

CHAIR
Phil Odom
VICE CHAIR
Larry Baker
SECRETARY
Jeff Ricketson



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

January 23, 2026

The Liberty Consolidated Planning Commission met on Tuesday, January 20, 2026, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Vice-Chairman Odom called the meeting to order. **Larry Baker made a motion to accept the December 16, 2025, minutes. The motion was seconded by Durand Standard. The motion passed unanimously. A motion was made by Durand Standard to accept the agenda. The motion was seconded by Duncan Regan. 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
Donna Groover
Levern Clancy
Janet Howard
Meredith Wallin
Sarah Baker

ABSENT:

LCPC STAFF PRESENT:

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

Vice-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 Election of Officers: Chair and Vice Chair. A motion was made by Durand Standard to nominate Phil Odom as the Chairman. The motion was seconded by Larry Baker. The motion passed unanimously.

A motion was made by Durand Standard to nominate Larry Baker as the Vice-Chairman. The motion was seconded by Donna Groover. The motion passed unanimously.

2.2 Proposed Amendment to the UDO to exclude manufactured homes in the agricultural districts in the City of Flemington. (Public Hearing)

Jeff presented this proposed amendment to the UDO to the Planning Commission. This amendment was referred to the LCPC by Flemington Mayor and Council.

Commissioner Standard asked why this was an issue, stating that this has been permissive throughout that zoning. Jeff stated that it's a good question and he doesn't have a good answer. Given the continued growth in the city, Mayor and Council want to be more deliberate about placement of manufactured homes, I guess. Commissioner Howard asked if they currently have mobile homes in their area. Jeff stated yes.

MOTION: Janet Howard

SECOND: Levern Clancy

VOTE: 8 in favor, 1 opposed-Durand Standard

This UDO amendment will go before the Flemington City Council on February 9, 2026.

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

HINESVILLE

3.1 Variance Request 2026-01-H. A variance request has been submitted by Auldwin Frasier to reduce the required 10-foot side setback to 6 feet for the construction of two duplexes. The 0.45-acre parcel is located at 311 W. General Stewart Way in Hinesville, is further described as LCTM Parcel 055C049.

Sharon presented this variance petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: the property shall be subdivided so that each duplex is on its own lot

MOTION: Durand Standard

SECOND: Janet Howard

VOTE: Unanimous in favor.

This rezoning petition will go before the Hinesville City Council on February 5, 2026 at 3 PM.

RICEBORO

3.2 Variance Request 2026-02-R. A variance request has been submitted by the Estates of Jistine Gordon and Theodore Gordon to reduce the required 60-foot access easement to 30 feet for a family

conveyance subdivision. The property is located at 8434 EB Cooper Hwy., in Riceboro, and is further described as LCTM Parcel 166A004. **POSTPONED**

HINESVILLE

3.3 Rezoning Petition 2026-03-H. A rezoning petition has been submitted by Goose Creek Engineering, on behalf of the David McDonald Estate, to rezone +/- 0.49 acres from R-12 (Single-family Residential-12) to ATR (Attached Residential) for a 6-lot townhome development. The property is located at 749 Strickland Road in Hinesville and is further described as LCTM Parcel 046B146.

Sharon presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Larry Baker

SECOND: Donna Groover

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville City Council on February 5, 2026 at 3 PM.

LIBERTY COUNTY

3.4 Variance Request 2026-04-LC. A variance request has been submitted by Jacob Perna to increase the required 35-foot maximum building height limitation to 47 - 48 feet. The property is located at Bermuda Bluff Lane in unincorporated Liberty County and is further described as LCTM Parcel 340D050.

Lori presented this variance request to the Planning Commission. Lori stated that she spoke with the Fire Marshal, and he stated he has no problem with the height of this home.

RECOMMENDATION: Approval

There was discussion that we amend the ordinance to reflect the homes that must be elevated to be allowed to a higher maximum height.

Mr. Perna, applicant and owner, came forward. Commissioner Standard asked if this would obscure the view for any surrounding neighbors. Mr. Perna stated no. Commissioner Regan asked how the neighbors feel. Mr. Perna said there are not any neighbors except one and he has spoken to the owner of the majority of the property and he is hoping that once he builds others will follow. If other homes are built in this area they will have to be elevated as well. Mr. Perna stated that he would have to change the entire design of the house and because the lot is narrow, he would have to change the entire plan.

MOTION: Donna Groover

SECOND: Meredith Wallin

VOTE: Unanimous in favor

This variance request will go before the LCBOC on February 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.

The LCPC staff will draft an amendment to the height requirement and bring back to the February meeting to discuss and if necessary, advertise and bring forward for public hearing at the March Planning Commission meeting.

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: Durand Standard

SECOND: Duncan Regan

VOTE: Unanimous in favor

Phil Odom-Chairman

Date

Jeff Ricketson, Secretary to the Board

Date