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Larry Baker
Donna Groover
Janet Howard
Duncan Regan
Durand Standard
Meredith Wallin

November 30, 2025

The Liberty Consolidated Planning Commission met on Tuesday, November 18, 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 September 16, 2025, minutes. The motion was seconded by Janet Howard. The motion passed unanimously.** Chairman Byler asked for a motion to approve the agenda with an addition to agenda item 7 for discussion. **A motion was made by Larry Baker to accept the agenda. The motion was seconded by Durand Standard. The motion passed unanimously.** The public was notified of the meeting, and the agenda was posted in accordance with Georgia Law.

COMMISSIONERS PRESENT:

ABSENT:

Phil Odom
Sarah Baker
Durand Standard
Larry Baker
Duncan Regan
Donna Groover
Tim Byler
Janet Howard
Meredith Wallin

LCPC STAFF PRESENT:

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

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

LIBERTY COUNTY

1.1 Rezoning Petition 2025-45-LC. Tabled at October meeting requesting that petitioner and owner be present to speak and answer questions. A rezoning petition has been submitted by JAW Services, LLC (Justin Webb), to rezone ± 6.92 acres from AR-1 (Agricultural Residential) to

C3 (Highway Commercial) for the placement of a warehouse and to have the same zoning as adjacent Parcel 036D021. The property is located off of GA Highway 196 West in unincorporated Liberty County and further described as LCTM Parcel 036D081.

Lori presented to the Planning Commission. Lori stated that Justin Webb has had the wetlands delineated and he is aware of the location of the wetland. Justin states that he would like to clear 3 to 5 acres to place a warehouse to store materials and equipment for his investment properties.

RECOMMENDATION: Approval with standard and the following special condition: a recombination shall be required.

Justin Webb, owner, came forward and stated that he does not plan to build any major buildings. I would really like to combine the properties for resale. Commissioner Standard had concerns regarding buffers and asked Mr. Webb if he would be opposed to providing an opaque buffer of 50 feet around the perimeter of the property. Mr. Webb stated yes, he would be willing to do it. He also stated that he would not be able to use the wetland area near the residential side. Commissioner Standard stated that there was a citizen that was present at the last meeting and was opposed and asked if he would place a buffer between his tract and the residential tract. Mr. Webb stated that he would.

MOTION: Phil Odom with standard and the following special conditions: a recombination plat and a 50 buffer shall be required between the residential properties.

SECOND: Durand Standard

VOTE: Unanimous in favor

This rezoning petition will be heard by the LCBOC on December 2, 2025 at 6 PM.

2.0 NEW BUSINESS

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

LIBERTY COUNTY

3.1 Rezoning Petition 2025-47-LC. A rezoning petition has been submitted by owners, William and Lynn Weiss, to rezone ± 1.73 acres from R-12 (Single-family Residential-12) to AR-1 (Agricultural Residential) to reestablish a small backyard chicken flock. The property is located 112 Oak Island Drive in unincorporated Liberty County, is further described as LCTM Parcel 260B145.

Lori presented this rezoning petition to the Planning Commission. Lori stated that Mr. Weiss brought a petition in favor of his rezoning with 11 neighbors signing it in approval. Lori also stated that changing the zoning will not allow for the ownership of chickens, as Mr. Weiss is unable to meet the 300 ft distance between residential properties.

RECOMMENDATION: Disapproval

Commissioner Standard asked what the distances are between Mr. Weiss' house and his neighbors. Lori stated that she measured each one and all of them are less than the 300 ft. requirement.

Mr. Weiss came forward and stated that he has been working for over a year on this issue. He owned chickens for three years. He initially attempted to work with the LCBOC to update the codes of

ordinances to reflect more of what is going on with society and the rest of the State of Georgia. He also did some research and found that chickens are allowed in neighboring counties. He states that he was never allowed on the agenda to speak to the LCBOC. He obtained a petition with over 700 signatures in favor of changing the codes to allow for chickens.

Mrs. Weiss came forward and stated that they have 78 signatures from the neighborhood in favor of what they are doing. She also stated that there are multiple chicken coops still in the Lake George area.

Lucy Packee came forward and stated that she had just bought a house in Hinesville, and the community is amazing. She stated that we should allow more mixed use and that Hinesville is having a lot of trouble growing. She stated that if you have mixed use, you are able to have diversity in your area. She is also in favor of allowing chickens.

Mr. Weiss came back up and stated that he wanted to thank the Planning Commission for hearing this because he had not heard a response from the Board of Commissioners. He stated that even if moves forward in disagreement he will have the chance to speak in front of the LCBOC.

MOTION: Phil Odom

SECOND: Janet Howard

VOTE: 8 in favor with Commissioner Regan opposed.

This rezoning petition will go before the LCBOC on December 2, 2025 at 6:00 PM.

3.2 Rezoning Petition 2025-48-LC and Conditional Use 2025-49-LC. A rezoning petition has been submitted by owner C2F Investments, LLC (Dustin Futch) to rezone ± 43.44 acres from the North Lyman Hall PUD (Planned Unit Development) to AR-1 (Agricultural Residential) for vehicle and equipment storage, along with a staging area for storm debris as needed. A conditional use has also been submitted for tree service. The property is located at 3050 Luke Road in unincorporated Liberty County and is further described as LCTM Parcel 183001.

Lori presented this rezoning petition and conditional use request to the Planning Commission.

RECOMMENDATION: Approval of the rezoning petition.

Commissioner Odom asked if there had been any action taken on this property by the Liberty County Building and Licensing Office. Lori stated yes but was not sure of what.

Marcus Sack with M.E. Sack Engineering came forward representing Mr. Futch. Marcus stated that there was a stop work order placed on the property and that is why they are here today to rectify this situation in order and property permitted for the work that has been done. Mr. Futch was not aware that he needed a permit to clear the land, nor did he realize that there was a specific zone needed for this type of use of the land. Marcus stated that this business will continue to operate as a home occupation business meaning that there will not be a business on this site. No visitors will come to the site and there will not be a parking lot. This will strictly be used to park company equipment there and debris. Marcus also stated that it is interesting to note that for a tree service there is really no zoning for a tree service business. He said that the staff and he scoured it and the best they could come up with is agriculture business.

MOTION: Durand Standard approval for the rezoning.
SECOND: Meredith Wallin
VOTE: Unanimous in favor

This rezoning petition will go before the LCBOC on December 2, 2025 at 6 PM.

Lori presented the Conditional Use request to the Planning Commission. A conditional use is required for the tree service operation.

RECOMMENDATION: Approval with standard and the following special conditions: a 50-foot vegetative shall be required around the tree service area only and there shall be no burning of debris on site.

MOTION: Durand Standard with standard and special condition for the conditional use.
SECOND: Meredith Wallin
VOTE: Unanimous in favor.

This conditional use request will go before the LCBOC on December 2, 2025 at 6 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Old Gress Island Road Subdivision. Request for preliminary plat approval for 36 single-family lots on Old Gress Island Road in unincorporated Liberty County for Michael Volen Enterprises, LLC.

Mardee presented this preliminary plat to the Planning Commission.

MOTION: Donna Groover
SECOND: Meredith Wallin
VOTE: Unanimous in favor

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Director's Report.

Mardee presented the Planning Commissioners with the report of the outcome of last month's actions. Mardee also informed the Commissioners that directly after the December 16th meeting we will all head to Cherokee Rose Country Club for our annual Christmas dinner.

Commissioner Odom stated that the US EPA changed their rule on what is considered wetlands. Isolated wetlands are no longer considered protected under the clean water act. It must be connected to a body of water. Our wetland maps that we are using show all wetlands and we need to think about how we are going to continue to discern between what is considered wetlands.

8.0 ADJOURN

MOTION: Phil Odom
SECOND: Sarah Baker
VOTE: Unanimous in favor



Tim Byler-Chairman



Jeff Ricketson, Secretary to the Board

12-14-25

Date

12/18/2025

Date