



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR DECEMBER 16, 2025

The meeting begins at 4:30 p.m. in the Liberty County Courthouse Annex, 112 Main Street, Hinesville, Boardroom, 2nd floor.

Call to Order-----Tim Byler, Chairman
Approval of Minutes-----Tim Byler, Chairman
Final Agenda-----Jeff Ricketson, Secretary

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 Type B Home Occupations.

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.

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.

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

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,

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.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 GENERAL PUBLIC COMMENTS

6.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

7.0 ADJOURN