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Alonzo Bryant

Duncan Regan

Durand Standard

Donna Groover

Larry Baker

July 25, 2025

The Liberty Consolidated Planning Commission met on Tuesday, July 15, 2025, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Byler called the meeting to order. **Durand Standard made a motion to accept the June 17, 2025, minutes. The motion was seconded by Sarah Baker. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda. **A motion was made by Durand Standard to accept the agenda. The motion was seconded by Sarah 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

Lynn Pace

Sarah Baker

Durand Standard

Larry Baker

Tim Byler

Duncan Regan

Donna Groover

ABSENT:

Alonzo Bryant

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 Public Hearing: Liberty County Joint Comprehensive Plan 2025:** to receive public input on the comprehensive plan for all of Liberty County, including the municipalities of Allenhurst, Flemington, GumBranch, Hinesville, Midway, Riceboro, and Walthrouville.

Jeff presented the Comprehensive Plan to the Planning Commission and asked them to make a recommendation.

**MOTION: Phil Odom to move the comp plan forward to the 8 governments within Liberty County for approval**

**SECOND: Larry Baker**

**Commissioner Standard stated that the staff and Jeff put a lot of work into this plan and should be commended for it.**

**VOTE: Unanimous in favor**

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

#### **FLEMINGTON**

**3.1 Rezoning Petition 2025-29-F.** A rezoning petition has been submitted by the City of Flemington, to rezone 9.02 acres +/- from A-1 and R-20 to MFR (Agricultural and Single-family Residential-20 to Multi-family Residential) to be able to sell the property. Property is located on Old Sunbury Road in Flemington and is further described as LCTM Parcel 083A001.

Katelyn presented this rezoning petition request to the Planning Commission.

**RECOMMENDATION:** Approval with standard and the following special condition: the future land use map in the Comprehensive Plan shall be amended to change the designation for this parcel from Public/Institutional to High-Density Residential.

Mayor Paul Hawkins came forward and stated that rezoning this property is not the best interest to the city or the citizens. He stated the land was purchased in 2019 for \$120,000 and the purpose for the land was for the future City Hall and Fire Station and a park. He stated the traffic in Flemington is terrible. If 50 apartments were built here, there would be added traffic issues. He has talked with citizens, and they are against this rezoning as well. He stated that once this property is sold there will be no land left for them to build future needs. Ms. Jordan that lives on the corner of Hines Road does not want the apartments next to her.

Hasit Patel came forward and stated that he is in opposition of Paul Hawkins' statement. He stated he is on Flemington City Council. He stated at the last Council meeting the Council unanimously voted to sell that property. The City of Flemington just bought the property on McLarry's Curve and that is where the city is planning to do a whole downtown. They want to create a downtown area that young people can walk around and enjoy. Mr. Patel stated that if they can rezone this property they can make about \$250,000 more for the property and use it to pay for the land they bought across the street.

Mayor Hawkins readdressed the Commission and stated that they property on McLarry's Curve has not been bought yet. He stated they are about to buy it for a million dollars. He stated he is okay with the downtown development but that is not the place to put a city hall. He stated you don't build a town by placing a city hall on prime property. You use prime property for commercial purposes. They have to borrow the money to buy this property.

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

**SECOND: Phil Odom**

**VOTE: 6 voted in favor with Commissioner Regan voting against and Chairman Byler abstaining.**

**This Rezoning request will go before the City of Flemington August 12, 2025 at 4:30 PM.**

## **HINESVILLE**

**3.2 Variance Request 2025-31-H.** A request has been submitted by T. R. Long Engineering on behalf of owner Ming Ni for a variance from the rear and front buffer requirements for a commercial development. The property is located on Highway 196 W and is further described as LCTM Parcels 030042 and 037A001

Mardee presented this variance petition to the Planning Commission.

**RECOMMENDATION: Approval with standard and the following special condition: The variance for the type C buffer is granted as requested. The variance for the type G buffer is only granted for the portion that is along the parking spaces shown on the site plan for this project.**

Michelle Bostic came forward and asked what was being developed on the property. Mardee stated that she was told it would be a liquor store. Ms. Bostic stated that she is opposed to that. She stated that there are more than enough liquor stores in this area. She said she already has trouble getting onto Highway 196 from her neighborhood due to traffic.

There was a discussion about the buffers. Ms. Bostic asked for the 20-foot buffer to be maintained along the full length of the pond.

Commissioner Standarad stated that he would deny the variance across the back completely. Jeff stated that this project could work if they made the development wider if they want the drive thru.

**MOTION: Durand Standard made a motion to approve the variance for the front buffer and deny the variance for the back buffer.**

**SECOND: Larry Baker**

**VOTE: Unanimous in favor.**

**This variance request will go before the City of Hinesville on August 7, 2025 at 6 PM.**

### **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 announced that Curles Butler, the LCPC Construction Inspector, retired effective today.

**8.0 ADJOURN**

**MOTION: Phil Odom**

**SECOND: Larry Baker**

**VOTE: Unanimous in favor.**



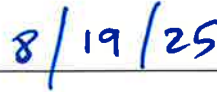
**Tim Byler-Chairman**



**Date**



**Jeff Ricketson, Secretary to the Board**



**Date**