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Sarah Baker

Alonzo Bryant

Duncan Regan

Durand Standard

Donna Groover

Larry Baker

September 19, 2025

The Liberty Consolidated Planning Commission met on Tuesday, September 16, 2025, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Vice-Chairman Odom called the meeting to order. **Durand Standard made a motion to accept the August 19, 2025, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Vice-Chairman Odom asked for a motion to approve the agenda. **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

Sarah Baker

Durand Standard

Larry Baker

Duncan Regan

Donna Groover

ABSENT:

Tim Byler

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director

Kelly Wiggins, Executive Assistant

Mardee Sanchez, Deputy Executive Director

Lori Parks, Zoning Administrator

Katelyn Esters, Planner 2

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 Proposed Amendment to the UDO to include provisions for Urban Tiny Homes in the City of Riceboro. (Public Hearing)

Mardee presented this proposed amendment to the Planning Commission.

MOTION: Durand Standard

SECOND: Sarah Baker

VOTE: Unanimous in favor

This proposed amendment will go before the Riceboro City Council on October 7, 2025 at 6 PM.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERY COUNTY

3.1 Variance Request 2025-37-LC. A variance request has been submitted by owners Jack and Beatrice Tullis to have an accessory building in the front yard setback of their residence located at 31 Shavetown Lane in unincorporated Liberty County. Property is ± 1.01 ac., further described as LCTM Parcel 236018.

Lori presented this variance petition request to the Planning Commission.

RECOMMENDATION: Disapproval

Beatrice Tullis came forward. Vice-Chairman Odom asked Mrs. Tullis how long have they have resided in this location? We purchased the home from Hinesville Home Center and closed on January 27, 2025. When we bought the property, they did not tell us the property would be set up like this with the drop off in the back yard. They cannot place the shed in the back yard due to level and also the septic tank and drain field.

MOTION: Sarah Baker

SECOND: Durand Standard

DISCUSSION: Commissioner Standard stated that this is an situation where your heart goes out to the applicant because of the circumstances and unfortunately the ordinance is prohibiting them from placing the shed where they have. However, the Planning Commission has to follow the ordinance. Commissioner Standard added that he would like the LCBOC to consider the character of the area when making their decision. Commissioner Sarah Baker changed her motion to reflect the special condition that the LCBOC considers the character area when deciding.

VOTE: Unanimous in favor of disapproval with the added standard condition.

This variance request will go before the LCBOC on October 7, 2025 at 6:00 PM.

WALTHOURVILLE

3.2 Conditional Use Request 2025-38-W. A conditional use request has been submitted by Phillip and Robin Townsend, on behalf of owner Pastor Alan Stewart with the Victory Baptist Church, for a daycare at 1933 Talmadge Road in the City of Walthourville. Property is ± 2.06 ac., further described as LCTM Parcel 052B011.

Lori presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: Site layout review and approval for parking shall be required.

Phillip Townsend came forward as petitioner and stated that they have currently outgrown the space they are in.

MOTION: Larry Baker

SECOND: Donna Groover

VOTE: Unanimous in favor.

This conditional use request will go before the Walthourville City Council on October 14, 2025 at 6 PM.

HINESVILLE

3.3 Rezoning Petition 2025-39-H. A rezoning petition has been submitted by Jimmie Ingram, Jr., on behalf of owner The Kingdom Citizens Trust, to rezone $\pm$ 1.18 acres from R-8 (Single-family Residential-8) and C-3 (Highway Commercial) to MFR (Multi-family Residential) for a multi-family development. Property is located on Ralph Quarterman Drive in the City of Hinesville, is further described as LCTM Parcel 058C116.

Katleyn presented this rezoning request to the Planning Commission.

RECOMMENDATION: Approval with standard and special condition: The adjacent properties (Parcels 058C117, 058C114, 058C115 & 058C102) are exempt from the buffer requirements in Chapter 17 along the joint property line with the property rezoned to MFR. The MFR-rezoned property shall provide a min. 10-foot wide planted or preserved buffer and 6-foot-high opaque fence along the joint property lines with the above-mentioned properties.
Recombination plat required.

Dana Ingram came forward and stated that they would like to build affordable housing here.

Commissioner Standard asked what density might be on a one-acre tract. Jeff indicated the concept plan shows 10-12 units. Jeff also stated that this project will be reviewed by our Engineer and be brought back before you if they build townhomes as shown in the concept plan.

MOTION: Larry Baker with standard and special condition.

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning request will go before the Hinesville City Council on October 2, 2025 at 3 PM.

ALLENHURST AND WALTHOURVILLE

3.4 Conditional Use 2025-40-A & W. A conditional use request has been submitted by Con Sabor Boricua, LLC (owner Raul Rios, Jr.), for an outdoor event venue at 4850 W. Oglethorpe Highway in the City of Walthourville and the Town of Allenhurst. Property is $\pm$ 9.15 acres, further described as LCTM Parcel 050B045.

Katleyn presented this conditional use request to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions:

- **The property owner shall obtain business licenses from the City of Walthourville and Town of Allenhurst.**
- **Violations of any of the special conditions herein shall render the business licenses void. Food trucks or other individual vendors at the events shall have valid business licenses.**
- **Security shall be provided by a private security firm properly licensed by the GA Board of Private Detective and Security Agencies for all events. Local law enforcement may be hired to provide security at the expense of the event organizer.**
- **Events shall only be permitted between 10 AM and midnight (12 AM). Event setup and takedown may be allowed one hour before and after these times.**
- **Events shall have licensed traffic control personnel directing traffic on E. Oglethorpe Highway. Local law enforcement may be hired to provide traffic control at the expense of the event organizer.**
- **No alcohol shall be sold on the premises.**
- **No activity or displays shall be allowed in front of the concrete wall. This does not extend to temporary signage on the wall which shall not require a permit but which shall not be installed any earlier than 2 weeks before the advertised event and shall be removed within 2 days of the end of the event.**
- **At least 21 days prior to a scheduled event, the City of Walthourville and the Town of Allenhurst shall be notified of the pending event. Such notification shall be on a form provided by either municipality and may require signatures from local officials including by not limited to the Allenhurst Mayor, and the Walthourville Mayor, City Clerk, Police Chief and Fire Chief.**
- **The City of Walthourville and the Town of Allenhurst reserve the right, on an event-by-event basis, to require proof of any of the above requirements or impose additional requirements for the event.**
- **The municipalities also reserve the right to deny subsequent events by an event organizer if there were violations at any of their previous events. Prior to the first event, documentation shall be provided indicating either GDOT does not require any improvements to the existing access of property or, if they do, the property is in compliance with the requirements. Local review may be required.**

Raul Rios, owner, came forward and stated that he would like to have events for citizens to come to that our safe and fun for the community.

MOTION: Durand Standard with standard and special conditions

SECOND: Donna Groover

VOTE: Unanimous in favor

This conditional use request will go before the will go to the Town of Allenhurst on October 6, 2025, at 6:30 p.m. It will also go to the City of Walthourville on October 14, 2025, at 6:00 p.m.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS (None)

7.0 OTHER COMMISSION BUSINESS

7.2 Director's Report.

Jeff presented the Commissioners with the outcome from last month's actions. Jeff introduced Ed Davi to the Planning Commission as the LCPC's new construction inspector. Jeff announced that Commissioner Larry Baker and Commissioner Duncan Regan were reappointed for another 3-year term to the Planning Commission. Jeff also introduced the two new Commissioners appointed by the LCPC Governing Board who were in attendance to observe.

8.0 ADJOURN

MOTION: Donna Groover

SECOND: Sarah Baker

VOTE: Unanimous in favor.



Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board



Date