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Larry Baker
Donna Groover
Janet Howard
Duncan Regan
Durand Standard
Meredith Wallin

December 19, 2025

The Liberty Consolidated Planning Commission met on Tuesday, December 16, 2025, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Durand Standard made a motion to accept the November 18, 2025, minutes. The motion was seconded by Larry Baker. The motion passed unanimously. A motion was made by Durand Standard to accept the agenda. The motion was seconded by Larry Baker. The motion passed unanimously.** The public was notified of the meeting, and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

Phil Odom
Durand Standard
Larry Baker
Duncan Regan
Donna Groover
Tim Byler
Janet Howard
Meredith Wallin

ABSENT:

Sarah Baker

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant
Mardee Sanchez, Deputy Executive Director
Lori Parks, Zoning Administrator
Ed Davis, Inspector
Sharon Cadiz, Zoning Administrator

Chairman Byler asked the public to disclose prior to speaking at the podium if they had contributed more than \$250.00 to any elected official who would be voting on these zoning matters.

1.0 OLD BUSINESS

2.0 NEW BUSINESS

2.1 UDO Amendment for the City of Hinesville: An amendment to allow 0-foot setbacks for accessory structures and to allow Type B Home Occupations in Hinesville.

Mardee presented this amendment to the Planning Commission.

Public hearing: No citizen was present to speak for or against.

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: 7 in favor, 1 opposed-Janet Howard

This UDO amendment will go before the Hinesville City Council on January 15, 2026.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

FLEMINGTON

3.1 Rezoning Petition 2025-51-F. A rezoning petition has been submitted by Aaron K. Duncan on behalf of owner Ashley D. Dickerson, as Administrator C.T.A. of the Estate of Otto Dykes, to rezone ± 2.57 acres from R-20 (Single-family Residential-20) to C-3 (Highway Commercial) in order for the estate to market the property. The property is located at 1780 E. Oglethorpe Highway in the City of Flemington and is further described as LCTM Parcel 069B006.

Lori presented this rezoning petition to the Planning Commission

RECOMMENDATION: Approval

Commissioner Odom asked if we received comments from the adjacent property owners. Lori stated one came in and asked about the rezoning and looked at the file.

Holly Dumond, representative of Weichert Realty, came forward and stated that they would like to rezone this property to allow highest and best use for the owner.

MOTION: Durand Standard

SECOND: Janet Howard

VOTE: Unanimous in favor.

This rezoning petition will go before the Flemington City Council on January 13, 2026 at 4:30 PM.

WALTHOURVILLE

3.2 Variance Request 2025-52-W. A variance request has been submitted by Coastal Engineering & Consulting on behalf of owner, Reconciliation Church Ministries, Inc., to reduce the required 25-foot side yard setback to 10 feet for the construction of a new church. The property is located on Frasier Road in the City of Walthourville and is further described as LCTM Parcel.

Lori presented this variance petition to the Planning Commission.

RECOMMENDATION: Disapproval.

Pastor Augustus Brown came forward and stated that purpose of the variance was to be able to construct the building to the size they need and provide ample parking. He stated that they don't have that many services and does not expect noise to be an issue.

Commissioner Howard asked if there was a different way to lay out the site. Pastor Brown stated that he has not actually investigated that because he wanted to see if this would get approved. He did state that changing the site layout will make the building smaller. Commissioner Howard asked Lori if any of the adjacent property owners called or were opposed. Lori said she heard from one neighbor that lives down the road.

MOTION: Donna Groover

SECOND: Phil Odom

VOTE: Unanimous in favor of disapproval.

This rezoning petition will go before the Walthourville City Council on January 13, 2026 at 6 PM.

3.3 Variance Request 2025-53-W. A variance request has been submitted by Talton, LLC on behalf of owner, Elton Dudley, to reduce the required 15-foot side yard setback to 9 feet to be able to rebuild the home destroyed by fire. The property is located at 110 Martin Court in the City of Walthourville and is further described as LCTM Parcel 040B012.

Lori presented this variance request to the Planning Commission.

RECOMMENDATION: Approval

Mr. James Talton with Talton, LLC came forward and stated that there was no documentation of the addition that was added to the home, so we are applying for this variance to be able to build the new home on the existing slab. The addition was there prior to Mr. Dudley purchasing the home in 2021. The fire destroyed his residence.

MOTION: Approval of a 8.77-foot setback variance.

SECOND: Larry Baker

VOTE: Unanimous in favor

This variance request will go before the Walthourville City Council on January 13, 2026 at 6 PM.

LIBERTY COUNTY

3.4 Conditional Use Request 2025-54-LC. A conditional use request for a type B home occupation has been submitted by owners, Dismas and Jasmin Williams, for a base of operations / commissary for a food truck. The property is located at 138 Drayton Court in the unincorporated Liberty County and is further described as LCTM Parcel 238B422.

Lori presented this request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: there shall be no food sales on the premises.

MOTION: Durand Standard with standard and special condition.

SECOND: Larry Baker

VOTE: Unanimous in favor.

This conditional use request will be heard by the LCBOC on January 6, 2026 at 6 PM.

HINESVILLE

3.5 Rezoning Petition 2025-55-H. A rezoning petition has been submitted by Angel L. Martinez Del Valle, to rezone +/-0.90 acres from R-12 (Single-family Residential-12) to MFR (Multi-family Residential) for a multi-family residential development. The property is located at 1115 Kelly Drive in the City of Hinesville and is further described as LCTM Parcel 047C074.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: there shall be no more than one additional driveway.

Ta'poris Martinez came forward to speak on behalf of her father-in-law. She stated that they would like to take part in the continued growth in Hinesville and provide housing.

MOTION: Phil Odom

SECOND: Larry Baker

VOTE: Unanimous in favor

This will go before the Hinesville City Council on January 15, 2026 at 3 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

Jeff presented the Planning Commissioners with the report of the outcome of last month's actions. Jeff reminded the Commissioners of the Christmas shindig after this meeting at the Cherokee Rose Country Club. Jeff presented Chairman Tim Byler with a plaque of our appreciation for his service of 13 years with the Planning Commission.

Chairman Byler gave a short speech about his service with the Liberty Consolidated Planning Commission.

