

CHAIR  
Phil Odom  
VICE CHAIR  
Larry Baker  
SECRETARY  
Jeff Ricketson



COMMISSIONERS  
Sarah Baker  
Donna Groover  
Janet Howard  
Duncan Regan  
Durand Standard  
Meredith Wallin

February 17, 2026

The Liberty Consolidated Planning Commission met on Tuesday, February 17, 2026, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Odom called the meeting to order. **Levern Clancy stated that there is one correction. He stated he was present at the last meeting and Tim Byler's name should be removed. Larry Baker made a motion to accept the January 20, 2025, minutes with the correction. The motion was seconded by Janet Howard. The motion passed unanimously. A motion was made by Sarah Baker to accept the agenda. The motion was seconded by Levern Clancy. 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  
Durand Standard  
Larry Baker  
Duncan Regan  
Levern Clancy  
Janet Howard  
Meredith Wallin  
Sarah Baker

ABSENT:

Donna Groover

LCPC STAFF PRESENT:

Kelly Wiggins, Executive Assistant  
Mardee Sanchez, Deputy Executive Director  
Lori Parks, 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 Discussion of UDO Amendment to increase maximum height of single-family dwellings where floodplain regulations require elevation of the ground floor.**

Mardee presented this UDO Amendment to the Planning Commission.

After much discussion, it was suggested by Commissioner Standard that we leave the UDO as is and treat each type of action like this on a case-by-case basis. The consensus from the Planning Commission was to leave it as it is.

### 3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

#### LIBERTY COUNTY

**3.1 Rezoning Petition 2025-56-LC and Conditional Use 2025-57-LC.** A rezoning petition and conditional use have been submitted by Sassy Ridge, LLC (Bill Nutting), on behalf of owner Pamela Peterman, to rezone ± 2.13 acres from C-3 (Highway Commercial) to I-1 (Industrial) for a concrete plant. The property is located in unincorporated Liberty County on North Coastal Highway about ½ mile south of Leroy Coffey Highway. It is further described as LCTM Parcel 234006. **WITHDRAWN**

**3.2 Conditional Use Request 2026-05-LC.** A conditional use request has been submitted by M. E. Sack Engineering, on behalf of owner Ricky Reeves, for a tree service business including staging activities and managing timber materials. The ± 43.41-acre property is located in unincorporated Liberty County on Leroy Coffey Highway about 1 mile from North Coastal Highway. It is further described as LCTM Parcel 206091.

Lori presented this rezoning petition to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special conditions: A 50-foot vegetated buffer shall be maintained around the perimeter of the tree service business, and an air curtain incinerator shall be required for on-site burning of debris.

Commissioner Janet Howard asked for verification of the 50-foot buffer. Lori pointed out that the site plan doesn't show it.

Logan with M. E. Sack Engineering came forward representing the applicant for the conditional use. Logan stated that the buffer was not included on the left side because that area is wetlands. He also stated that at the upland they will abide by the 50-ft buffer. Chairman Odom stated that he noticed at the site that someone is leaving the site and crossing over the dirt median. Jeff stated that the concrete plant has applied for the GDOT driveway and the LCBOC required that Thomas Concrete be responsible for creating the median brake.

**MOTION: Durand Standard with standard and special conditions.**

**SECOND: Larry Baker**

**VOTE: Unanimous in favor**

**This rezoning petition will go before the LCBOC on March 3, 2026 at 6 PM.**

### 4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

### 5.0 INFORMATIONAL ITEMS

### 6.0 GENERAL PUBLIC COMMENTS

**7.0 OTHER COMMISSION BUSINESS**

**7.1 Director's Report.**

Jeff presented the Planning Commissioners with the report of the outcome of last month's actions. Jeff also welcomed Levern Clancy as our new Planning Commissioner.

**8.0 ADJOURN**

**MOTION: Larry Baker**

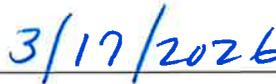
**SECOND: Sarah Baker**

**VOTE: Unanimous in favor**

  
\_\_\_\_\_  
Phil Odom-Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Jeff Ricketson, Secretary to the Board

  
\_\_\_\_\_  
Date