



CITY OF WALTHOURVILLE

The Honorable Mayor Sarah B. Hayes, Presiding January 13, 2026 @ 6:00 PM Walthourville Police Department

Elected Officials

Luciria Luckey Lovette, Mayor Pro Tem
Mitchell Boston
Patrick Underwood
Bridgette Kelly
Robert Dodd

City Administration

Mrs. Ivy Norris, Finance Manager
Nicolas Maxwell, Fire Chief
Christopher Reed, Police Chief
Mr. Dave Martin, Public Works Administrator
Mr. Luke R. Moses, City Attorney
Ms. Shana T. Moss, City Clerk/HR Administrator

AGENDA

- | | |
|--|------------------------------|
| I. Call to Order | Mayor Sarah B. Hayes |
| II. Roll Call | City of Walthourville |
| III. Invocation | Appointee |
| IV. Pledge of Allegiance | In Unison |
| V. Approval of Agenda | Councilmembers |
| VI. Approval of Minutes | Councilmembers |
| <ul style="list-style-type: none">• December 9, 2025 Regular Meeting Minutes• December 9, 2025 Executive Session Minutes• December 18, 2025 FY 2026 Budget Adoption Meeting Minutes• January 6, 2026 Special Call Meeting Minutes for Global Business Development, LLC. | |
| VII. Presentation | None |
| VIII. Agenda Items | |
| 1. LCPC | Mrs. Lori Parks |
| Business License Request for IronCrest Property Holding, 01, LLC. The business owner is Mrs. Tomeka Thomas for a rental home located at 81 Haney Road. | |
| 2. LCPC | Mrs. Lori Parks |
| Variance Request 2025-52-W by Coastal Engineering & Consulting on behalf of Reconciliation Church Ministries. The property is located on Frasier Road and is described as LCTM 049C154. | |
| 3. LCPC | Mrs. Lori Parks |
| Variance Request 2025-53-W by Talton, LLC for Mr. Elton Dudley for 110 Martin Court and is described as LCTM 040B012. | |

4. **City of Walthourville** **Councilmembers Boston, Kelly and Underwood**
Termination of Employee Health Benefits.

- | | | |
|--------------|--|--|
| IX. | Citizens Comments | Walthourville Citizens |
| X. | Department Comments | City of Walthourville |
| | <ul style="list-style-type: none">• Water Department• Fire Department• Police Department | Mr. Patrick Golphin
Chief Nicolas Maxwell
Chief Christopher Reed |
| XI. | Mayor's Comments | Mayor Sarah B. Hayes |
| XII. | Elected Officials' Comments | City of Walthourville |
| | <ul style="list-style-type: none">• Mayor Pro Tem Luciria Luckey Lovette• Councilmember Mitchell Boston• Councilmember Patrick Underwood• Councilmember Bridgette Kelly• Councilmember Robert Dodd | |
| XIII. | Executive Session | None |
| XIV. | Adjournment | Councilmembers |

When an Executive Session is warranted, it is called for the following:

(Litigation, Personnel and Real Estate)

City of Walthourville
Mayor and Council Meeting Minutes
December 9, 2025 @ 6:00 PM
Walthourville Police Department

I. Call to Order: The meeting was called to order at 6:05 PM by Mayor Sarah B. Hayes.

II. Roll Call: The roll was taken by the City Clerk. In addition to Mayor Hayes, the following members were present:

Mayor Pro Tem Luciria Luckey Lovette	Councilmember Mitchell Boston
Councilmember Patrick Underwood	Councilmember Bridgette Kelly
Councilmember Robert Dodd	

The attendance of the council constituted a quorum.

Attorney Luke R. Moses was present.

III. Invocation: The invocation was given by Mayor Hayes.

IV. The Pledge of Allegiance was recited in unison.

V. Approval of Agenda: The motion to approve the agenda was made by Mayor Pro Tem Lovette and the second was added by Councilmember Kelly. Vote: 5-0: Motion Passed Unanimously.

VI. Approval of Minutes: The motion to approve the November 10, 2025 Regular Meeting Minutes was made by Councilmember Boston and the second was added by Councilmember Dodd. Vote: 4-1: Motion Passed Opposed: Mayor Pro Tem Lovette

VII. Presentation: City of Walthourville
The city made a presentation to Bradwell High School Boys Basketball Coach Ty Randolph for his longevity and positive impact he has made with the Boys Basketball Team. Coach Randolph challenges them both academically and athletically. Additionally, a presentation was made to Bradwell High School Senior Chris Perry. Mr. Perry is a member of the Bradwell Boys Basketball Team, and he has signed to attend University of South Florida on a basketball scholarship. Coach Randolph and Mr. Perry were given Certificates and took photos with the Elected Officials.

VIII. Agenda Items

1. LCPC Mrs. Lori Parks
Business License Request for Gutter-R-Us for a home-based business license at 371 Davis Street. The business owner is Mr. Shane Fensler and he will be using a room in the home for an office only. No clients, employees, sales deliveries or storage of inventory is allowed on the premises. The motion to approve was made by Councilmember Dodd and the second was added by Councilmember Underwood.
Vote: 5-0: Motion Unanimously.

IX. Citizens Comments

Walthourville Citizens

Mrs. Belva Duncan stated she has been a business owner in the City of Walthourville since the early nineties. She said the cost to reside in Walthourville is skyrocketing, citizens are being asked to pay so much money, fire fee, and now property taxes. She added that the utility bills are expensive and the amount of money she is paying monthly for the Fire Fee, which is \$250.00 monthly for her commercial property. Mrs. Duncan added that she is concerned because her children reside in the area and they might not be able to afford to live. She is asking that the Elected Officials review the Fire Fee amount. Additionally, she added it has been said some elected officials don't reside in the city.

X. Department's Comments

1. Water Department

Had no report.

Mr. Patrick Golphin

2. Fire Department

Gave the Department's statistics which consisted of 49 total calls, 37 medical, 5 motor vehicle accidents, 3 fires and 4 miscellaneous calls. Councilmember Kelly gave accolades to the Fire Department when they responded to her home.

Chief Nicolas Maxwell

3. Police Department

Gave the Department's statistics which consisted of 298 calls for service 30 generated reports, 7 vehicle crashes, 105 citations, and 25 warnings. He added that is the holiday season so please be aware of your surroundings and if it's too good to be true, this it's probably not true. He added as a reminder several thefts have occurred at Dawson's General Store and the Package Store and he would like everyone to know if we get the video and are able to identify the culprits warrants will be taken and they will be prosecuted. Also, if citizens are caught illegal dumping in the city they will be prosecuted also. He ended by telling citizens please do not leave your guns in your cars and lock your car doors.

Chief Chris Reed

XI. Mayor's Update

Mayor Sarah B. Hayes

She stated that she understands that citizens are frustrated. They did not arrive at this decision hastily, and everything cost and prices have gone up. She stated they took the advice of the city's Certified Public Accountants to impose property taxes. She added that she attended training and Walthourville was one of only about five cities in Georgia that did not have property taxes. She asked the citizens to bear with us; this is taking time to correct. Hopefully, in the future the millage can be reduced.

XII. Elected Officials' Comments

City of Walthourville

Mayor Pro Tem Lovette said if an employee is making a report, they need to approach the podium. She told City Clerk Moss that she was not directing it at her. Ms. Moss is currently the City Clerk and has a small congested limited area where she takes minutes and have the clerk materials.

Councilmember Boston said we are in Budget Season, and we need to lower our expenses, the more we spend the more our taxpayers will be affected.

City of Walthourville
Mayor and Council Special Called Meeting Minutes for FY Budget 2026 Budget Adoption
December 18, 2025 @ 5:30 PM
Walthourville Police Department

- I. Call to Order: The meeting was called to order at 5:30 PM by Mayor Sarah B. Hayes.
- II. Roll Call: In addition to Mayor Hayes, the following members were present:

Mayor Pro Tem Luciria Lucky Lovette	Councilmember Mitchell Boston
Councilmember Patrick Underwood	Councilmember Bridgette Kelly
Councilmember Robert Dodd	

The attendance of the Council constituted a quorum.

- III. Purpose of the Meeting Mayor Sarah B. Hayes
Mayor Hayes stated we are here today to adopt the FY 2026 Budget Meeting. She added that the city has held several budget workshops and conducted public hearings. The budget has been prepared by the City's CPA-CKH. The budget for the General Fund is \$3,399,673.40 and the Water Fund is \$2,673,003.06.
- IV. Motion to Approve the FY 2026 Budget Councilmembers
The motion to approve and adopt the FY 2026 Budget was made by Councilmember Boston and the second was added by Councilmember Underwood.
Vote: 3-2: Motion Passed.
Voting Favorably: Councilmembers, Boston, Kelly and Underwood.
Opposed: Mayor Pro Tem Lovette and Councilmember Dodd.
- V. Adjournment: At 5:38 the motion to adjourn was made by Councilmember Kelly and the second was added by Mayor Pro Lovette. Vote: 5-0 Motion Unanimous.

City of Walthourville
Mayor and Council Special Called Meeting with Global Business Development Minutes
January 6, 2026 @ 5:30 PM
Walthourville Police Department

- I. The meeting was called to order at 5:30 PM by Mayor Hayes. All members of the Council were present consisting of: Mayor Pro Tem Luciria Luckey Lovette and Councilmembers Mitchell Boston, Patrick Underwood, Bridgette Kelly and Robert Dodd.

The attendance of the council constituted a quorum.

- II. Global Business Development Strategy, LLC. Mrs. Delisa Clift

Mrs. Clift stated she was happy to be present to kick off the pay study for the City. She stated the study would be completed in Phases and would consist of interviews with employees and the collection of data. She introduced Mr. Solomon Clift who will be collecting the data and working with the city on the study. She gave dates for the different phases of the project in Milestones:

Milestone 1 will be met by January 26

Milestone 2 will be met by February 16

Milestone 3 will be met and entail Validation by March 30th

Milestone 4 will be met by April 6th with the final report being prepared.

Mayor Hayes inquired if the work would be performed onsite or remotely. Mr. and Mrs. Clift both said it would consist of both. They requested a point of contact with the city to which she named Shana T. Moss and Mrs. Ivy Norris.

Mayor Pro Tem Lovette and Councilmember Underwood had no questions or comments.

Councilmember Kelly asked if job descriptions would be brought up to standards. Mrs. Clift stated yes.

Councilmember Dodd inquired about the different phases of collection and asked a question regarding the city's firefighters due to the city having part-time firefighters. He also asked if GBDS would engage and talk to the employees to which the answer was yes from GBDS.

Councilmember Boston asked about the scrubbing of data which Mrs. Clift stated would occur in Phase 2.

- III. Adjournment: at 5:50 PM the motion to adjourn was made by Councilmember Boston and the second was added by Councilmember Kelly

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: January 13, 2026

Business License: Ironcrest Property Holdings 01, LLC
113 S. Perry St. Suite 206 #13940
Lawrence, Ga. 30046

Business Owner: Tomeka Thomas

Property Owner: Tomeka Thomas Executor of the Estate

Address: 81 Haney Lane, Parcel 050A127

Zoned: SFMH (Single-family Manufactured Home)

Comments: No regulations for short or long term rentals in
in Liberty County (Walthourville). A local business
license is required.

Recommendation: APPROVAL

LCPC Staff: Lori Parks
Lori Parks
Zoning Administrator

1-7-26
Date



The map shown is for illustration purposes only. It is not a legal document. The area depicted by this map is approximate, and is not necessarily accurate to surveying or engineering. Liberty County assumes no responsibility for the legal accuracy of the map.

Liberty County PRISYM 2.0

- Areas**
 - Override 1
 - Roads
 - ParcelsCache (Light Outline)
- Parcels**
- Carto Line**
- Land Hook**
- Green: Band_2**
- Blue: Band_3**
- Red: Band_1**



Liberty County
Assessors' Office
100 Main Street, Suite 1550
Hinesville, Georgia 31313
Phone: (912) 876-3588

0 0.035 0.07 mi
1 inch = 188 feet



Are you, the applicant the corporation, LLC or any shareholder currently delinquent in payment of any taxes or fees to any state or local government? NO If yes, please indicate the type of tax or fee, and the amount due with the reason the tax is delinquent.

If this property is zoned residential, no clients Employees, sales, deliveries, storage of inventory, Or equipment are allowed on the premises. Only One commercial vehicle not to exceed 12,500 lbs Gross weight used as transportation by the occupant May be parked at the residence.

I swear or affirm that I have obtained or will obtain within thirty days of the date of this application a City of Walthourville Certificate of Occupancy as required by the city ordinances.

I will comply with the Zoning Restrictions stated above:

(initials)

Signature:

I Tomeka Thomas, affirm that the facts stated by me are true, I understand any misrepresentation or fraudulent statement is grounds for automatic dismissal of this application and/revocation of the license. I understand that all signs displayed on my premise must be permitted by the City of Walthourville, I further understand that my business must operated in compliances with all applicable state, federal & local laws, ordinances & regulations, & that the granting of this occupation tax certificate or payment of this occupation tax does not waive the right of any federal, state or local entity to regulate & enforce laws, ordinances & regulations. I understand that all decisions of Business License Division may be appealed to the City of Walthourville.

This 24th day of December, 2025.

Signature of applicant

legibly print name Tomeka Thomas

This application must be approved by the Liberty County Planning Commission

Tax Map & Parcel#

050A127

Zoning Classification

SFmH

Approved by:

Aori Parks

Date Approved:

1-7-26

Date the request will be presented to Mayor and Council:

1-13-26

APPLICANT MUST COMPLETE THE AFFIDAVITS AND PROVIDE A SECURE AND VERIFIABLE DOCUMENT

Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1. Please check only one:

(A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees¹.

*** If you select Section 1(A), please fill out Section 2 and then execute below.

(B) BT On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If you select Section 1(B), please skip Section 2 and execute below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Ironcrest Property Holdings 01, LLC
Name of Private Employer

41-3154897
Federal Work Authorization User Identification Number

12/18/2025
Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on Dec, 24, 2025 in Decatur (city), GA (state).

[Signature]
Signature of Authorized Officer or Agent

Tomeka Thomas, Member
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 24 DAY OF December, 2025

[Signature]
NOTARY PUBLIC
My Commission Expires: 02/05/2029



¹ To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country in which they are based, working at least 35 hours a week.

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Walthourville



Mayor & Council Date: January 13, 2026

Business License: Ironcrest Property Holdings 01, LLC
113 S. Perry St. Suite 206 #13940
Lawrence, Ga. 30046

Business Owner: Tomeka Thomas

Property Owner: Tomeka Thomas Executor of the Estate

Address: 81 Haney Lane, Parcel 050A127

Zoned: SFMH (Single-family Manufactured Home)

Comments: No regulations for short or long term rentals in
in Liberty County (Walthourville). A local business
license is required.

Recommendation: APPROVAL

LCPC Staff: *Lori Parks*
Lori Parks
Zoning Administrator

1-7-26
Date



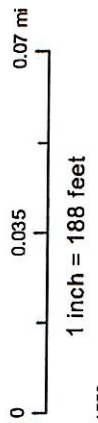
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Liberty County PRISYM 2.0

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Phone: (912) 876-3568



Are you, the applicant the corporation, LLC or any shareholder currently delinquent in payment of any taxes or fees to any state or local government? NO If yes, please indicate the type of tax or fee, and the amount due with the reason the tax is delinquent.

If this property is zoned residential, no clients Employees, sales, deliveries, storage of inventory, Or equipment are allowed on the premises. Only One commercial vehicle not to exceed 12,500 lbs Gross weight used as transportation by the occupant May be parked at the residence.

I swear or affirm that I have obtained or will obtain within thirty days of the date of this application a City of Walthourville Certificate of Occupancy as required by the city ordinances.

I will comply with the Zoning Restrictions stated above: TT

(initials)

Signature: 

I Tomeka Thomas, affirm that the facts stated by me are true, I understand any misrepresentation or fraudulent statement is grounds for automatic dismissal of this application and/revocation of the license. I understand that all signs displayed on my premise must be permitted by the City of Walthourville, I further understand that my business must operated in compliances with all applicable state, federal & local laws, ordinances & regulations, & that the granting of this occupation tax certificate or payment of this occupation tax does not waive the right of any federal, state or local entity to regulate & enforce laws, ordinances & regulations. I understand that all decisions of Business License Division may be appealed to the City of Walthourville.

This 24th day of December, 2025.

Signature of applicant  legibly print name Tomeka Thomas

This application must be approved by the Liberty County Planning Commission

Tax Map & Parcel# 050A127

Zoning Classification SFMH

Approved by: Ari Parks

Date Approved: 1-7-26

Date the request will be presented to Mayor and Council: 1-13-26

APPLICANT MUST COMPLETE THE AFFIDAVITS AND PROVIDE A SECURE AND VERIFIABLE DOCUMENT

Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

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Name of Private Employer

41-3154897
Federal Work Authorization User Identification Number

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Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on Dec, 24, 2025 in Buckley (city), GA (state).

[Signature]
Signature of Authorized Officer or Agent

Tomeka Thomas, Member
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 24 DAY OF December, 2025

[Signature]
NOTARY PUBLIC
My Commission Expires: 02/05/2029



¹ To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country in which they are based, working at least 35 hours a week.

Variance 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.

Property is located on Frasier Road in Walthourville and is further described as LCTM 049C154.

Public Notification

Rezoning Petition 2025-51-F
A rezoning petition has been submitted by Aaron K. Duncan, on behalf of owner Ashley D. Dicker, as Administrator C.T.A. of the Estate of Otto Dyer, 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.

The property is further described as LCTM Parcel 069B006, and is bounded now or formerly as follows: NORTH by lands of Jacquelyn Davis; SOUTH by E. Oglethorpe Highway; EAST by lands of TLC Holding, Inc. and WEST by lands of Hinesville Lodging, LLC.

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 Fraser Road in the City of Walthourville, is further described as LCTM Parcel 049C154, and is bounded now or formerly as follows: NORTH by lands of Carol T. King; SOUTH by Fraser Road; EAST by lands of Lorenzo and Deborah Dawson; and WEST by lands of Lorenzo and Deborah Dawson.

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, is further described as LCTM Parcel 040B012, and is bounded now or formerly as follows: NORTH by lands of Jaleel and Ariana Edwards; SOUTH by lands of Roy and Martha Owens; EAST by lands of Evelyn Perez; WEST by Long County.

Conditional Use Request 2025-54-LC
A conditional use request for 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, is further described as LCTM Parcel 238B422, and is bounded now or formerly as follows: NORTH by lands of Derrick Williams and Carolyn Sydney; SOUTH by lands of Dino Buchanan, Jared Fuller and David Groover; EAST by Drayton Court; WEST by lands of Ciguenza Semper and Carlos Ramirez.

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, further described as LCTM Parcel 047C074, and is bounded now or formerly as follows: NORTH by lands of Kenneth and Mavis Howard; SOUTH by lands of Happy Acres, LLC; EAST by Kelly Drive; WEST by lands of Estate of William D. McDonald.

Public Hearings
The Liberty Consolidated Planning Commission will hold a public hearing on December 16, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville. **Public Hearings to be Held by the Applicable Governing Authority:**
Tuesday, January 13, 2026, 4:30 p.m. – The City of Flemington will meet at the Flemington City Hall, 136 Old Sunbury Road, Flemington.

Tuesday, January 13, 2026, 6:00 p.m. – The City of Walthourville will meet at the Walthourville Police Department, 192 B Talmadge Road.

Tuesday, January 13, 2026, 6:00 p.m. – The Liberty County Board of Commissioners will meet at 112 N. Main Street, Liberty Courthouse Annex.

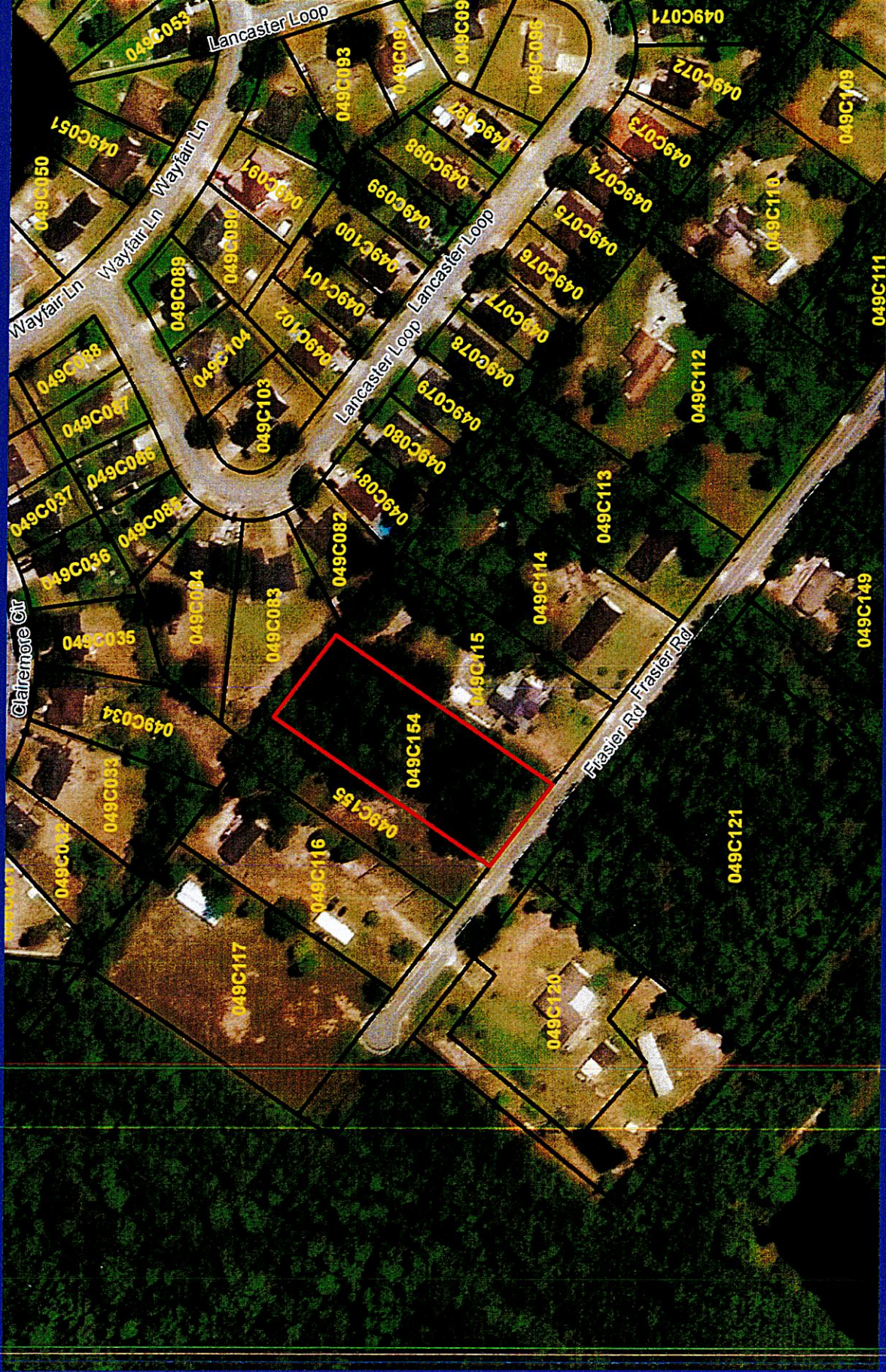
Thursday, January 15, 2026, 3:00 p.m. – The City of Hinesville will meet at the Hinesville City Hall, 115 E. MLK Jr. Drive.

December 16, 2025 LIBERTY CONSOLIDATED PLANNING COMMISSION ACCOUNT # 04100401

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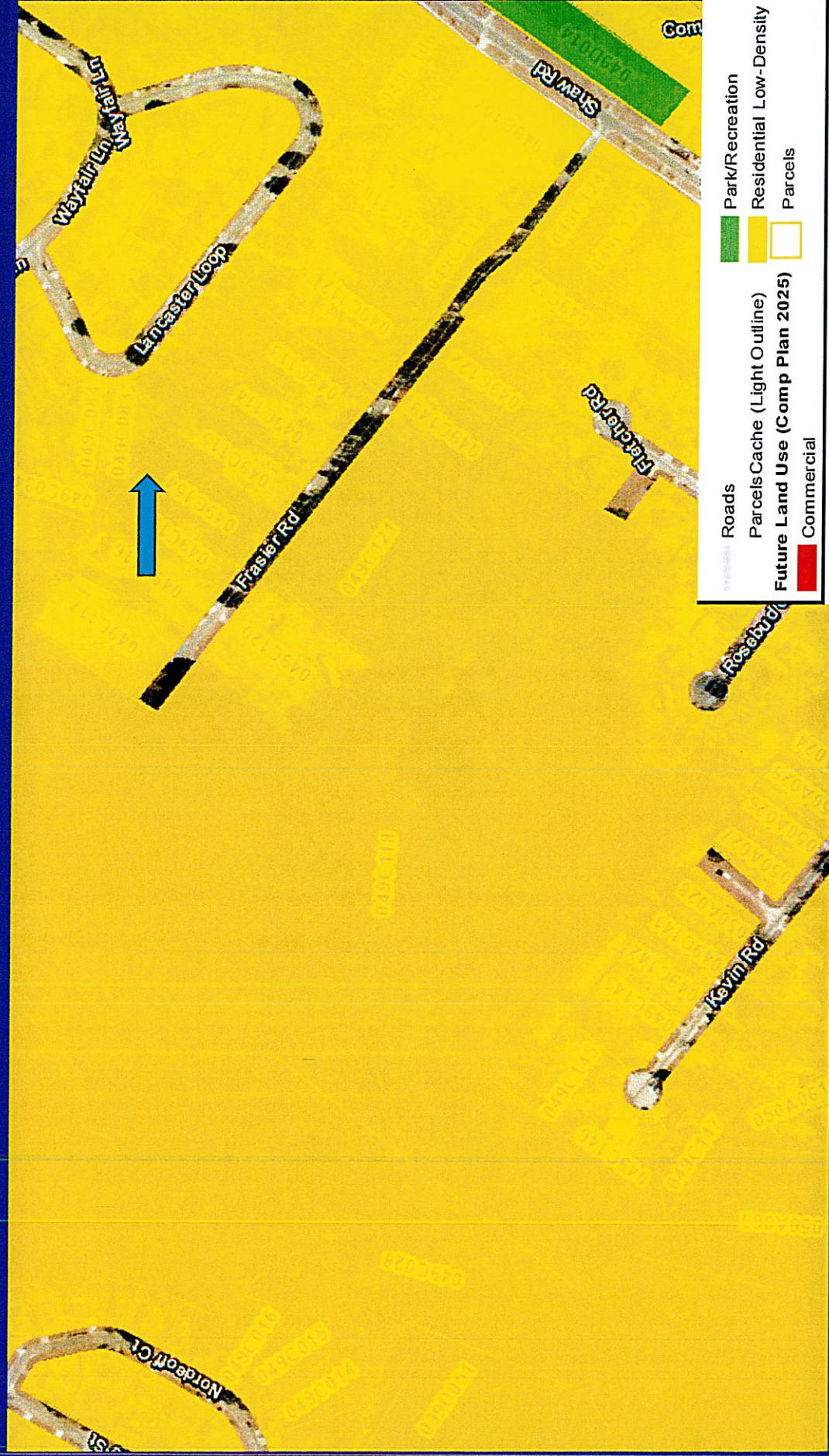
Closeup Map



Zoning Map



Future Land Use Map



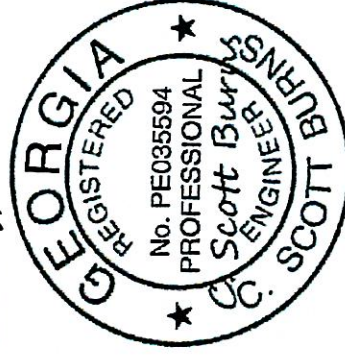
Narrative

Re: Frasier Road Church – Reconciliation Church

On behalf of Reconciliation Church, Coastal Engineering & Consulting is requesting a variance to allow a reduction to the existing 25' side yard setback on the eastern side of the property. The variance will reduce the existing 25' side yard setback to 10' to allow the construction of a new church and associated improvements, including off street parking and stormwater management.

If additional information or clarification is needed, please do not hesitate to let me know. Thank you.

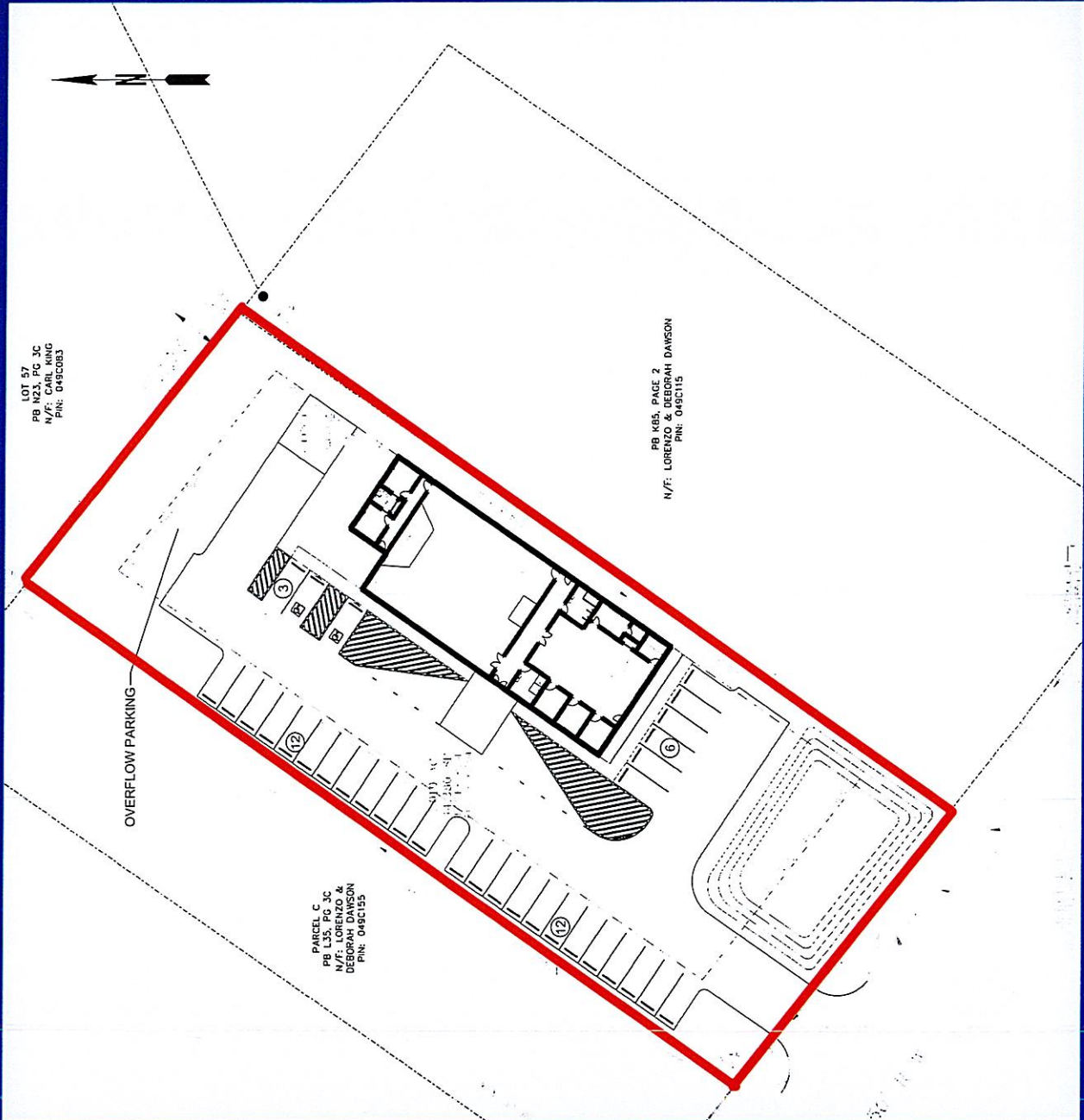
Sincerely,



Scott Burns

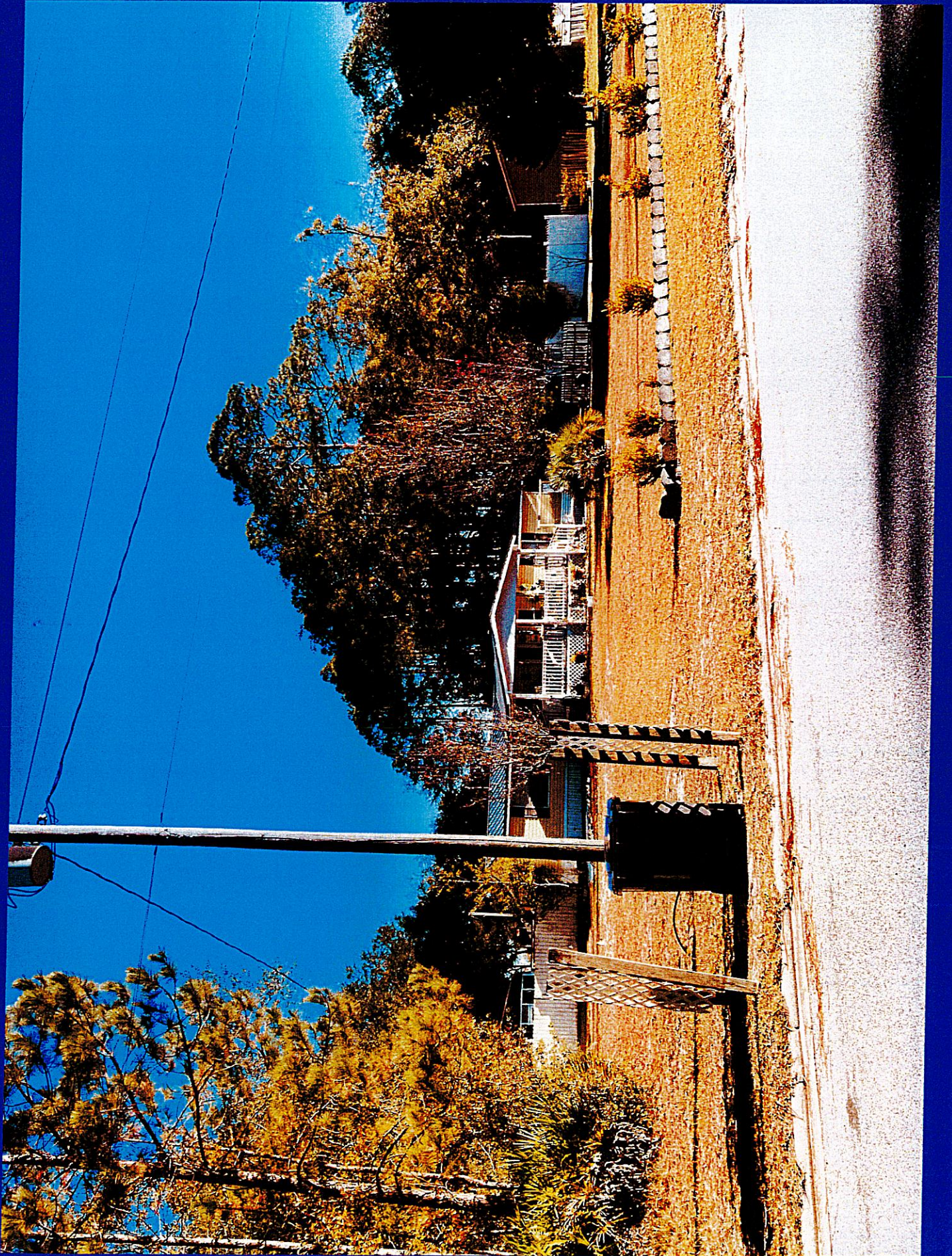
Scott Burns, P.E.

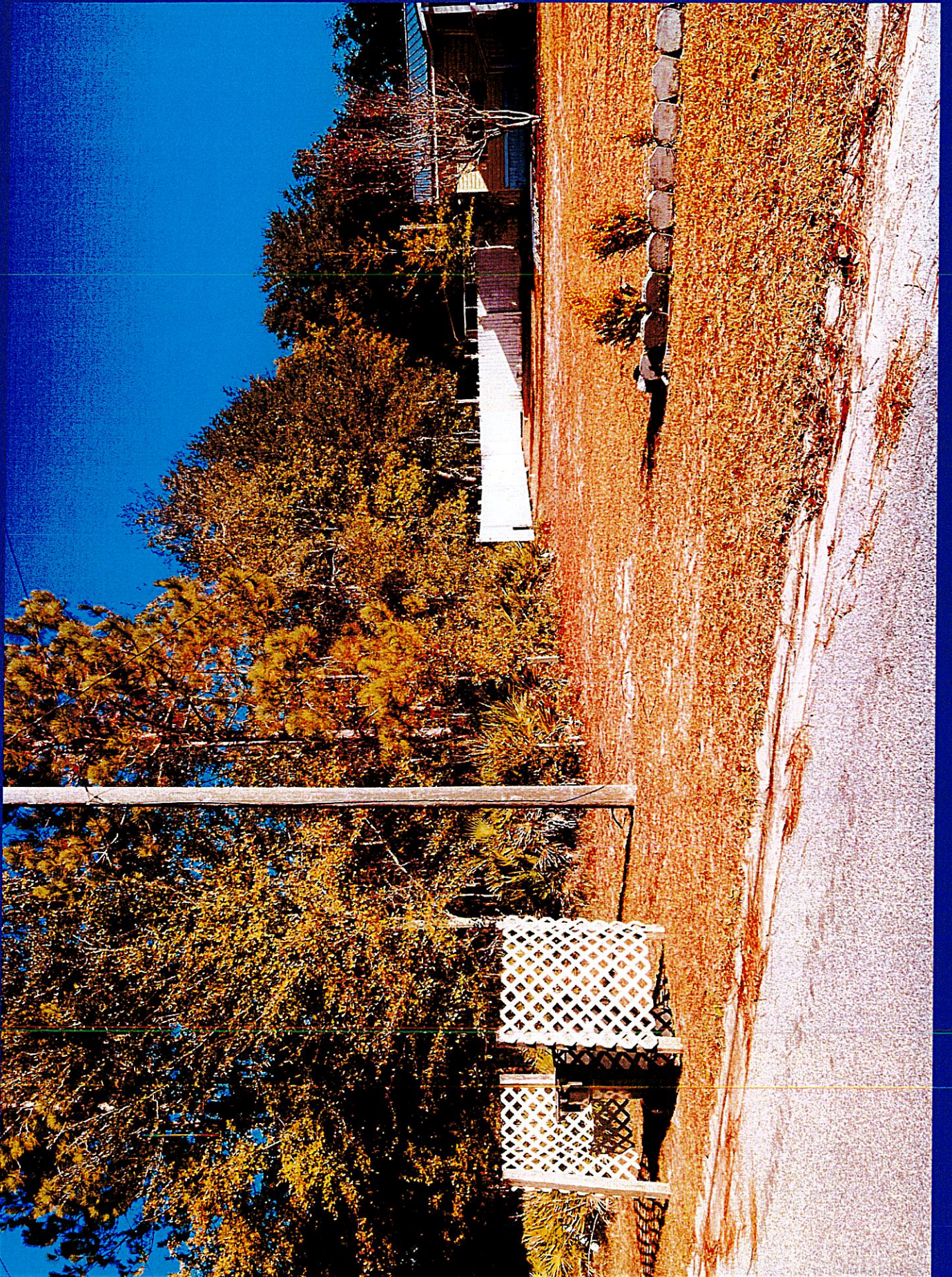
Concept Plan













Variance Criteria

1. There are extraordinary and exceptional conditions pertaining to the subject property in question because of its size, shape or topography;
 - *No, the property is rectangular and level.*
2. Such conditions are peculiar to the subject property;
 - *No, all the other properties in this area are similar.*
3. The application of the Ordinance to the subject property would create an unnecessary hardship;
 - *The UDO does not create an unnecessary hardship, as there are other ways to layout the building and parking on the property in conformance with the UDO.*

Variance Criteria

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance; and
 - *Having such a large building so close to the adjacent residence would be detrimental.*
5. Relief, if granted, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Ordinance.
 - *No. The project can be designed in a different layout which would not need a variance.*

LCPC Recommendation

Disapproval

Variance 2025-52-W

Variance 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 a home destroyed by fire.

Property is located at 110 Martin Court in Walthourville and is further described as LCTM 040B012.

Public Notification

Rezoning Petition 2025-51-F
A rezoning petition has been submitted by Aaron K. Duncan on behalf of owner Ashley D. Dickerson, as Administrator CTA, of the Estate of Otto Dykes, to rezone ± 2.37 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. Ogilthorpe

Highway in the City of Flemington, is further described as LCTM Parcel 069B006, and is bounded now or formerly as follows: NORTH by lands of Jacquelyn Davis; SOUTH by E. Ogilthorpe Highway; EAST by lands of TLC Holding, Inc. and WEST by lands of Hinesville Lodging, LLC.

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 Fraser Road in the City of Walhournville is further described as LCTM Parcel 049C154, and is bounded now or formerly as follows: NORTH by lands of Carol T. King; SOUTH by Fraser Road; EAST by lands of Lorenzo and Deborah Dawson; and WEST by lands of Lorenzo and Deborah Dawson.

Variance Request 2025-53-W
A variance request has been submitted by Talon, 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 Walhournville, is further described as LCTM Parcel 040B012, and is bounded now or formerly as follows: NORTH by lands of Jaleel and Aniana Edwards; SOUTH by lands of Roy and Martha Owens; EAST by lands of Evelyn Perez; WEST by Long County.

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, is further described as LCTM Parcel 238B422, and is bounded now or formerly as follows: NORTH by lands of Derrick Williams and Carolyn Sydney; SOUTH by lands of Dino Buchanan, Jared Fuller and David Groover; EAST by Drayton Court; WEST by lands of Ciguenza Semper and Carlos Ramirez.

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, further described as LCTM Parcel 047C074, and is bounded now or formerly as follows: NORTH by lands of Kenneth and Mavis Howard; SOUTH by lands of Happy Acres, LLC; EAST by Kelly Drive; WEST by lands of Estate of William D. McDonald.

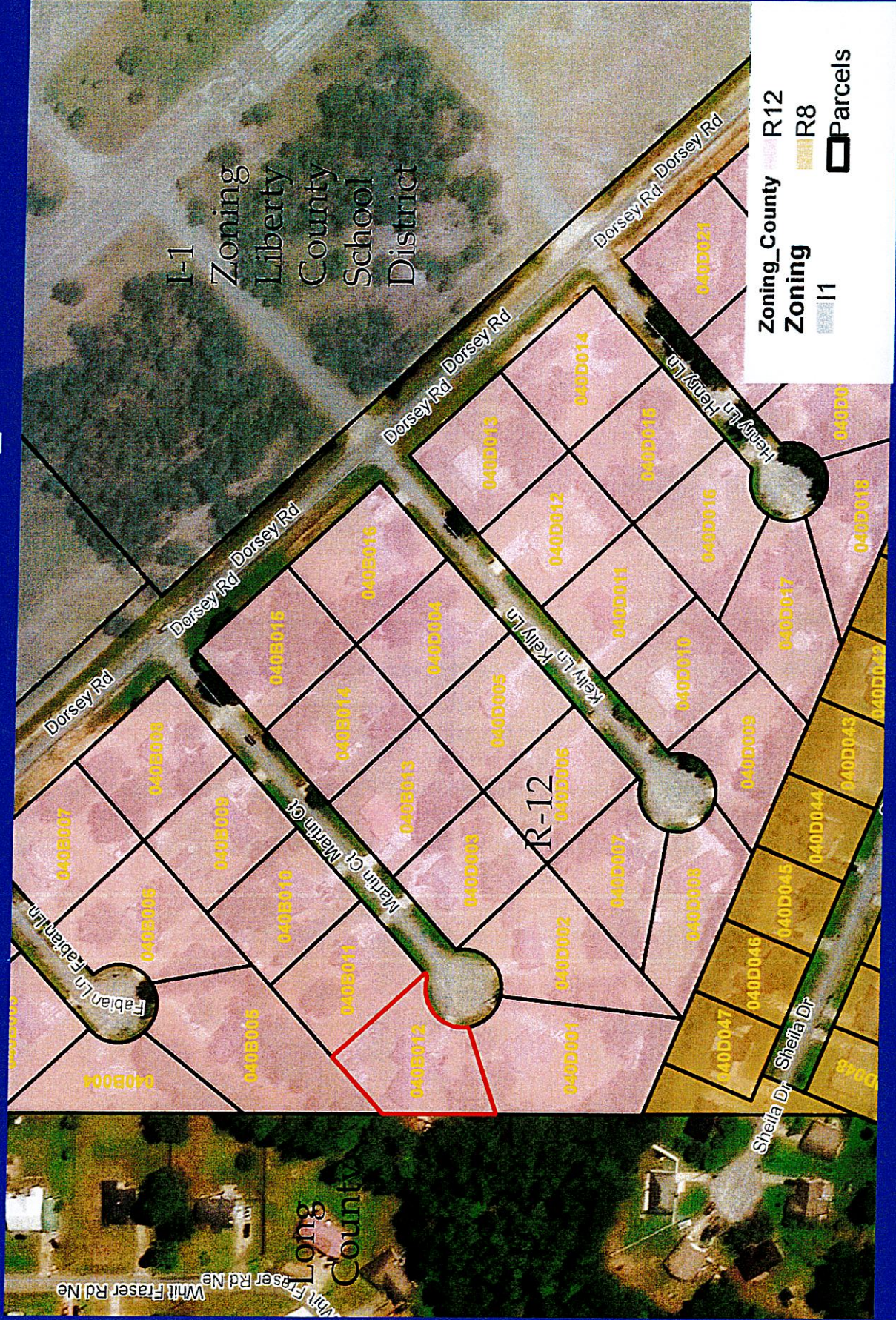
Public Hearings
The Liberty Consolidated Planning Commission will hold a public hearing on December 16, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville. **Public Hearings to be Held by the Applicable Governing Authority:**
Tuesday, January 13, 2026, 4:30 p.m. – The City of Flemington will meet at the Flemington City Hall, 156 Old Sunbury Road, Flemington.
Tuesday, January 13, 2026, 6:00 p.m. – The City of Walhournville will meet at the Walhournville Police Department, 192 B Talmadge Road.
Tuesday, January 6, 2026, 6:00 p.m. – The Liberty County Board of Commissioners will meet at 112 N. Main Street, Liberty Courthouse Annex.

Thursday, January 15, 2026, 3:00 p.m. – The City of Hinesville will meet at the Hinesville City Hall, 115 E. MLK Jr. Drive.
December 16, 2025 LIBERTY CONSOLIDATED PLANNING COMMISSION ACCOUNT # 04100401
5 2 3 9 6 / 1 1 / 2 7 / 2 0 2 5



January 13, 2026

Zoning Map



Why the variance is needed

UDO §301-10(B)

B. Restoration. Nothing in this Ordinance shall prevent the reconstruction, repairing, rebuilding and continued use of any nonconforming building or structure damaged by fire, collapse, explosion, acts of God, subsequent to the effective date of this Ordinance, wherein the expense of such work does not exceed 75% of its current (reasonable fair market value) value of the building or structure at the time such damage occurred.

Fair Market Value - \$229,297

Cost to Rebuild is - \$ 601,789 Estimated

Narrative

11/14/2025

Liberty County Consolidated Planning Commission
100 Main Street, Suite 7520
Hinesville, GA 31313

To Whom It May Concern:

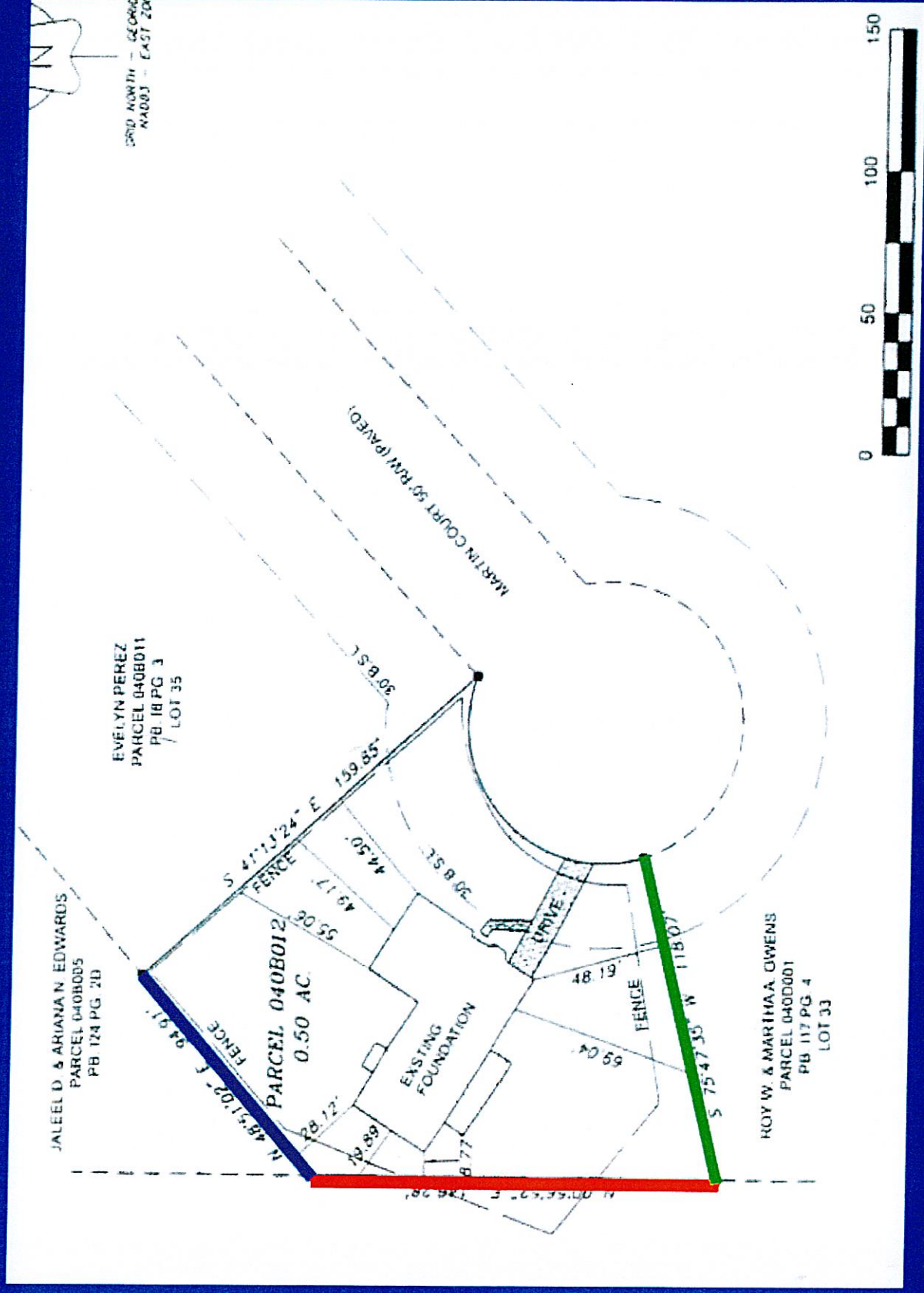
Talton LLC is reconstructing a home at 110 Martin Court that was destroyed by fire. When the current owner bought the property, it included an addition that encroached on a setback.

Talton LLC is requesting a variance to rebuild the home to its former condition prior to the fire.

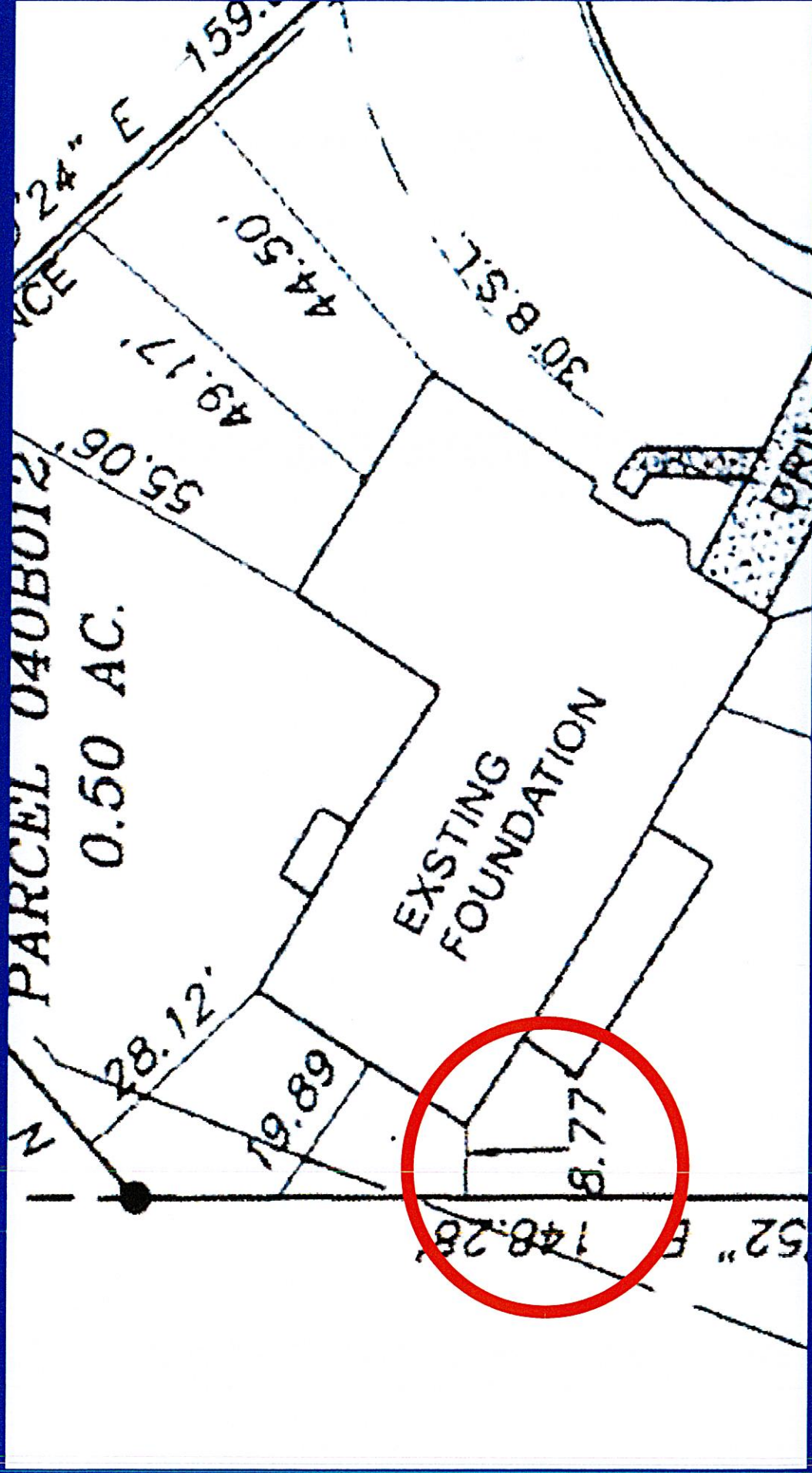
Respectfully,

Talton LLC

Plot Plan After Addition



Addition only setback 8.77'







Variance Criteria

1. There are extraordinary and exceptional conditions pertaining to the subject property in question because of its size, shape or topography;
 - *No.*
2. Such conditions are peculiar to the subject property;
 - *No, all the other properties in this area are similar.*
3. The application of the Ordinance to the subject property would create an unnecessary hardship;
 - *No, the house could be built smaller to meet the 15' setback requirement.*

Variance Criteria

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance; and
 - *No.*
5. Relief, if granted, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Ordinance.
 - *Yes.*

LCPC Recommendation

Approval

Variance 2025-53-W

Conditions

Standard





City of Walthourville

Agenda Item # 4

Termination of City Employees Health Insurance Benefits

Councilmembers Boston, Kelly and Underwood