



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR OCTOBER 21, 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

3.0 REZONING PETITIONS AND OTHER ZONING RELATED ITEMS

ALLENHURST

3.1 Rezoning Petition 2025-41-A. A rezoning petition has been submitted by owner Richard Singleton, to rezone $\pm$ 1.10 acres from R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of 2 single-wide manufactured homes. The property is located on Salette Street in Allenhurst and further described as LCTM Parcel 049D064.

HINESVILLE

3.2 Conditional Use Request 2025-42-H. A conditional use request has been submitted by Stasha Smith, on behalf of property owner Brenda D. Dollar, for an indoor event space at 407 South Main Street in Hinesville. The property is $\pm$ 0.17 acres and is further described as LCTM Parcel 056D008.

3.3 Variance Request 2025-43-H. A variance request has been submitted by owner McKesson Stafford to have an accessory building approximately 3 feet into the required 5-foot the side yard setback of his residence located at 968 Black Willow Drive in Hinesville. Property is $\pm$ 0.30 acres and further described as LCTM Parcel 044A052.

RICEBORO

3.4 Rezoning Petition 2025-44-R. A rezoning petition has been submitted by owner Michael Gary Richardson to rezone $\pm$ 1.28 acres from C-2 (General Commercial) and R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of a single-wide manufactured home and to have the same zoning on both properties. The property is located at 73 Floyd Drive in Riceboro and further described as LCTM Parcels 192B047 and 192B025.

LIBERTY COUNTY

3.5 Rezoning Petition 2025-45-LC. A rezoning petition has been submitted by JAW Services, LLC (Justin Webb), to rezone ± 6.92 acres from AR-1 (Agricultural Residential) to C3 (Highway Commercial) for the placement of a warehouse and to have the same zoning as adjacent Parcel 036D021. The property is located off of GA Highway 196 West in unincorporated Liberty County and further described as LCTM Parcel 036D081,

FLEMINGTON

3.6 Rezoning Petition 2025-46-F. A rezoning petition has been submitted by owner Jimmie McKinney to rezone ±2.17 acres from R-20 (Single-family Residential-20) to MFR (Multi-family Residential) for the placement of approximately ten duplexes. The property is located on Old Sunbury Road in Flemington and is further described as LCTM Parcel 083A021,

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Shanken Townhomes. Request for preliminary plat approval was submitted for 44 townhome lots off W. 15th Street by Jimmy Shanken.

4.2 Gwinnett at Barrington. Request for preliminary plat approval for 13 single-family manufactured home lots off CC Jones Street in Midway for Wilson Pickett.

4.3 Lake Pamona Road Subdivision. Request for preliminary plat approval for 15 single-family lots on Lake Pamona Road and Lakeside Drive in unincorporated Liberty County for JR Construction, LLC.

4.4 Flemington Townhomes. Request for revised preliminary plat approval increasing the number of townhome lots from 104 to 116 for a subdivision on E. Oglethorpe Highway in Flemington for Flemington Development, LLC (Jody Smiley).

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

8.0 ADJOURN