty County area. The program will introduce participants to hands-on career pathways including carpentry, plumbing, welding, HVAC, and electrical trades through a mobile trade unit equipped with training tools and learning stations.

2026 Awarded Organizations

Family Promise of the Coastal Empire

Katrina Bostick,

Housing Stability and Homelessness Prevention Pilot Program

The program is designed to prevent families from becoming homeless and to stabilize those already experiencing housing insecurity. The program will provide case management, housing stabilization planning, landlord mediation, financial coaching, and connections to employment, childcare, and community resources. Limited financial assistance may be coordinated with community partners to resolve short-term crises that threaten housing stability.

HUD Community Development Block Grant

Medbank Foundation, Inc.

Ms. Patricia Edwards, Executive Director

Prescription Medication Assistance

This agency will assist uninsured and underinsured residents obtain prescription medications.\

Senior Citizens, Inc.

Ms. Patricia Lyons, President

Elderly Support Services

This agency provides meals to home-bound seniors, adult day care services to frail seniors, and operates a senior center where individuals gather for socializations, activities, and meals.



City of Hinesville, Georgia, Council Meeting

Date: June 4, 2026

Agenda Item: Historic Preservation Commission Committee

Prepared by: Rodonia Armstrong

Presented by: Ryan Arnold

PURPOSE: To Present for Mayor and Council Consideration, the Historic Preservation Commission Appointment for Mayor Pro Tem Reid, (District 1). An appointment to be filled due to an immediate vacancy.

BACKGROUND: Mr. Gregory Grant has officially resigned from the Historic Preservation Commission, effective immediately. His term was set to expire on May 02, 2028. 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 1 — Gregory Grant

The appointment will fulfill the remainder of his term.

FUNDING: None

RECOMMENDATION: None

ATTACHMENTS:

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

PREVIOUS COUNCIL DISCUSSION:

Historic Preservation Commission - Board Liaison Michelle Ricketson

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
MPT 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
CM Nelson	Tom Reese	3		3 Years	05/04/2025	05/02/28
CM Newby	Karen Bell	4		3 Years	05/18/2023	05/02/29
CM Ortiz	Jay Johnson	5		3 Years	05/04/2025	05/02/28

City Code Section 5-252(b)

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

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: June 4, 2026

Agenda Item: Urban Camping Ordinance #2026-08

Prepared by: Temperance West

Presented by: Ryan Arnold

PURPOSE: To present to the Mayor and Council information regarding proposed Urban Camping Ordinance #2026-08

BACKGROUND:

During the On-Site Workshop on April 16, 2026, the Mayor and Council discussed an Urban Camping Ordinance in response to Georgia House Bill 295, which would allow local property owners to hold local governments accountable for failure to comply with or nonenforcement of certain laws, ordinances, and resolutions or due to the local government maintaining a local nuisance. City Manager Ryan Arnold provided an update and review of two different Urban Camping Ordinances and based on feedback from that session, the draft Urban Camping Ordinance #2026-08 is brought for review.

FUNDING:

RECOMMENDATION:

ATTACHMENTS:

1. Draft Ordinance 2026-08

PREVIOUS COUNCIL DISCUSSION: April 16, 2026 Workshop and May 21, 2026 Council Meeting

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF HINESVILLE, GEORGIA CHAPTER 12 – OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE IV – OFFENSES INVOLVING PUBLIC PEACE AND ORDER, SECTION 12-110 URBAN CAMPING AND IMPROPER USE OF PUBLIC ~~AND PRIVATE~~ SPACE, BY ADDING SECTION 12-110(a) DEFINITIONS, (b) PROHIBITED ACTS, (c) PROHIBITED USE OF PRIVATE PROPERTY, (d) WARNING, (e) EXCEPTIONS and (f) ABANDONED PERSONAL PROPERTY, AND TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WITNESSETH:

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

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

WHEREAS, the Mayor and City Council believe it is in the best interest of the City to implement and adopt an ordinance to define and regulate urban camping; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE HINESVILLE CITY COUNCIL that Chapter 12, Offenses and Miscellaneous Provisions, Article IV, Offenses Involving Public Peace and Order, Section 12-110 Urban Camping and Improper Use of Public ~~and Private~~ Space, these sections of The Code of the City of Hinesville, Georgia, are hereby amended to read as follows:

**SECTION I
ORDINANCE TEXT**

Sec. 12-110. Urban Camping and Improper Use of Public ~~and Private~~ Space

(a) Definitions. For purposes of this section:

Camp or camping shall mean occupying or using a public park, public area, square, or parking area servicing a public park/area/square/building as defined herein for living-accommodation purposes such as sleeping activities or making preparations to sleep (including the laying down of bedding for the purpose of sleeping), or storing personal property or storing other belongings, making a fire, carrying on cooking activities, or using a tent, or other structure for habitation. These activities constitute camping if, in light of all the circumstances, it reasonably

appears that in conducting one or more of these activities, the person is in fact using the area as a living accommodation, regardless of the intent of the person or the nature of any other activities in which the person may also be engaging.

Inappropriate use of public area shall mean the use of public areas, or the improvements located thereon, for any personal or otherwise unlawful use not otherwise authorized by this article or any chapter of the city. This shall include, but is not limited to, the use of public parks, fountains, and/or utilities for bathing, hygienic care, or elimination.

Interference with ingress or egress shall mean camping, storing personal property, standing, sitting, lying down, using personal property, or performing any other activity where such activity:

- (1) Materially interferes with the ingress into or egress from buildings, driveways, streets, sidewalks, alleys, or any other real property that has a limited number of entrances or exits, regardless of whether the property is owned in whole or in part by the city, a private owner, or another public entity, unless having received the prior express written permission of the property owner; or
- (2) Reasonably appears, in light of all of the circumstances, to have the purpose or effect of blocking ingress into or egress from buildings, driveways, streets, sidewalks, alleys, or any other real property that has a limited number of entrances or exits, regardless of whether the property is owned in whole or in part by the city, a private owner, or another public entity, unless having received the prior express written permission of the property owner.

Public area(s) shall mean an area to which the public or a substantial group of persons has access, including, but not limited to, streets, highways, roadways (including shoulders and medians), bridges, the area above and below any bridge, sidewalks, alleys, parking lots and decks, plazas, parks, public greenspace areas, playgrounds, schools, transportation facilities, within a public-transportation vehicle, an area owned in whole or in part by, operated by, for, or under the custody and control of the city, and other public property, including all areas in the immediate vicinity of public buildings and any other property where public gatherings occur on a regular basis, and any other property where public meetings are conducted.

Storing personal property shall mean leaving one's personal effects, such as, but not limited to, clothing, bedrolls, cookware, sleeping bags, luggage, knapsacks, or backpacks, unattended for ~~any period of time exceeding four hours~~ ~~any-substantial-prolonged-length-of-time~~. This term shall not include parking a bicycle or other mode of transportation.

(b) Prohibited acts.

Unless acting under a valid permit issued by the city or otherwise authorized by the city through its agencies or authorities, it shall be unlawful for any person within the corporate limits of the city to commit any of the following acts.

- (1) No person shall camp in a public area.

(2) No person shall interfere with ingress or egress of any building, private property, or public area.

(3) No person shall inappropriately use a public area as defined herein.

(c) Prohibited use of private property.

It shall be unlawful for anyone other than the owner of a private property, a leaseholder of such private property, or other rightful occupant of such private property to camp, sleep, reside, store personal property, or lie upon, any private property without the owner's or leaseholder's permission. Any such use of private property authorized by and consented to by the owner or leaseholder of such private property must be in conformity with the provisions of this Code, including, but not limited to, the zoning and land use provisions of said Code, which are applicable to such private property, and if such use is a violation of said Code, an authorization of such use by the landowner or leaseholder shall not nullify a violation of any provision of this section.

(d) Warning.

No person may be arrested for violating this section until such person has received a verbal or written warning to cease the unlawful conduct. If the violator fails to promptly comply with the warning issued, then that person may be issued a citation or arrested.

(e) Exceptions.

This section shall not be construed to prohibit any of the following behaviors:

(1) Uses of public parks or public streets authorized by the mayor and city council or an authority delegated to authorize such use;

(2) A person or persons sitting or lying down as a result of a medical emergency; and

(3) A person or persons, sitting, or resting in a public park, public street, or private property where such activity does not constitute camping as herein defined, and such activity does not interfere with ingress and egress as defined herein.

(f) Abandoned personal property.

Any personal property used to camp, in which a citation was issued, or being stored, as defined above, may be deemed abandoned by the city police department or the city enforcement department and may be confiscated by the same without prior warning. This Code section shall apply to the confiscation of abandoned personal property regardless of whether the personal property relates to the issuance of a citation or arrest as a result of a violation of this chapter. The city police department or the city code enforcement department shall retain the property in a manner consistent with the handling of other confiscated or abandoned property. The city police department or the city code enforcement department shall not be liable for the disposal of abandoned personal property as defined herein.

SECTION II SEVERABILITY

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

**SECTION III
CONFLICTS**

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

**SECTION IV
EFFECTIVE DATE**

This Amendment to the Ordinance shall become effective on the ___ day of _____, 2026.

ADOPTION

DULY ADOPTED THIS _____ DAY OF _____, 2026, BY THE MAYOR AND COUNCIL OF THE CITY OF HINESVILLE, GEORGIA.

Karl A. Riles, Mayor

Vicky C. Nelson, Mayor Pro Tem

Diana F. Reid, Councilmember

Dexter L. Newby, Councilmember

Jason R. Floyd, Councilmember

José A.Ortiz, Jr., Councilmember

ATTEST:

Estella L. Roberson, City Clerk
(SEAL)



City of Hinesville, Georgia, Council Meeting

Date: June 4, 2026
Agenda Item: Lakeside at Fifteen West
Prepared by: Mardee Sanchez
Presented by: Mardee Sanchez

PURPOSE: Final Plat for an 85-lot Subdivision for Single-family Dwellings on W. 15th Street for RTS Homes, LLC (District #5)

BACKGROUND: The preliminary plat originally had all patio lots (4,500 SF min.). However, the developer is providing a 15' easement for an existing reuse water line along W. 15th Street so some of the lots are now cottage lots (3,500 SF min.). The lots affected by this easement have the same net area as was approved for the preliminary plat but the easement reduced the usable area below 4,500 SF.

FUNDING: None.

RECOMMENDATION: Approval of the final plat for Lakeside at Fifteen West and acceptance of the dedications noted on the plat with standard conditions.

ATTACHMENTS:

1. Lakeside at Fifteen West

PREVIOUS COUNCIL DISCUSSION:

Lakeside at Fifteen West

Final Plat and Acceptance of Dedications

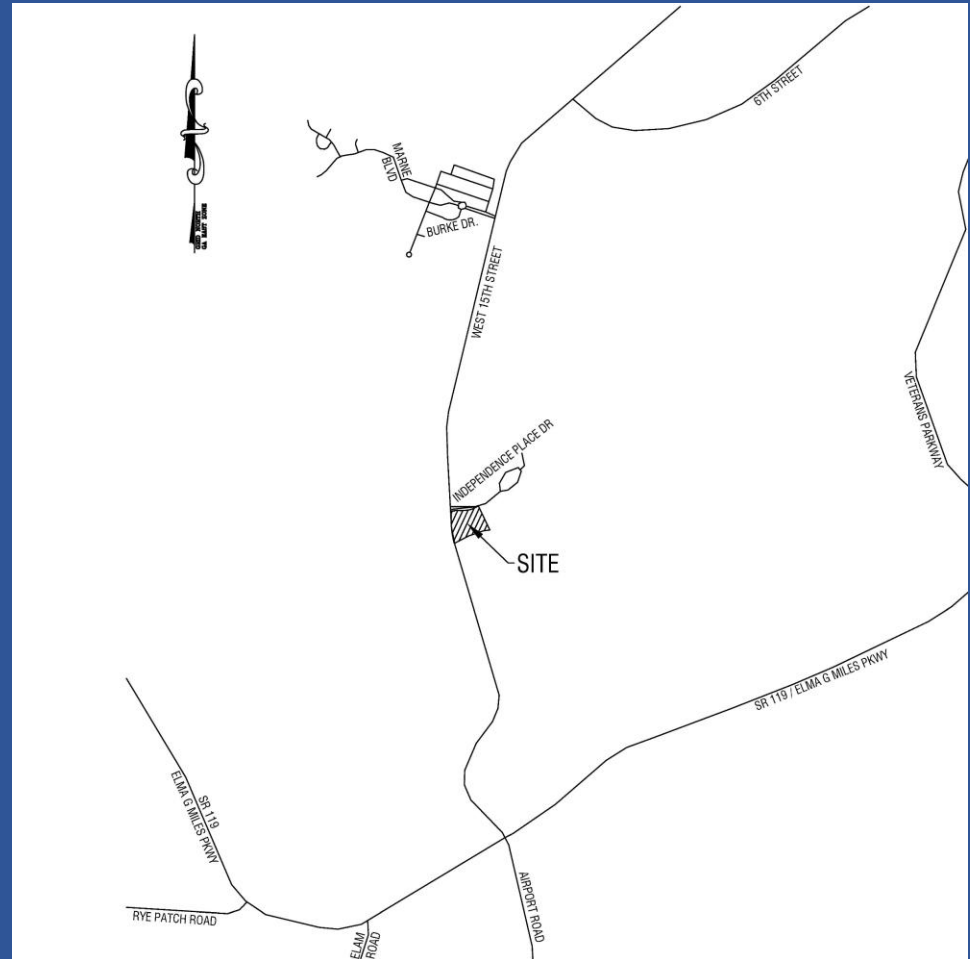
Developer:
RTS Homes, LLC

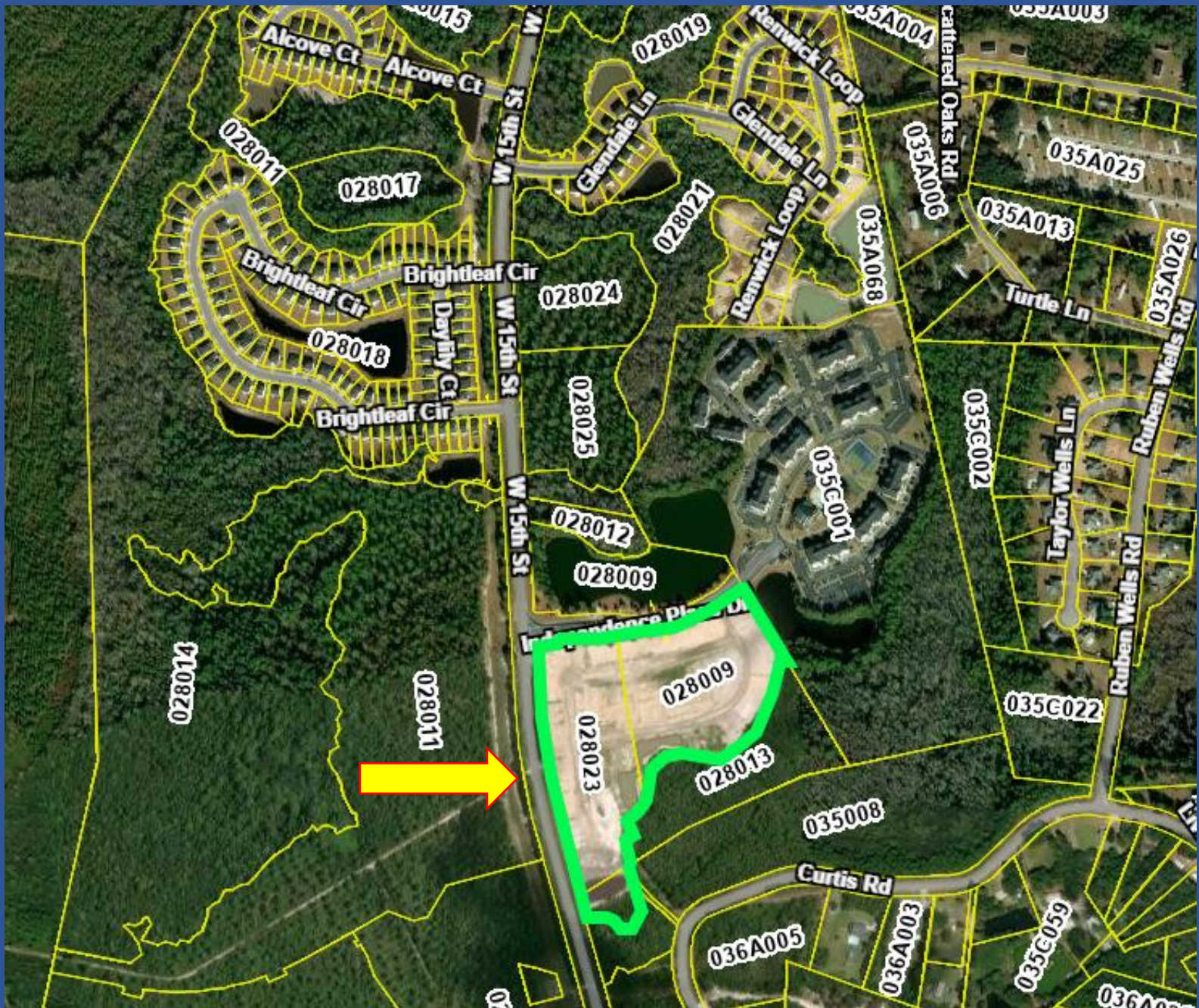
Engineer:
M.E. Sack Engineering

Description:

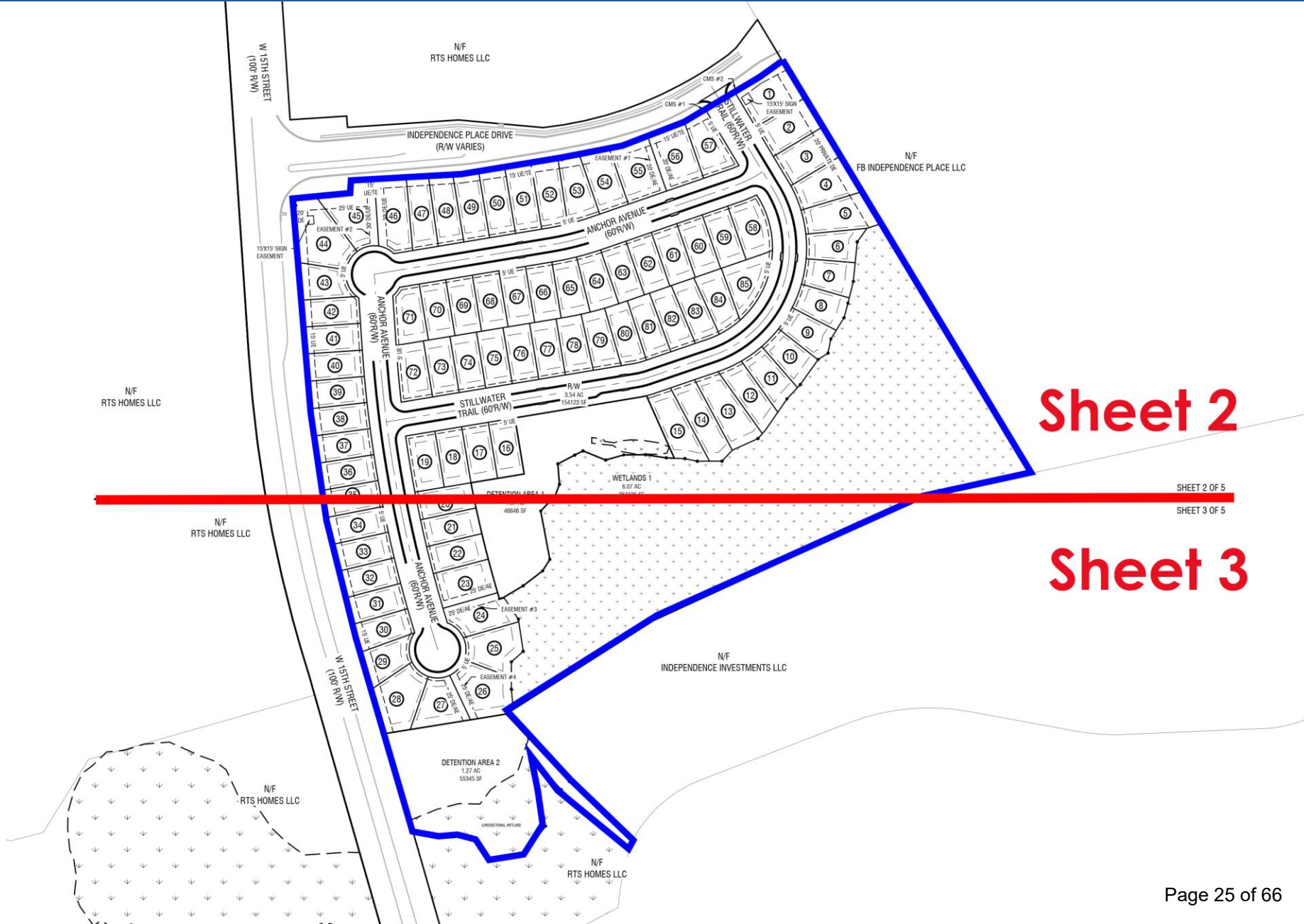
- 85 lots
- Single-family dwellings
- 16 acres
- 15 West PUD

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





Sheet Index



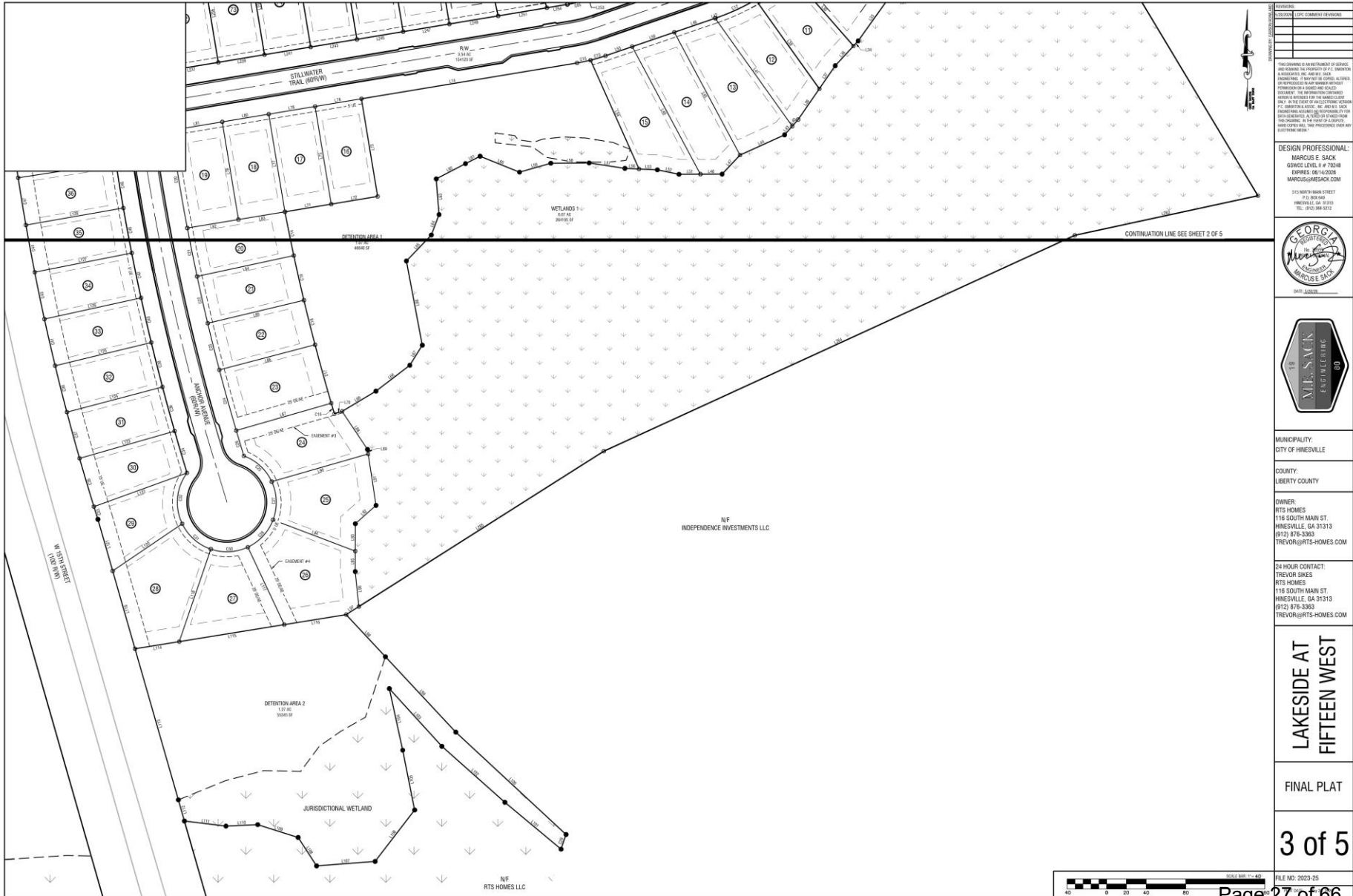
Sheet 2

SHEET 2 OF 5

SHEET 3 OF 5

Sheet 3

Sheet 3 / Lots



REVISIONS

NO.	DATE	DESCRIPTION

THE DRAWING IS AN INSTRUMENT OF SERVICE, AND NOT A CONTRACT. THE PROJECT IS THE PROPERTY OF N/F INDEPENDENCE INVESTMENTS LLC. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY A SEPARATE INSTRUMENT. THE INSTRUMENT SERVICES ARE NOT GUARANTEED FOR THE LIFE OF THE PROJECT. IN THE EVENT OF ANY DISCREPANCY BETWEEN THIS DRAWING AND ANY OTHER DOCUMENTS, THIS DRAWING SHALL CONTROL. THE DRAWING IS THE PROPERTY OF THE DESIGN PROFESSIONAL AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL.

DESIGN PROFESSIONAL:
MARCUS E. SACK
 LICENSE NO. 10788
 EXPIRES 06/14/2028
 MARCUS@MESACK.COM
 515 NORTH MAIN STREET
 HINESVILLE, GA 31313
 TEL: 878.336.8122



MUNICIPALITY:
 CITY OF HINESVILLE
 COUNTY:
 LIBERTY COUNTY

OWNER:
 RTS HOMES
 118 SOUTH MAIN ST.
 HINESVILLE, GA 31313
 (912) 878-3363
 TREVOR@RTS-HOMES.COM

24 HOUR CONTACT:
 TREVOR BIKES
 RTS HOMES
 118 SOUTH MAIN ST.
 HINESVILLE, GA 31313
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**LAKESIDE AT
 FIFTEEN WEST**

FINAL PLAN

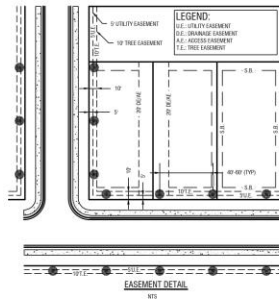
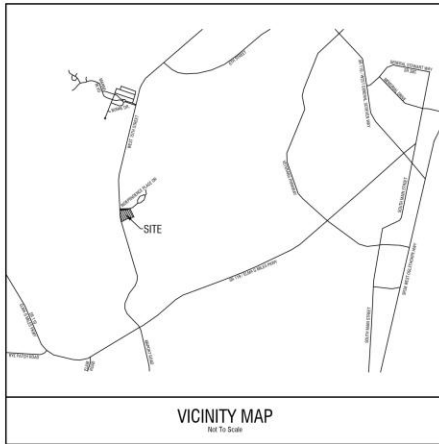
3 of 5

FILE NO. 2023-25

Sheet 4 / Parcel and Line Info

CURVE TABLE				PARCEL LINE TABLE		PARCEL LINE TABLE		PARCEL LINE TABLE		PARCEL AREA TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	PARCEL #	AREA (AC)	AREA (S.F.)	USABLE AREA (S.F.)
C1	45.24	760.00	N60°07'39"E	45.24	136	151.51	S72°08'19"W	1379	105.80	S72°08'19"W	1	0.1942	16869.1	16869.1
C2	14.42	81.00	S20°34'59"E	14.42	137	52.80	S20°34'59"E	1380	40.00	S20°34'59"E	2	0.1942	16869.1	16869.1
C3	10.24	250.00	N20°41'00"W	10.24	138	36.72	S30°15'45"E	1381	114.00	S30°15'45"E	3	0.1942	16869.1	16869.1
C4	45.32	250.00	N20°35'50"W	45.32	139	27.48	S09°08'36"W	1382	40.00	S09°08'36"W	4	0.1942	16869.1	16869.1
C5	45.00	250.00	N11°37'30"W	45.00	140	72.47	S09°18'45"W	1383	8.94	S09°18'45"W	5	0.1942	16869.1	16869.1
C6	45.30	250.00	N0°41'30"W	45.30	141	60.00	S09°37'30"E	1384	24.78	S09°37'30"E	6	0.1942	16869.1	16869.1
C7	45.30	250.00	N10°37'45"E	45.30	142	50.00	S09°12'30"W	1385	50.00	S09°12'30"W	7	0.1942	16869.1	16869.1
C8	44.80	250.00	N07°12'45"E	44.80	143	40.00	S09°12'30"W	1386	24.78	S09°12'30"W	8	0.1942	16869.1	16869.1
C9	44.15	250.00	N20°42'39"E	44.15	144	58.10	S40°02'00"E	1387	40.00	S09°37'30"E	9	0.1942	16869.1	16869.1
C10	43.30	250.00	N09°39'15"E	43.30	145	100.00	S09°42'30"W	1388	14.29	S40°02'00"E	10	0.1942	16869.1	16869.1
C11	44.11	250.00	N04°25'45"E	44.11	146	40.00	S09°37'30"E	1389	100.00	S09°37'30"E	11	0.1942	16869.1	16869.1
C12	44.80	250.00	N09°37'30"E	44.80	147	72.01	S09°37'30"E	1390	74.00	S09°11'15"W	12	0.1942	16869.1	16869.1
C13	15.00	100.00	N09°30'15"E	15.00	148	14.31	S19°15'00"W	1391	46.31	S19°15'00"W	13	0.1942	16869.1	16869.1
C14	43.33	250.00	N11°38'30"W	43.33	149	50.00	S07°38'30"E	1392	70.87	N40°02'00"W	14	0.1942	16869.1	16869.1
C15	13.80	100.00	N09°27'45"E	13.80	150	2.77	S04°11'17"W	1393	43.80	S12°17'15"E	15	0.1942	16869.1	16869.1
C16	11.00	200.00	N10°32'20"W	11.00	151	31.53	S22°13'45"W	1394	41.82	S11°14'00"E	16	0.1942	16869.1	16869.1
C17	81.30	200.00	N10°34'15"W	81.30	152	100.00	S09°34'30"W	1395	45.56	S27°34'00"W	17	0.1942	16869.1	16869.1
C18	40.00	250.00	N10°30'00"W	40.00	153	20.00	S09°28'00"W	1396	2.00	S10°30'00"W	18	0.1942	16869.1	16869.1
C19	40.20	250.00	N20°42'30"W	40.20	154	30.25	S05°48'45"W	1397	34.20	S02°00'00"W	19	0.1942	16869.1	16869.1
C20	100.00	250.00	N0°35'30"W	100.00	155	80.72	N07°13'00"E	1398	42.82	N02°34'00"W	20	0.1942	16869.1	16869.1
C21	40.00	250.00	N11°38'30"W	40.00	156	33.10	S05°44'45"E	1399	32.12	S02°22'00"W	21	0.1942	16869.1	16869.1
C22	40.57	250.00	N10°42'30"W	40.57	157	20.00	S10°34'30"W	1400	8.20	N02°34'00"E	22	0.1942	16869.1	16869.1
C23	40.57	250.00	N10°42'30"W	40.57	158	22.27	S20°34'30"W	1401	22.27	S20°34'30"W	23	0.1942	16869.1	16869.1
C24	40.57	250.00	N10°42'30"W	40.57	159	4.18	N10°42'30"E	1402	134.00	N10°42'30"E	24	0.1942	16869.1	16869.1
C25	30.00	50.00	N40°15'30"W	30.00	160	20.52	S10°48'30"W	1403	45.30	N00°40'00"E	25	0.1942	16869.1	16869.1
C26	30.00	50.00	N10°48'30"W	30.00	161	17.50	N00°40'00"E	1404	12.00	N00°40'00"E	26	0.1942	16869.1	16869.1
C27	30.00	50.00	N10°48'30"W	30.00	162	87.31	N00°40'00"E	1405	100.00	N00°40'00"E	27	0.1942	16869.1	16869.1
C28	30.00	50.00	N10°48'30"W	30.00	163	10.00	S01°30'00"W	1406	44.30	S10°30'00"E	28	0.1942	16869.1	16869.1
C29	15.00	40.00	N10°30'00"W	15.00	164	10.00	S01°30'00"W	1407	30.21	S10°30'00"E	29	0.1942	16869.1	16869.1
C30	30.00	50.00	N00°30'00"E	30.00	165	30.31	S02°32'45"E	1408	2.40	S00°34'30"W	30	0.1942	16869.1	16869.1
C31	30.00	50.00	S00°34'30"E	30.00	166	1.00	S00°34'30"E	1409	84.00	N00°30'00"E	31	0.1942	16869.1	16869.1
C32	30.00	50.00	S10°34'30"E	30.00	167	80.22	N00°34'30"W	1410	54.18	N10°30'00"E	32	0.1942	16869.1	16869.1
C33	15.00	200.00	N11°34'30"W	15.00	168	33.00	S00°34'30"W	1411	100.00	N10°30'00"E	33	0.1942	16869.1	16869.1
C34	40.00	250.00	N10°32'30"W	40.00	169	10.00	S40°42'30"W	1412	10.00	N10°32'30"E	34	0.1942	16869.1	16869.1
C35	30.00	250.00	N10°30'00"W	30.00	170	10.00	S00°30'00"W	1413	100.00	N10°31'00"E	35	0.1942	16869.1	16869.1
C36	40.20	250.00	S10°42'45"E	40.20	171	27.00	S20°47'30"E	1414	100.00	N10°30'15"E	36	0.1942	16869.1	16869.1
C37	40.00	250.00	N10°32'30"W	40.00	172	10.00	S00°34'30"W	1415	10.00	N07°34'30"E	37	0.1942	16869.1	16869.1
C38	40.20	250.00	S10°40'45"E	40.20	173	110.00	S00°30'00"E	1416	100.00	N00°31'15"E	38	0.1942	16869.1	16869.1
C39	40.00	250.00	N10°30'00"W	40.00	174	10.00	S00°30'00"W	1417	100.00	N00°30'00"E	39	0.1942	16869.1	16869.1
C40	40.20	250.00	N10°32'30"W	40.20	175	8.07	S40°30'00"E	1418	100.00	N00°30'00"E	40	0.1942	16869.1	16869.1
C41	40.00	250.00	N10°32'30"W	40.00	176	100.00	N00°30'00"E	1419	100.00	N00°30'00"E	41	0.1942	16869.1	16869.1
C42	40.20	250.00	S11°44'45"E	40.20	177	6.10	N07°01'00"E	1420	8.10	S00°34'30"W	42	0.1942	16869.1	16869.1
C43	40.00	250.00	N11°44'30"W	40.00	178	11.70	S00°30'00"W	1421	100.00	N00°31'15"E	43	0.1942	16869.1	16869.1
C44	40.00	250.00	N10°32'30"W	40.00	179	40.00	S00°30'00"W	1422	42.00	N00°30'00"E	44	0.1942	16869.1	16869.1
C45	40.20	250.00	S10°30'00"E	40.20	180	10.00	N10°30'00"W	1423	10.00	S10°30'00"E	45	0.1942	16869.1	16869.1
C46	40.20	250.00	S10°30'00"E	40.20	181	43.84	N07°01'00"E	1424	100.00	N00°31'15"E	46	0.1942	16869.1	16869.1
C47	40.00	250.00	N10°30'00"W	40.00	182	20.00	S40°15'45"E	1425	100.00	N00°30'00"E	47	0.1942	16869.1	16869.1
C48	40.20	250.00	S10°40'45"E	40.20	183	21.87	S00°48'30"W	1426	42.37	S00°34'30"W	48	0.1942	16869.1	16869.1
C49	40.00	250.00	N10°30'00"W	40.00	184	100.00	S00°30'00"W	1427	9.00	N00°30'00"E	49	0.1942	16869.1	16869.1
C50	40.00	250.00	N10°30'00"W	40.00	185	10.00	S00°30'00"W	1428	44.00	S0°30'00"E	50	0.1942	16869.1	16869.1
C51	40.20	250.00	N10°32'30"W	40.20	186	21.82	S00°48'30"W	1429	100.00	N00°30'00"E	51	0.1942	16869.1	16869.1
C52	40.20	250.00	S10°42'30"E	40.20	187	22.00	N00°30'00"E	1430	42.37	N00°34'30"W	52	0.1942	16869.1	16869.1
C53	40.00	250.00	N10°32'30"W	40.00	188	10.00	S00°34'30"W	1431	10.00	N00°34'30"W	53	0.1942	16869.1	16869.1
C54	40.20	250.00	S10°42'30"E	40.20	189	10.00	N00°34'30"W	1432	10.00	S00°34'30"W	54	0.1942	16869.1	16869.1
C55	40.00	250.00	N10°32'30"W	40.00	190	20.00	S20°32'30"E	1433	35.22	N00°31'15"E	55	0.1942	16869.1	16869.1
C56	3.00	250.00	N10°31'15"E	3.00	191	10.00	S00°30'00"W	1434	100.00	N00°31'15"E	56	0.1942	16869.1	16869.1
C57	3.00	250.00	N10°31'15"E	3.00	192	30.00	N00°30'00"E	1435	64.78	N00°31'15"E	57	0.1942	16869.1	16869.1
C58	4.00	50.00	S04°12'00"E	4.00	193	30.00	S00°48'30"W	1436	30.00	S00°30'00"W	58	0.1942	16869.1	16869.1
C59	30.00	50.00	S07°30'00"E	30.00	194	30.00	S10°30'00"W	1437	41.20	N00°31'15"E	59	0.1942	16869.1	16869.1
C60	30.00	50.00	S00°34'30"E	30.00	195	10.00	S00°34'30"W	1438	100.00	N00°30'00"E	60	0.1942	16869.1	16869.1
C61	40.00	250.00	S10°30'00"E	40.00	196	10.00	S00°30'00"W	1439	10.00	S00°30'00"W	61	0.1942	16869.1	16869.1
C62	30.00	50.00	N00°34'30"E	30.00	197	30.00	S00°34'30"W	1440	30.00	S00°34'30"W	62	0.1942	16869.1	16869.1
C63	30.00	50.00	N00°34'30"E	30.00	198	30.00	S00°34'30"W	1441	30.00	S00°34'30"W	63	0.1942	16869.1	16869.1
C64	40.00	250.00	S10°30'00"E	40.00	199	30.00	S00°34'30"W	1442	30.00	S00°34'30"W	64	0.1942	16869.1	16869.1
C65	30.00	50.00	S10°30'00"E	30.00	200	30.00	S00°34'30"W	1443	30.00	S00°34'30"W	65	0.1942	16869.1	16869.1
C66	30.00	50.00	S10°30'00"E	30.00	201	30.00	S00°34'30"W	1444	30.00	S00°34'30"W	66	0.1942	16869.1	16869.1
C67	30.00	50.00	S10°30'00"E	30.00	202	30.00	S00°34'30"W	1445	30.00	S00°34'30"W	67	0.1942	16869.1	16869.1
C68	30.00	50.00	S10°30'00"E	30.00	203	30.00	S00°34'30"W	1446	30.00	S00°34'30"W	68	0.1942	16869.1	16869.1
C69	30.00	50.00	S10°30'00"E	30.00	204	30.00	S00°34'30"W	1447	30.00	S00°34'30"W	69	0.1942	16869.1	16869.1
C70	30.00	50.00	S10°30'00"E	30.00	205	30.00	S00°34'30"W	1448	30.00	S00°34'30"W	70	0.1942	16869.1	16869.1
C71	30.00	50.00	S10°30'00"E	30.00	206	30.00	S00°34'30"W	1449	30.00	S00°34'30"W	71	0.1942	16869.1	16869.1
C72	30.00	50.00	S10°30'00"E	30.00	207	30.00	S00°34'30"W	1450	30.00	S00°34'30"W	72	0.1942	16869.1	16869.1
C73	30.00	50.00	S10°30'00"E	30.00	208	30.00	S00°34'30"W	1451	30.00	S00°34'30"W	73	0.1942	16869.1	16869.1
C74	30.00	50.00	S10°30'00"E	30.00	209	30.00	S00°34'30"W	1452	30.00	S00°34'30"W	74	0.1942	16869.1	

Sheet 5 / Signatures & Notes



MONUMENT	EASTING	NORTHING
CMS #1	81686 2025	667315 0889
CMS #2	816137 1311	667346 8287

LOT DEVELOPMENT TYPES	DESCRIPTION OF MARKERS
PAVED: 128, 44, AND 48-85	3/4" OPEN TOP PIPE
CONCRETE: 29-43, 45	REGULAR BOUNDARY SURVEY LINE
	CONCRETE MONUMENT FOUND

DEDICATION NOTES:

- DETENTION AREAS 1 AND 2 SHALL BE USED FOR DETENTION/COMMON USE AND SHALL BE DEDICATED TO THE HOA. THE ENTIRETY OF THE PARCELS ARE WITHIN A DRAINAGE EASEMENT DEDICATED TO THE CITY OF HINESVILLE.
- DETENTION AREAS 1 AND 2 SHALL BE OPERATIONALLY MAINTAINED BY THE CITY OF HINESVILLE. DAILY MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.
- WETLAND 1 IS DEDICATED TO THE HOA.
- ALL PRIVATE DRAINAGE EASEMENTS ARE DEDICATED TO THE HOA.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OF EACH LOT WHERE A PRIVATE DRAINAGE EASEMENT EXISTS TO ENSURE A SPACE, DEFINED FROM THE REAR LOT LINE TO A DISTANCE OF 20 FEET REAR LOT LINE, IS CLEAR AND MAINTAINED IN ORDER TO ALLOW STORM WATER DRAINAGE TO PASS UNIMPEDED. FENCES ARE ALLOWED IN THIS EASEMENT SO LONG AS WATER CAN PASS UNIMPEDED.
- THE ENTIRETY OF THE RIGHT OF RIGHTS ASSOCIATED WITH STILLWATER TRAIL AND ANCHOR AVENUE SHALL BE DEDICATED TO THE CITY OF HINESVILLE.

3.54 AC	
154,123 SF	
STILLWATER TRAIL CENTERLINE LENGTH = 1,155 LF	
ANCHOR AVENUE CENTERLINE LENGTH = 1,382 LF	
- EASEMENTS SHOWN WITHIN PROJECT AREA ARE TO BE DEDICATED TO THE CITY OF HINESVILLE FOR FUNCTIONAL MAINTENANCE OF THE UTILITIES WITH THE EXCEPTION OF THE PREVIOUSLY DESCRIBED 20' PRIVATE DE, AND THE 5' U.E. ALONG THE FRONTAGE OF THE LOTS, WHICH IS TO BE USED BY LOCAL UTILITY COMPANY.

8. EASEMENTS TO BE DEDICATED TO THE CITY OF HINESVILLE:	
EASEMENT 1:	0.06 AC 2,565 SF
EASEMENT 2:	0.07 AC 3,063 SF
EASEMENT 3:	0.07 AC 3,053 SF
EASEMENT 4:	0.06 AC 2,619 SF
- 5' UTILITY EASEMENT TO BE DEDICATED TO LOCAL UTILITY COMPANIES TO SERVE DEVELOPMENT.

5' UTILITY EASEMENT:	0.54 AC 23,586 S.F.
----------------------	---------------------
- NON-POTABLE REUSE, POTABLE WATER, AND SANITARY SEWER SYSTEMS TO BE DEDICATED TO THE CITY OF HINESVILLE.
- THERE IS A 10' STREET TREE EASEMENT ALL ALONG THE STREET FRONTAGE, AS SHOWN IN THE TREE EASEMENT DETAIL, TO BE DEDICATED TO THE CITY OF HINESVILLE.

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LIBERTY COUNTY UNIFIED DEVELOPMENT ORDINANCE.

SIGNATURE OF PLANNING COMMISSION OFFICER _____ DATE _____

PRINTED NAME _____

TITLE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

AS A DULY AUTHORIZED PRINCIPAL FOR RT'S HOMES, HEREBY CERTIFY SAID CORPORATION IS DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA AND IS THE OWNER OF RECORD FOR THE PROPERTY SHOWN HEREIN. I FURTHER CERTIFY ALL STREETS, ALLEYS, WALKS, RIGHTS-OF-WAYS, UTILITIES, EASEMENTS, PARKS AND ANY SITES FOR PUBLIC OR PRIVATE USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY INDICATED AND FOR THE USE INTENDED.

SIGNATURE OF DULY AUTHORIZED PRINCIPAL _____ DATE _____

PRINTED NAME _____

TITLE _____

CERTIFICATE OF COMPLIANCE AND INSTALLATION

I DO HEREBY CERTIFY THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LIBERTY COUNTY UNIFIED DEVELOPMENT ORDINANCE. I FURTHER CERTIFY 1) THAT NOT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, BUT THOSE THAT ARE IN PLACE HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND, 2) THAT A GUARANTEE OF INSTALLATION OF THE REMAINING REQUIRED IMPROVEMENTS HAS BEEN RECEIVED.

SIGNATURE OF PLAN REVIEWER _____ DATE _____

PRINTED NAME _____

TITLE _____

GENERAL NOTES:

- ZONING - PUD
- TOTAL LOTS - 85
- TOTAL ACRES DEVELOPED = 16.22 AC.
- BOUNDARY SURVEY SUPPLIED BY PETER DURAND REGISTERED LAND SURVEYOR NO. 3213.
- THIS PARCEL IS IN ZONE "R" AND ZONE "Y" (DZADZ) ACCORDING TO THE LIBERTY COUNTY FLOOD MAP COMMUNITY-PAVEL NUMBER 13179C0210E, DATED 05/20/14.
- WETLANDS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLAND PERMIT NUMBER HAS-2018-01009, U.S. ARMY CORPS OF ENGINEERS JURISDICTION LINE AS DEMARCATED BY THOMAS AND HUTTON AND APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON 02/12/2019.

DEVELOPMENT STANDARDS:

USE TYPE	MIN. LOT SIDE SET	MIN. WIDTH	FRONT SETBACK	REAR SETBACK	SIDE YARD
PAVED	4,300	40	10	10	5'
COURTYARD	5,200	30	20	10	5'

*ALL LOTS SHALL MAINTAIN A MINIMUM SEPARATION OF 14 FEET BETWEEN BUILDINGS.

CERTIFICATE OF APPROVAL BY THE CITY OF HINESVILLE

I DO HEREBY CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY THE CITY OF HINESVILLE AT A DULY COVERED MEETING ON THE _____ DAY OF _____ 2025.

SIGNATURE OF CITY CLERK OR COUNTY ADMINISTRATOR _____ DATE _____

PRINTED NAME _____

TITLE _____

CERTIFICATE OF ACCURACY

IT IS HEREBY CERTIFIED THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY THE CITY OF HINESVILLE SUBDIVISION REGULATION, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

PETER DURAND, REGISTERED LAND SURVEYOR No. 3213 DATE 4/30/2025

MARCUS E. SACK, REGISTERED P.E. No. 38559 DATE 5/27/2025

START DATE: 03/24/2025
COMPLETED: 03/30/2025

CLOSURE PRECISION OF FIELD DATA IS ONE FOOT IN 34,200 FEET WITH AN ANGULAR PRECISION OF 5" PER POINT.

TRAVERSE ADJUSTED USING COMPASS RULE. PLAT CLOSURE ONE IN 120,000.

THIS PLAT IS SUBJECT TO ALL RECORDED EASEMENTS AND RESTRICTIONS, AND IS VALID ONLY FOR THE PERSON OR PERSONS NAMED IN THE TITLE.

EQUIPMENT: TRIMBLE 5600 TOTAL STATION, CARLSON BRK 6+ GPS UNIT, TRIMBLE TSC3 DATA COLLECTOR

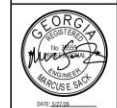
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS BASES OF NORTH IS GRID GEORGIA SP EAST ZONE.

ALL FIELD SURVEY MONUMENTS, IRON PINS SET AND OTHER EVIDENTS TYPICALLY ASSOCIATED WITH LAND SURVEY, WERE COMPLETED BY DURAND LAND SURVEYING INC. 136 ARDENE RD. BRUNSWICK, GA 31525 912-399-2720 PDU@DURANDLANDSURVEYING.COM

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL, SIGNATURE HEREON. SUCH APPROVAL SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATIONS FOR LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.

REVISIONS:
NO. DATE BY
1 07/15/2025 MVS
2 07/15/2025 MVS
3 07/15/2025 MVS
4 07/15/2025 MVS
5 07/15/2025 MVS
6 07/15/2025 MVS
7 07/15/2025 MVS
8 07/15/2025 MVS
9 07/15/2025 MVS
10 07/15/2025 MVS

DESIGN PROFESSIONAL:
MARCUS E. SACK
SERVICE LEVEL: P, P, TRSM
EXPIRES: 06/14/2028
MARCUS@MESACK.COM
571 NORTH MAIN STREET
#12 3RD FLOOR
HINESVILLE, GA 31313
TEL: 912.886.9123



MUNICIPALITY: CITY OF HINESVILLE

COUNTY: LIBERTY COUNTY

OWNER: RT'S HOMES
118 SOUTH MAIN ST.
HINESVILLE, GA 31313
(912) 876-3363
TREVOR@RTS-HOMES.COM

24 HOUR CONTACT:
TREVOR BIKES
RT'S HOMES
118 SOUTH MAIN ST.
HINESVILLE, GA 31313
(912) 876-3363
TREVOR@RTS-HOMES.COM

LAKESIDE AT
FIFTEEN WEST

FINAL PLAT

5 of 5

FILE NO. 2023-25

	<u>patio lots</u>	<u>cottage lots</u>
• Min. usable	4,500 sq. ft.	3,500 sq. ft.
• Min. width	45 ft.	35 ft.
• Front	15 ft.	20 ft.
• Rear	15 ft.	15 ft.
• Side	5 ft.	5 ft.
• # lots	69 total	16 total

* *min. separation of 14 ft. between buildings*

Dedications to the City include:

- 2,537 feet (0.48 mi.) of new streets
 - Stillwater Trail - 1,155 ft.
 - Anchor Avenue – 1,382 ft
- Utilities (*water, reuse water, sewer & stormwater*)
- Drainage/access/utility easements

Dedication to the HOA include:

- Three tracts totaling \pm 8.41 ac.
- Two sign easements

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 - **\$140,000**
(paving, striping and signage)
- Secondary improvements - **\$265,000**
(sidewalks and street trees)

A letter of credit in the amount of **\$184,000** for maintenance of the improvements is also in-hand.

Irrevocable Letters of Credit



PrimeSouth Bank
375 W Cherry Street
Jesup, GA 31545
primesouth.com

IRREVOCABLE LETTER OF CREDIT

BENEFICIARY:
City of Hinesville
c/o Liberty Consolidated Planning Commission
100 Main Street, Suite 7520
Hinesville, GA 31313

APPLICANT:
RTS Homes, LLC
Lakeside at Fifteen West
Hinesville, GA 31313

ISSUE DATE: June 4, 2026
EXPIRATION: June 4, 2027

ILOC NO: PSJ210
AMOUNT: \$140,000

We hereby establish our Letter of Credit No. PSJ210 in your favor for the account of RTS Homes, LLC for the sum or sums of U.S. Dollars not exceeding a total of \$140,000 available by your drafts at sight on PrimeSouth Bank, accompanied by the following:

1. A Statement signed by the beneficiary indicating that payment has been requested and is due.
2. Certification that the funds are required related to installation of paving, striping and signage RE: Lakeside at Fifteen West or required as a cash bond to secure contained adherence to the terms.
3. Copy of this Irrevocable Letter of Credit.

Drafts must be negotiated (or presented to drawee bank for payment) on or before June 4, 2027, or any extended date. This letter of credit shall be automatically extended for an additional period of time 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 or the beneficiary has cancelled this letter of credit. Our notice of such election shall be sent certified mail to the above address.

All drafts must be marked "Drawn Under PrimeSouth Bank", Letter of Credit No: PSJ210.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1974 Revision) International Chamber of Commerce Brochure No. 290.

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

PrimeSouth Bank

Chris Wilkins
Vice President

[Find Your Prime.](#)



PrimeSouth Bank
375 W Cherry Street
Jesup, GA 31545
primesouth.com

IRREVOCABLE LETTER OF CREDIT

BENEFICIARY:
City of Hinesville
c/o Liberty Consolidated Planning Commission
100 Main Street, Suite 7520
Hinesville, GA 31313

APPLICANT:
RTS Homes, LLC
Lakeside at Fifteen West
Hinesville, GA 31313

ISSUE DATE: June 4, 2026
EXPIRATION: June 4, 2027

ILOC NO: PSJ220
AMOUNT: \$265,000

We hereby establish our Letter of Credit No. PSJ220 in your favor for the account of RTS Homes, LLC for the sum or sums of U.S. Dollars not exceeding a total of \$265,000 available by your drafts at sight on PrimeSouth Bank, accompanied by the following:

1. A Statement signed by the beneficiary indicating that payment has been requested and is due.
2. Certification that the funds are required related to installation of sidewalks and street trees RE: Lakeside at Fifteen West or required as a cash bond to secure contained adherence to the terms.
3. Copy of this Irrevocable Letter of Credit.

Drafts must be negotiated (or presented to drawee bank for payment) on or before June 4, 2027, or any extended date. This letter of credit shall be automatically extended for an additional period of time 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 or the beneficiary has cancelled this letter of credit. Our notice of such election shall be sent certified mail to the above address.

All drafts must be marked "Drawn Under PrimeSouth Bank", Letter of Credit No: PSJ220.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1974 Revision) International Chamber of Commerce Brochure No. 290.

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

PrimeSouth Bank

Chris Wilkins
Vice President

[Find Your Prime.](#)



PrimeSouth Bank
375 W Cherry Street
Jesup, GA 31545
primesouth.com

IRREVOCABLE LETTER OF CREDIT

BENEFICIARY:
City of Hinesville
c/o Liberty Consolidated Planning Commission
100 Main Street, Suite 7520
Hinesville, GA 31313

APPLICANT:
RTS Homes, LLC
Lakeside at Fifteen West
Hinesville, GA 31313

ISSUE DATE: June 4, 2026
EXPIRATION: June 4, 2028

ILOC NO: PSJ230
AMOUNT: \$184,000

We hereby establish our Letter of Credit No. PSJ230 in your favor for the account of RTS Homes, LLC for the sum or sums of U.S. Dollars not exceeding a total of \$184,000 available by your drafts at sight on PrimeSouth Bank, accompanied by the following:

1. A Statement signed by the beneficiary indicating that payment has been requested and is due.
2. Certification that the funds are required related to maintenance of improvements RE: Lakeside at Fifteen West or required as a cash bond to secure contained adherence to the terms.
3. Copy of this Irrevocable Letter of Credit.

Drafts must be negotiated (or presented to drawee bank for payment) on or before June 4, 2028 and must be marked "Drawn Under PrimeSouth Bank", Letter of Credit No: PSJ230.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1974 Revision) International Chamber of Commerce Brochure No. 290.

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

PrimeSouth Bank

A handwritten signature in blue ink that reads "Chris Wilkins".

Chris Wilkins
Vice President

Find Your Prime.

Staff Recommendation

Lakeside at Fifteen West

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: June 4, 2026
Agenda Item: Live Oak Public Library Board
Prepared by: Estella L. Roberson
Presented by: Ryan Arnold

PURPOSE: For the Mayor and Council's consideration to appoint an individual to the Live Oak Public Library Board.

BACKGROUND: Sandra Hicks-Sheffiled's appointment to the Live Oak Library Board will expire on June 30, 2026. Board appointments are made by the Mayor and Council and individuals may serve on this board for three (3) successive three-year terms.

FUNDING: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

1. Live Oak Library Board
2. Constitution Liberty County Library Board of Trustees

PREVIOUS COUNCIL DISCUSSION:

APPOINTED BY	CURRENT APPOINTEES	RESIDES IN DISTRICT	TERMS SERVED	LENGTH OF TERM	TERM BEGAN	TERM EXPIRES
Mayor and Council	Sandra Hicks-Sheffield	N/A	2	3 Years	7/1/2023	6/30/2026
Mayor and Council	Timothy Grace	N/A		3 Years	03/04/2021	06/30/2028
Mayor and Council	Vanessa Collins	N/A		3 Years	07/18/2019	06/30/2028

**CONSTITUTION OF THE
LIBERTY COUNTY LIBRARY BOARD OF TRUSTEES**

ARTICLE I. NAME

Section 1. The name of the library shall be the Liberty County Library.

ARTICLE II. PURPOSE

Section 1. These Constitution and Bylaws are companion documents to the Constitution and Bylaws of the Live Oak Public Libraries system (hereinafter Regional Library) and are intended to clarify local practices and the relationship of the Liberty County Library (hereinafter County Library) to the Regional Library. There is to be no conflict between provisions of these Constitution and Bylaws and those of the Regional Library system. If inadvertent conflict occurs, the Regional Constitution and Bylaws shall govern.

Section 2. The County Library shall furnish library service to the people of Liberty County as set forth in the Constitution and Bylaws of the Regional Library, and under the laws and regulations governing public libraries services to all citizens of Liberty County to meet their informational, educational, and recreational needs.

ARTICLE III. CONSTITUENCY

Section 1. The Liberty County Library is a fully participating member of the Live Oak Public Libraries. Membership in the Regional Library provides the citizens of Chatham, Effingham, and Liberty counties with fully reciprocal borrowing privileges in all libraries in the system.

ARTICLE IV. LEGAL AUTHORITY

Section 1. The legal authority for public libraries and boards of trustees described in Title 20, Chapter 5, Article 2 of the Official Code of Georgia, Annotated, amended March 26, 1984.

ARTICLE V. COUNTY LIBRARY BOARD OF TRUSTEES

Section 1. The County Library Board of Trustees shall be composed of eight members appointed by the governmental agencies financially supporting the library on a regular basis, as required by state law. The Liberty County Board of Commissioners and Hinesville City Council shall each appoint three members; the Midway City Council and Riceboro City County shall each appoint one member.

Section 2. The term of office shall be three years, with starting and ending dates corresponding to the Library's fiscal year. A member whose term expires at the end of any fiscal year, and whose seat has not been filled by the appointing agency, may continue service up to

three months pending reappointment or replacement by the appointing agency. No member may serve on this Board for more than three successive three-year terms.

Section 3. Board members must reside in Liberty County. When a sitting member chooses to reside elsewhere, that seat shall be considered vacant, and the Secretary shall notify the appointing body of the vacancy and request that it be filled.

Section 4. Vacancies on the Board shall be filled in the same manner as appointments are made. If a vacancy occurs prior to the expiration of a trustee's term, the new appointee shall complete the unexpired term. This unexpired term shall be considered the first term of the new appointee if it exceeds eighteen months.

Section 5. Board members shall receive no compensation but may be reimbursed for any reasonable and necessary expenses incurred in the performance of library duties. Membership dues or fees for individual membership of Board members in state, regional, and national library associations may be paid from operating funds.

Section 6. The County Library Board shall appoint two of its members to represent it as members of the Regional Library Board. The Regional Board member shall be entrusted with representing and interpreting the interest of the County Library Board to the Regional Board.

ARTICLE VI. OFFICERS

Section 1. The officers of the Board of Trustees shall be a Chair, a Vice Chair and a Secretary elected from those serving on the Board. These officers shall perform the duties prescribed by the Bylaws and by *Robert's Rules of Order* (Revised). The duties of Treasurer shall be performed by the Regional Library Director.

Section 2. The officers shall be elected at the July meeting, as specified in the Bylaws, to serve for one year or until their successors are elected, and their terms of office shall begin at the close of the meeting at which they are elected.

ARTICLE VII. COMMITTEES

Section 1. An executive Committee, composed of the officers of the Board, shall be entrusted to govern in the name of the Board of Trustees between meetings of the Board.

Section 2. Other special committees may be appointed by the Chairman as needed.

ARTICLE VIII. AMENDMENT OF THE CONSTITUTION

Section 1. This Constitution may be amended at any regular meeting of the Liberty County Library Board of Trustees, by a two-third vote of the members present provided that notice is made in writing at least twenty-eight days prior to the meeting and provided that a quorum is present. All amendments to the Constitution shall be filed with the Director of the Live Oak Public Libraries, who shall file amendments with the Office of Public Library Services of the Georgia State Department of Technical and Adult Education immediately upon adoption.

Adopted: October 16, 1989

Amended: July 18, 1994; July 17, 1995; April 19, 1999, July 16, 2001; October 21, 2002; February 3, 2003; October 18, 2010

**BYLAWS OF THE
LIBERTY COUNTY LIBRARY BOARD OF TRUSTEES**

ARTICLES I. DUTIES AND RESPONSIBILITIES OF BOARD MEMBERS

Section 1. The County Library Boards of Trustees are the organizations from which the members of the Live Oak Public Libraries Board of Trustees, the governing body of the Live Oak Public Libraries system, are drawn.

Section 2. The County Library Board of Trustees shall set local policies and practices in matters on which Regional Library Board policy is silent, and in matters delegated to County Boards by the Regional Board.

Section 3. The County Library Board of Trustees shall discharge those duties delegated to it by the regional Library Board of Trustees. All formal actions of the County Library Board of Trustees taken in discharging those duties shall be reported to the Regional Board of Trustees for approval and recording at their next meeting.

Section 4. The County Library Board of Trustees shall review Liberty County Library budgets prepared by the Regional Library Director, approve and recommended budget proposals to the Regional Library Board, and present budget proposals and the library's fiscal needs to its support agencies.

ARTICLE II. DUTIES OF THE OFFICERS

Section 1. The Chair shall preside at all regular or called County Board meetings. He/She shall appoint all committees and shall be an ex officio member of all committees.

Section 2. The Vice Chair shall preside in the absence of the Chair. All other duties of the Vice Chair shall be assigned by the Chair.

Section 3. The Secretary shall record the official actions of the Board, keep a record of attendance at Board meetings, and have custody of the official minutes, which shall be housed in the Liberty County Library. He/She shall notify the proper appointing authorities of vacancies which may occur on the Board. The Secretary shall send copies of the minutes of all meetings to the Director of the Live Oak Public Libraries system. He/She shall report changes of membership to the Regional Library Director.

ARTICLE III. MEETINGS

Section 1. The Liberty County Library Board of Trustees shall hold four regular meetings during each fiscal year, including one in each calendar quarter. Regular meetings shall be held on the fourth Monday in January and the third Monday in the months of April, July, and October at 5:00 p.m., at such locations and times as determined by the Board or the Chair.

Section 2. Special meetings may be called by the Chair, or in the Chair's absence, by the Vice Chair, for transaction of business stated in the call for the meeting. No business

other than that for which the meeting was called may be discussed or conducted at a called meeting.

Section 3. Prior to each regular or called meeting of the County Library Board, the Regional Library Director shall notify each member of the date, time, and place of the meeting.

Section 4. Meetings of the Executive Committee may be called by the Chair to transact any business requiring attention between regular meetings of the County Board.

Section 5. All meetings must be open to the public and the news media in accordance with the Official Code of Georgia Annotated 5-14-1 et seq.

Section 6. The latest edition of *Robert's Rules of Order (Revised)*, when not in conflict with these Constitution and Bylaws, shall govern the proceedings of the Board of Trustees.

Section 7. Each member of the Board shall have one vote.

Section 8. Four members of the Board of Trustees shall constitute a quorum. No official business may be conducted without a quorum. Except as stated elsewhere in these Constitution and Bylaws, a simple majority affirmative vote of the quorum present and voting shall be necessary to approve any action before the Board.

Section 9. The Regional Library Director shall be notified in advance of all meetings of the County Library Board, its Executive Committee, or any of its committees. The Regional Library Director or a representative appointed by the Director shall attend all meetings of the County Library Board, its Executive Committee, or any of its committees.

ARTICLE IV. STAFF

Section 1. Staff of the Liberty County Library shall be an integral part of the Regional Library Staff, subject to the same staff line of authority as Regional Library Staff.

ARTICLES V. REPORTS

Section 1. The County Library system shall submit all reports requested by the Regional Library system to provide the information necessary to complete reports required by state, federal, or local laws or regulations, or to manage the Regional Library system in an efficient and business-like manner.

ARTICLE VI. ATTENDANCE

Section 1. A Board member shall be removed for cause or for failure to attend three consecutive regularly scheduled meetings.

Section 2. A letter reporting removal and specifying the cause shall be sent by the Secretary to the affected Board member and to the appointing body responsible for

his/her appointment. The local appointing body shall be asked to appoint another representative to fill that member's unexpired term.

ARTICLE VII. AMENDMENTS

Section 1. These Bylaws may be amended at any regular meeting of the Board of Trustees by a two-thirds vote of the members present, provided that notice is made in writing at least twenty-eight days prior to the meeting, and provided that a quorum is present. All amendments to these Bylaws shall be filed with the Office of Public Library Services of the Georgia State Department of Technical and Adult Education immediately upon adoption.

Adopted: October 16, 1989

Amended: July 18, 1994; Aril 19, 1999; February 3, 2003; October 18, 2010



City of Hinesville, Georgia, Council Meeting

Date: June 4, 2026
Agenda Item: Transient Merchant License Request
Prepared by: Deridra Weeks
Presented by: Deridra Weeks

PURPOSE: David Midgorden of TNT Fireworks would like a Transient Merchant License to sell Fireworks at 751 W Oglethorpe Hwy (Wal-Mart #862), 1422 W Oglethorpe Hwy (Walmart #4525) and 229 W General Screven Way (CitiTrends #5). All departments have reviewed and approved the application.

BACKGROUND: None

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. TNT Fireworks 229 Application
2. TNT Fireworks 1422 Application
3. TNT Fireworks 751 Application
4. TNT Fireworks Background Check
5. TNT 751 Summary Sheet
6. TNT 1422 Summary Sheet
7. TNT 229 Summary Sheet

PREVIOUS COUNCIL DISCUSSION: None

LICENSE YEAR: 2026

FOR OFFICIAL USE ONLY
DATE RECEIVED: 5/8/26
BLDG INSP: _____ DATE: _____
ZONING: _____ DATE: _____
POLICE: _____ DATE: _____



PEDDLER OR TRANSIENT MERCHANT LICENSE APPLICATION

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

David Midgorden
NAME OF APPLICANT: _____
TYPE OF LICENSE: **PEDDLER OR TRANSIENT MERCHANT**
(circle one)
SOCIAL SECURITY NUMBER: [REDACTED] MONTH/DATE/YEAR: _____ FEDERAL TAX ID NUMBER: 63-0813092

136 Glenn Groover Rd NE Hinesville, Ga 31313
PERMANENT MAILING ADDRESS: _____

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

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

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

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

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

PERMANENT MAILING ADDRESS: _____

GA legal consumer fireworks
TYPE OF MERCHANDISE OR SERVICE OFFERED FOR SALE:
229 WEST GENERAL SCREVEN WAY Hinesville, GA 31313

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

DATES OF BUSINESS IN CITY: FROM: June 23 TO: July 5 HOURS OF OPERATION: FROM: 10am TO: 10pm TOTAL DAYS: _____

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

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

LICENSE FEE COMPUTATIONS		
Amount per day	\$30 X 13 days	(Enter Amount Due) \$ 390.00
(Maximum \$500.00)		
Admin Fee Due for New Application		\$ 60.00
Other Fees		\$ _____
TOTAL DUE:		\$ 450.00
		TOTAL RECEIVED \$ _____

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

THIS 6 DAY OF May, 2026
David Midgorden
(AUTHORIZED SIGNATURE OF APPLICANT)

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

Sworn to and subscribed before me this 6 day of May, 2026

STATE OF: Florida COUNTY OF: Bay CITY OF: Panama City

NOTARY STAMP OR SEAL: [Notary Seal for Jennifer Marie Stanley Warren, Notary Public, Commission #BH73219, Expires 10/17/2028]
NOTARY PUBLIC: *Jennifer M.S. Warren*

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

LICENSE YEAR: 2025

DATE RECEIVED: 5/26
BLOG INSP: _____ DATE: _____
ZONING: _____ DATE: _____
POLICE: _____ DATE: _____



PEDDLER OR TRANSIENT MERCHANT LICENSE APPLICATION

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

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

██████████
SOCIAL SECURITY NUMBER: _____ BIRTH DATE: MONTH/DATE/YEAR _____ FEDERAL TAX ID NUMBER: 63-0813092

136 Glenn Groover Rd NE Hinesville, Ga 31313
PERMANENT MAILING ADDRESS:

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

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

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

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

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

PERMANENT MAILING ADDRESS: _____

GA legal consumer fireworks
TYPE OF MERCHANDISE OR SERVICE OFFERED FOR SALE: _____
1422 W. OGLETHORPE HWY Hinesville, GA 31313

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

DATES OF BUSINESS IN CITY: FROM: June 23 TO: July 5 HOURS OF OPERATION: FROM: 10am TO: 10pm TOTAL DAYS _____

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

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

LICENSE FEE COMPUTATIONS	
Amount per day _____ X _____ days (Maximum \$500.00)	(Enter Amount Due) \$ 390.00
Admin Fee Due for New Application	\$ 60.00
Other Fees	\$ _____
TOTAL DUE:	\$ 450.00
IMPORTANT - PLEASE READ CAREFULLY:	
The applicant hereby agrees to be bound by all of the terms and conditions of the Ordinances adopted by the City of Hinesville, Georgia and any laws as may apply to the above business. I hereby agree to permit during business hours reasonable inspections as authorized by law.	

THIS 6 DAY OF May, 2026
David Midgorden
(AUTHORIZED SIGNATURE OF APPLICANT)

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

Sworn to and subscribed before me this 6 day of May, 2026

STATE OF: Florida COUNTY OF: Bay CITY OF: Panama City

NOTARY STAMP OR SEAL: _____ NOTARY PUBLIC: Jennifer M.S. Warren



LICENSE MAY BE SUSPENDED 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: 2026

FOR OFFICE USE ONLY
DATE RECEIVED: 5-8-26
BLOG INSP: _____ DATE: _____
ZONING: _____ DATE: _____
POLICE: _____ DATE: _____



PEDDLER OR TRANSIENT MERCHANT LICENSE APPLICATION

PAYABLE TO:

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

David Midgorden

NAME OF APPLICANT:

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

SOCIAL SECURITY NUMBER:

BIRTH DATE: MONTH/DATE/YEAR

63-0813092

FEDERAL TAX ID NUMBER:

136 Glenn Groover Rd NE Hinesville, Ga 31313

PERMANENT MAILING ADDRESS:

912-271-9772

PHONE NUMBER:

Sale of GA legal consumer fireworks

DESCRIBE THE NATURE OF BUSINESS:

David Midgorden

MANAGER'S NAME:

136 Glenn Groover Rd NE Hinesville, Ga 31313

MANAGER'S MAILING ADDRESS:

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

Alabama, 1981

IF YES, STATE AND DATE OF CORPORATION:

TNT Fireworks

BUSINESS NAME:

4511 Helton Drive Florence, AL 35630

BUSINESS PERMANENT ADDRESS:

NAME OF REPRESENTATIVE:
(if different from applicant)

BIRTH DATE: MONTH/DATE/YEAR:

SOCIAL SECURITY NUMBER:

PERMANENT MAILING ADDRESS:

GA legal consumer fireworks

TYPE OF MERCHANDISE OR SERVICE OFFERED FOR SALE:

751 W Oglethorpe Hwy Hinesville, GA 31313

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

DATES OF BUSINESS IN CITY:

FROM: June 23

TO: July 5

HOURS OF OPERATION:

FROM: 10am

TO: 10pm

TOTAL DAYS

13

sales will be conducted out of an 8x24 wooden stand in the parking lot

EXPLAIN HOW BUSINESS WILL BE CONDUCTED:

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

Savannah

Waycross

Allanta

Loganville

Richmond Hill

Dublin

Statesboro

Macon

Locust Grove

Augusta

LICENSE FEE COMPUTATIONS

Amount per day \$30 X 13 days
(Maximum \$500.00)

(Enter Amount Due)

\$ 390.00

Admin Fee Due for New Application

\$ 60.00

Other Fees

\$

TOTAL DUE:

\$ 20.00

\$ 470.00

TOTAL RECEIVED \$

IMPORTANT - PLEASE READ CAREFULLY:

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

THIS 6 DAY OF May, 2026

David Midgorden
(AUTHORIZED SIGNATURE OF APPLICANT)

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

Sworn to and subscribed before me this 6 day of May, 2026

STATE OF: Florida

COUNTY OF: Bay

CITY OF: Panama City

NOTARY STAMP OR SEAL:



NOTARY PUBLIC:

Jennifer M.S. Warren

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

MAYOR
Karl Riles

CITY MANAGER
Ryan J. Arnold

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



MAYOR PRO TEM
Diana F. Reid

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

Tracey E. Howard, Chief of Police

FROM THE HINESVILLE POLICE DEPARTMENT

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

Name of applicant	<input checked="" type="checkbox"/> No record on file
	<input type="checkbox"/> Record on file acceptable
	<input type="checkbox"/> Record on file, summary attached
	<input type="checkbox"/> Not acceptable

MIDGORDEN, DAVID W.

Name of applicant	<input type="checkbox"/> No record on file
	<input type="checkbox"/> Record on file acceptable
	<input type="checkbox"/> Record on file, summary attached
	<input type="checkbox"/> Not acceptable

Name of applicant	<input type="checkbox"/> No record on file
	<input type="checkbox"/> Record on file acceptable
	<input type="checkbox"/> Record on file, summary attached
	<input type="checkbox"/> Not acceptable

Name of applicant	<input type="checkbox"/> No record on file
	<input type="checkbox"/> Record on file acceptable
	<input type="checkbox"/> Record on file, summary attached
	<input type="checkbox"/> Not acceptable

Name of applicant	<input type="checkbox"/> No record on file
	<input type="checkbox"/> Record on file acceptable
	<input type="checkbox"/> Record on file, summary attached
	<input type="checkbox"/> Not acceptable

Signature

05/27/2026

"Home for a Day or a Lifetime"

**SUMMARY SHEET FOR TRANSIENT MERCHANT
LICENSE APPLICATION**

YEAR OF LICENSE	2026
NAME OF APPLICANT(S)	David Midgorden
NAME OF BUSINESS	TNT Fireworks
ADDRESS OF BUSINESS	751 W Oglethorpe Hwy Hinesville, GA 31313
APPROVED BY HPD	YES 05-27-2026
APPROVED BY ZONING	YES 05-18-2026
APPROVED BY INSPECTIONS DEPARTMENT	YES 05-27-2026
APPROVED BY HFD	YES 05-27-2026
TYPE OF LICENSE	Transient Merchant License

City Council () Approved () Disapproved by _____ Date 06-04-2026

**SUMMARY SHEET FOR TRANSIENT MERCHANT
LICENSE APPLICATION**

YEAR OF LICENSE 2026

NAME OF APPLICANT(S) David Midgorden

NAME OF BUSINESS TNT Fireworks

ADDRESS OF BUSINESS 1422 W Oglethorpe Hwy
Hinesville, GA 31313

APPROVED BY HPD YES 05-27-2026

APPROVED BY ZONING YES 05-18-2026

**APPROVED BY INSPECTIONS
DEPARTMENT** YES 05-27-2026

APPROVED BY HFD YES 05-27-2026

TYPE OF LICENSE Transient Merchant License

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

City Council () Approved () Disapproved by _____ Date 06-04-2026

**SUMMARY SHEET FOR TRANSIENT MERCHANT
LICENSE APPLICATION**

YEAR OF LICENSE	2026
NAME OF APPLICANT(S)	David Midgorden
NAME OF BUSINESS	TNT Fireworks
ADDRESS OF BUSINESS	229 W General Screven Way Hinesville, GA 31313
APPROVED BY HPD	YES 05-27-2026
APPROVED BY ZONING	YES 05-18-2026
APPROVED BY INSPECTIONS DEPARTMENT	YES 05-27-2026
APPROVED BY HFD	YES 05-27-2026
TYPE OF LICENSE	Transient Merchant License

City Council () Approved () Disapproved by _____ Date 06-04-2026



City of Hinesville, Georgia, Council Meeting

Date: June 4, 2026
Agenda Item: Class V Alcohol License Request
Prepared by: Deridra Weeks
Presented by: Deridra Weeks

PURPOSE: The Liberty County Chamber of Commerce is requesting a Class V Alcohol License to sell beer and wine at the Food Truck Festival event.

BACKGROUND: The Liberty County Chamber of Commerce is requesting a One-Day Special Event Permit to sell beer and wine during the Food Truck Festival on September 19, 2026. This event will take place on Main Street and Bradwell Park areas from 11 a.m. to 4 p.m. All departments have approved this request.

FUNDING: None

RECOMMENDATION: Approval

ATTACHMENTS:

1. Food Truck Festival Application
2. Food Truck Festival Background Check
3. Food Truck Festival Summary Sheet

PREVIOUS COUNCIL DISCUSSION: None

LICENSE YEAR: 2026



DATE: 5-8-26

CLASS V ALCOHOL BEVERAGE LICENSE APPLICATION

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

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

208 E Court Street Hinesville, GA 31313
LEGAL MAILING ADDRESS OF APPLICANT:

SSN: [redacted] DOB MONTH/DAY/YEAR: [redacted] HOME PHONE: 9123684445 BUSINESS PHONE: same

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

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

Type of Event: (circle one)	One Time Event <input checked="" type="checkbox"/>	Public Event <input type="checkbox"/>	Quasi-Public Event <input type="checkbox"/>
Type of Organization:			
<input type="checkbox"/> Licensed Alcohol Beverage Caterer - must provide copy of state & local license			
<input checked="" type="checkbox"/> Bona Fide Nonprofit Organization - must provide proof of tax-status 501(C) (3)			

Liberty County Chamber of Commerce
NAME OF ORGANIZATION:

208 E Court Street Hinesville, GA 31313
BUSINESS MAILING ADDRESS:

BUSINESS PHONE NUMBER: 9123684445 FEDERAL TAX ID NUMBER: 20-8547671

Food Truck Festival
DESCRIPTION AND/NAME OF EVENT:

LOCATION OF EVENT (ADDRESS/AREA DESCRIPTION):
downtown Hinesville

DATE: 9-19-26 TIME: 11am-4pm ANTICIPATED NUMBER OF PARTICIPANTS: 10,000-20,000 COST TO ATTEND: free

TYPE OF ALCOHOLIC BEVERAGE(S) TO BE SOLD/SERVED:
BEER (\$50) WINE (\$50) LIQUOR (\$50)

Revised October 2021

LICENSE YEAR: 2026

DATE: 5-8-26

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

Beer only-mic ultra, landshark & mango kart

DESCRIBE THE PARKING ARRANGEMENTS:

numerous parking spaces throughout downtown Hinesville

DESCRIBE THE PLANNED SECURITY ARRANGEMENTS:

as required by the HPD

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

(if yes, please describe below)

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

MAYOR
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CITY MANAGER
Ryan J. Arnold

CITY CLERK
Estella L. Roberson

CITY ATTORNEY
Linnie L. Darden, III



MAYOR PRO TEM
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Vicky C. Nelson
Dexter L. Newby
José A. Ortiz Jr.

Tracey Howard, Chief of Police
FROM THE HINESVILLE POLICE DEPARTMENT

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

Name of applicant

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

POOLE, LEAH

Name of applicant

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

Name of applicant

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

Name of applicant

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

Name of applicant

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


Signature
05/18/2026

"Home for a Day or a Lifetime"

123 East M.L. King Jr. Drive, Hinesville, GA 31313 (912) 368-8211
www.cityofhinesville.org

SUMMARY SHEET FOR CLASS V ALCOHOL LICENSE

NAME OF THE EVENT Food Truck Festival

LOCATION Downtown Hinesville Main Street
Bradwell Park

DATE OF EVENT Saturday, September 19, 2026

TIME OF EVENT 11:00 am until 4:00 pm

NAME OF APPLICANT(S) Leah Poole

NAME OF BUSINESS Liberty County Chamber of Commerce

ADDRESS OF BUSINESS 208 E Court St
Hinesville GA 31313

APPROVED BY HPD Yes 05-26-2026

APPROVED BY LCPC Yes 05-26-2026

APPROVED BY INSPECTIONS DEPARTMENT Yes 05-26-2026

APPROVED BY HFD Yes 05-27-2026

TYPE OF LICENSE Class V on premise consumption
beer and wine

City Council () Approved () Disapproved by _____ Date 06-04-2026



City of Hinesville, Georgia, Council Meeting

Date: June 4, 2026
Agenda Item: Public Comment
Prepared by: Rodonia Armstrong
Presented by: Karl Riles

ACTION ITEMS:

INFORMATIONAL ITEMS:



City of Hinesville, Georgia, Council Meeting

Date: June 4, 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: June 4, 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: June 4, 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: June 4, 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: June 4, 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: June 4, 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: June 4, 2026
Agenda Item: City Manager Arnold's Report
Prepared by: Christy Deloach
Presented by: Ryan Arnold

ACTION ITEMS:

None

INFORMATIONAL ITEMS:

None



City of Hinesville, Georgia, Council Meeting

Date: June 4, 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: