

CHAIR
Tim Byler
VICE CHAIR
Phil Odom
SECRETARY
Jeff Ricketson



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

September 19, 2025

The Liberty Consolidated Planning Commission met on Tuesday, October 21, 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 Duncan Regan. 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 Phil Odom to accept the agenda with the change. 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
Durand Standard
Larry Baker
Duncan Regan
Donna Groover
Tim Byler
Janet Howard
Meredith Wallin

ABSENT:

LCPC STAFF PRESENT:

Jeff Ricketson, Executive Director
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

2.0 NEW BUSINESS

3.0 REZONING PETITIONS AND OTHER ZONING-RELATED ITEMS

ALLENHURST

3.1 Rezoning Petition 2025-41-A. A rezoning petition has been submitted by owner Richard Singleton, to rezone ± 1.10 acres from R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of 2 single-wide manufactured homes. The property is located on Salette Street in Allenhurst and is further described as LCTM Parcel 049D064.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval

Commissioner Groover commended the staff on including the future land use map in the slide presentation and stated that it was very helpful and informative.

MOTION: Phil Odom

SECOND: Larry Baker

VOTE: Unanimous in favor

This rezoning petition will go before the Allenhurst Town Council on November 3, 2025 at 6:30 PM.

HINESVILLE

3.2 Conditional Use Request 2025-42-H. A conditional use request has been submitted by Stasha Smith, on behalf of property owner Brenda D. Dollar, for an indoor event space at 407 South Main Street in Hinesville. The property is ± 0.17 acres and is further described as LCTM Parcel 056D008.

Mardee presented this conditional use request to the Planning Commission.

RECOMMENDATION: Disapproval

Commissioner Odom asked Mardee, pedestrian crossing South Main Street, if that is your primary reason for disapproval, correct? And lack of on-site parking, which relates to the pedestrian crossing. Mardee stated yes. Lack of on-site parking. Commissioner Odom stated that this is a lot of record. How did we apply the new rules to a parcel that has been there for decades? Secondly, when you made the crossing, did you take into consideration the construction of a roundabout with pedestrian crossings in it? Mardee stated yes, sir, we did. Commissioner Odom asked and that still creates a burden? Mardee stated yes in staff's opinion? Yes, sir, it does. It does. And I would also add that even if before the UDO went into effect, this use as an event center wouldn't have met any off-street parking requirements in the old zoning for the city of Hinesville either. So, the UDO did not have a negative impact as far as that goes.

Jeff stated you're required to have all your parking on site and what triggers this is a change of use and this building must have been used for retail or office at some point in the past, and even then it probably

didn't meet the parking requirements. But as an event center certainly would not meet it. Commissioner Odom stated that some years ago it was a parts store outside the city limits of Hinesville.

My name is Stacia Smith and for the last five years we have used that space as our cheerleading gym and we really didn't have any issues as far as the parking. This is the first time that the parking issue has come up, especially with us having the church. And of course, more things come with that, like team parties and just team events, showcases, things like that, to where it would require a lot more parking than what we had at the building. But it never presented a problem for us because we worked with the Temple of Praise Church and the people that owned the land next to us. It used to be a drug store. But in that whole area with grass and everything like that, we simply worked with the owners whenever we knew that we had something big that requires a lot of our families to be there and participate and what not. They never really have an issue with us using that parking space and, of course, before we do something we always tell the families now please understand you know with the parking situation. It is always best that our parking lot like right there in the front where the road is not used. We always advise them to use that parking area, of course, with the church's permission or you know along the side where the old dress shop building was. We moved to a different location down on 196, but we still rent this building as well. So it's just been kind of it's just been sitting because we have to wait you know on this process well before we submit the application for this process we were trying to figure out the ins and outs as far as trying to get this approved because that's what they said the conditional use would have to be mainly due to the parking and we explained to them the situation and I cannot remember where it was but I did have to write something down that shows that we do get permission from the church across the street and the businesses on that side to use that parking lot whenever it's needed. We have been doing that for the last five years and it hasn't caused a problem for us yet. But that was the reason why we submitted this application in the first place because when it came time for us to, I guess, renew this license, this is where the problem is just now coming up. So that is why we had to submit it and everything and talk about it again. Then it was like, oh, okay, we would not have been through, you know, this entire process. But with us submitting the application and talking to the people at the LCPC, we were, we explained everything. They looked over everything with us to try to see, okay, where does this fall in line? And that is where the conditional use application came into place. So, I mean, we were pretty much told as long as we have our ins and outs and our Ts crossed, I's dotted, that it should not be a problem. But I just wanted to let you guys know that that is where the parking came from. And I did not know that it was not going to be like explained in the slides, I guess. So, I am glad I was able to make it today. So far it has not been a problem with us, but we had no idea that it could cause potential issues.

Commissioner Odom asked if she had verbal or written agreements with the adjacent property owners. Ms. Smith stated that is has always been verbal. Commissioner Odom asked if he could place a special condition to this. Jeff stated yes.

MOTION: Commissioner Odom made a motion to approve the conditional use with the condition that Ms. Smith provides written permission from adjacent properties to the Hinesville City Council when they hear this conditional use.

SECOND: Sarah Baker

DISCUSSION: There was discussion between the commissioners concerning the safety and crosswalks of the road to the business.

Commissioner Standard asked if the conditional use goes with the property or the business. Jeff stated it goes with the property. If the property changes hands the conditional use continues but if the use changes, then the conditional use goes away. Commissioner Standard stated that he would add to your special condition if there were a successor use similar to this use that they also have to have written permission.

VOTE: S. Baker, Regan, Odom in favor. 6 opposed.

MOTION: Durand Standard made motion to follow staff recommendation to disapprove.

SECOND: Meredith Wallin

VOTE: Commissioner Odom abstained. Commissioner L. Baker opposed. 7 in favor. Motion passes.

This conditional use request will go before the Hinesville City Council on November 3, 2025 at 3 PM.

3.3 Variance Request 2025-43-H. A variance request has been submitted by owner McKesson Stafford to have an accessory building approximately 3 feet into the required 5-foot the side yard setback of his residence located at 968 Black Willow Drive in Hinesville. Property is \pm 0.30 acres and further described as LCTM Parcel 044A052.

Mardee presented this conditional use request to the Planning Commission. The shed was already placed on the property without proper permitting.

RECOMMENDATION: Disapproval

MOTION: Phil Odom

SECOND: Durand Standard

VOTE: Unanimous in favor

This variance request will go before the Hinesville City Council on November 3, 2025 at 3 PM.

RICEBORO

3.4 Rezoning Petition 2025-44-R. A rezoning petition has been submitted by owner Michael Gary Richardson to rezone \pm 1.28 acres from C-2 (General Commercial) and R-8 (Single-family Residential-8) to SFMH (Single-family Manufactured Home) for the placement of a single-wide manufactured home and to have the same zoning on both properties. The property is located at 73 Floyd Drive in Riceboro and further described as LCTM Parcels 192B047 and 192B025.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval

MOTION: Durand Standard
SECOND: Larry Baker
VOTE: Unanimous in favor

This rezoning petition will go before the Riceboro City Council on November 4, 2025 at 6 PM.

LIBERTY COUNTY

3.5 Rezoning Petition 2025-45-LC. 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 GA Highway 196 West in unincorporated Liberty County and further described as LCTM Parcel 036D081.

Lori presented this rezoning petition to the Planning Commission.

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

Commissioner Standard discussed buffers stating that once zoned C3 this could be used for many different purposes. Commissioner Standard stated that we may need to place a special condition that only a warehouse can be placed.

Mr. Roger Wells came forward and stated that he lives in the house right beside this and is concerned about wetlands. He stated that he considers this spot zoning.

MOTION: Janet Howard made a motion to table due to petitioner not being present and to obtain more information from the applicant.

SECOND: Larry Baker
VOTE: Unanimous in favor

This rezoning petition will be presented again at the November 18th Planning Commission meeting.

FLEMINGTON

3.6 Rezoning Petition 2025-46-F. A rezoning petition has been submitted by owner Jimmie McKinney to rezone ±2.17 acres from R-20 (Single-family Residential-20) to MFR (Multi-family Residential) for the placement of approximately ten duplexes. The property is located on Old Sunbury Road in Flemington and is further described as LCTM Parcel 083A021.

Mardee presented the rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: the duplex unit shall either be site built or modular construction.

MOTION: Durand Standard with standard and special condition.

SECOND: Phil Odom

VOTE: Unanimous in favor

This rezoning petition will be heard by the Flemington City Council on November 5, 2025 at 4:30 PM.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

4.1 Shanken Townhomes. Request for preliminary plat approval was submitted for 44 townhome lots off W. 15th Street by Jimmy Shanken.

Mardee presented this preliminary plat to the Planning Commission.

MOTION: Durand Standard

SECOND: Larry Baker

VOTE: Unanimous in favor

4.2 Gwinnett at Barrington. Request for preliminary plat approval for 13 single-family manufactured home lots off CC Jones Street in Midway for Wilson Pickett.

Mardee presented this preliminary plat to the Planning Commission.

MOTION: Phil Odom

SECOND: Larry Baker

VOTE: Unanimous in favor

4.3 Lake Pamona Road Subdivision. Request for preliminary plat approval for 15 single-family lots on Lake Pamona Road and Lakeside Drive in unincorporated Liberty County for JR Construction, LLC.

Mardee presented this preliminary plat to the Planning Commission.

MOTION: Larry Baker

SECOND: Durand Standard

VOTE: Unanimous in favor

4.4 Flemington Townhomes. Request for revised preliminary plat approval increasing the number of townhome lots from 104 to 116 for a subdivision on E. Ogleshorpe Highway in Flemington for Flemington Development, LLC (Jody Smiley).

MOTION: Durand Standard

SECOND: Sarah Baker

VOTE: Unanimous in favor

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

7.1 Discussion. Commissioner Odom and Groover requested that the LCPC come up with some type of campaign to educate the citizens about permitting and placing accessory buildings are on their lot. They stated that we could possibly place this announcement on the back of the tax bill. Jeff stated that we could reach out to the Tax Commissioner to see if this is possible.

7.2 Director's Report.

Jeff welcomed Meredith Wallin and Janet Howard as new Commissioners to the Planning Commission. Jeff also presented the Planning Commissioners with the report of the outcome of last month's actions.

8.0 ADJOURN

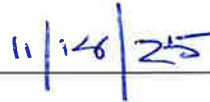
MOTION: Phil Odom

SECOND: Janet Howard

VOTE: Unanimous in favor



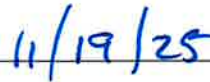
Tim Byler-Chairman



Date



Jeff Ricketson, Secretary to the Board



Date