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Donna Groover
Janet Howard
Duncan Regan
Durand Standard
Meredith Wallin

June 22, 2026

The Liberty Consolidated Planning Commission met on Tuesday June 16, 2026, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Odom called the meeting to order. **Larry Baker made a motion to accept the May 19, 2026 minutes. The motion was seconded by Levern Clancy. The motion passed unanimously. A motion was made by Janet Howard 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
Larry Baker
Levern Clancy
Janet Howard
Meredith Wallin

ABSENT:

Durand Standard
Duncan Regan
Donna Groover

LCPC STAFF PRESENT:

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

Chairman Odom 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 UDO Amendment to provide compact single-family dwellings. (Public Hearing)

Mardee presented this proposed amendment to the Planning Commission. This amendment was brought to the LCPC by local developers and engineers. This amendment will include two new abbreviations and the definition thereof. This amendment would allow separation of buildings by only

5 feet. However, they will have to be fire rated. There are also 10 requirements that must be met to build in this new zone if adopted (CSFD & SFD).

Marcus Sack came forward to support this amendment and stated that he is speaking on behalf of Clay Sikes who owns Maybank Village. He has not been able to move any lots because the market does not support that type of development anymore. He states they got to thinking about this type of development and use this to infill that development and he could finally get this off his books. Marcus stated that this would help the Sikes group but also the market has almost necessitated this type of development. Developers are already doing it they are just calling them detached town homes. With this amendment we would have something that governs it and I think it would be good for the community.

Commissioner Clancy asked Marcus if the CSFD was in higher demand than SFD. Marcus stated the demand is really about flexibility and fit a product to your lot. But having another tool in the toolbelt to offer different products can go a long way.

Commissioner Howard asked if Marcus or the developer had done any research in other counties in Georgia to see if this has been successful. Marcus stated he has not done any research, but he has seen it. He stated this is not something you want to see go up in rural Liberty County. It has a place just like a town home has a place.

MOTION: Levern Clancy

SECOND: Larry Baker

VOTE: 4 in favor with Janet Howard and Meredith Wallin against. Motion passes.

Jeff stated that the LCPC will be taking this before the City of Hinesville and the City of Riceboro for information and to see if the councils wish for the LCPC to advertise for a public hearing.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Conditional Use 2026-23-LC. A conditional use request for an outdoor event space has been submitted by Christian Edens and Lindsay Goff. The property is located at 956 Freedman Grove Road in Fleming which is in the unincorporated area of Liberty County, LCTM Parcel 208043.

Sharon presented this conditional use to the Planning Commission. Sharon stated that there is a house located on the property but that would not be used for events.

RECOMMENDATION: Disapproval.

Lindsay Goff, owner, came forward and stated that she and her boyfriend purchased this property about year ago and fell in love with the natural landscape and peaceful rural setting. The purpose of their request is to obtain the conditional use permit for small scale, low impact outdoor event venue. She stated this will not be a large commercial operation. It will be for occasional scheduled events such as birthday parties, showers, photo shoots and weddings. Most importantly, this property will remain their home and personal property first and foremost. The venue use would be secondary and limited use in

scope. She states they intend to preserve the property as it is today. She also stated that there are other event venues located in the area. Events would be by reservation only and not daily and operate in a manner that is respectful to surrounding property owners. Lindsay also addressed parking concerns. She stated there is another event venue that was previously approved by the LCBOC in AR-1 zone property located 4.4 miles of her site and operates on a significantly smaller parcel and was determined to be compatible with the surrounding area.

Neil Jones came forward and stated that he is not against this request but is concerned about proper drainage. His church is located on the back side and the water runs into the church yard. He asked if this event venue is approved and proper parking area is required to be sure the drainage is done properly as not to add to the water drainage issue this church is experiencing from the neighborhood that was built in the area.

Chris Scott came forward and stated that he lives on the property next door to this proposed conditional use request. He has lived there for 15 years but his family has owned the property for 100 years. Mr. Scott stated that when it rains there is flooding so that is his main concern. He is opposed to it because the area should remain residential. He must be at work at 4 AM and does not want to be disturbed at night while sleeping. He does not feel an event venue is proper for this area.

Jeff stated that the LCPC received correspondence today that the county engineer is requiring the event venue on Leroy Coffey to provide paved parking, and the owner will be submitting plans for that. Jeff also stated that the LCPC did receive one phone call in opposition to this conditional use from a neighbor. Jeff informed the Commissioners that there is a copy of a packet for each of them at their seat that was provided by Ms. Lindsay Goff.

MOTION: Janet Howard

SECOND: Meredith Wallin

VOTE: Unanimous in favor of disapproval

This conditional use will go before the LCBOC on July 7, 2026 at 6 PM.

RICEBORO

3.2 Rezoning Petition # 2026-24-R. A rezoning request has been submitted by Kenneth K. Howard and Carey McIver, on behalf of owner New Zion Missionary Baptist Church, to rezone ± 5.00 acres from AR-1 (Agricultural Residential) to ATR (Attached Residential) for a townhome development. The property is located on E B Cooper Highway in Riceboro, LCTM Parcel 165004.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval

Kenny Howard came forward on behalf of New Zion Missionary Baptist and is in favor. The intent is to rezone the property for the purpose of building the subdivision as you see depicted on the screen. Kenny stated that the church's role is only to rezone the property. After the property is rezoned, he plans to purchase the property and build the town home development. Kenny stated that his intent is to be able to provide affordable housing for the employees of Chemtal to live in the area where they work. There will be 20 homes on the South side and 20 homes on the North side.

John McIver came forward to speak on behalf of the project in support of the church and the developer. The church planned to build a new church on this property but were able to renovate the existing church and they no longer need the property. Selling the property will help the church as well.

MOTION: Larry Baker

SECOND: Sarah Baker

VOTE: 5 in favor, 1 opposed - Janet Howard

Jeff announced that there will be a slight change to this application. The back portion of the property is in Liberty County and needs to be annexed to the City of Riceboro. Kenny intends to apply for annexation, and we will take this rezoning and annexation to the August City of Riceboro meeting after the Planning Commission hears the annexation in July.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 GENERAL PUBLIC COMMENTS

6.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

Jeff presented the Planning Commissioners with the report of the outcome of last month's actions.

7.0 ADJOURN

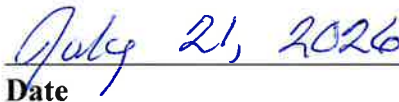
MOTION: Larry Baker

SECOND: Sarah Baker

VOTE: Unanimous in favor



Phil Odom-Chairman



Date



Jeff Ricketson, Secretary to the Board



Date