Planning and Zoning Board Minutes

January 26, 2026

The Live Oak Planning and Zoning Board/Local Planning Agency met on Monday, January 26, 2026, at 5:30 p.m. in City Hall. The following Board Members were present: Vice Chairman Alicia Redish, Board Member Gloria Hancock, Board Member Jessie Philpot Jr., Board Member Adam Collins, Board Member Kenny Beasley, Board Attorney Jimmy Prevatt, and Deputy City Clerk April Marshall. Absent: Board Member Jimmy Cherry, and Chairman Brantly Helvenston.

Vice Chairman Alicia Redish opened the meeting.

Vice Chairman Redish proceeded with the approval of the October 20, 2025 Planning & Zoning regular board meeting minutes. Board Attorney Prevatt noted that there was a misspelled word, which Deputy Clerk Marshall advised that she would correct. Board Member Collins made a motion to approve the October 20, 2025 minutes with the correction, which Board Member Handcock seconded. The motion carried unanimously.

Board Attorney Prevatt swore in staff and anyone from the public who may potentially give testimony at any time during the proceedings to follow.

Vice Chairman Redish proceeded to agenda item, Resolution LPA-CPA 26-01 part 1 of a 2-part application, Tvisha LLC. A resolution for consideration by the Planning and Zoning Board serving as the Local Planning Agency for agency review and recommendation to the city council of a proposed future land use plan map change from Residential Moderate Density to Residential Medium Density on 0.74 acres comprised of 2 parcels of land located at 409 Helvenston St. SE.

Planner I / Redevelopment Coordinator Christian Dixon explained that included in the board packet is the staff report, maps, and photos to be submitted as composite exhibit 1. The letter of intent, supporting statements and the case file to be submitted as composite exhibit 2. Attorney Prevatt accepted composite exhibit 1 & 2. Board Member Collins made a motion to approve Resolution LPA-CPA 26-01, which Board Member Beasley seconded. The motion carried unanimously.

Vice Chairman Redish proceeded to part 2, Resolution LPA-LDR 26-01, Tvisha LLC. A resolution for consideration by the Planning and Zoning Board serving as the Local Planning Agency for agency review and recommendation to the city council of a proposed zoning map change from Residential Single Family to Commercial-Neighborhood on 0.22 acres on a parcel of land adjacent to 409 Helvenston St. SE.

Vice Chairman Redish proceeded to agenda item, Resolution LPA-LDR 26-02, EPB 821 Hamilton LLC. A resolution for consideration by the Planning and Zoning Board serving as the Local Planning Agency for agency review and recommendation to the city council of a proposed zoning map change from Residential Single Family/ Manufactured Home to Residential Office on 0.22 acres on a parcel of land at 821 Hamilton Ave NE.

Planner I / Redevelopment Coordinator Dixon explained that included in the board packet is the staff report, maps, and photos to be submitted as composite exhibit 1. The letter of intent, supporting statements and the case file to be submitted as composite exhibit 2. Mr. Prevatt accepted composite exhibit 1 & 2. Board Member Hancock made a motion to approve Resolution LPA-LDR 26-02, which Board Member Collins seconded. The motion carried unanimously.

Vice Chairman Redish proceeded to agenda item, Resolution LPA-LDR 26-03, Dynamic Engineering as authorized agent for Mine of Lake City Inc. A resolution for consideration by the Planning and Zoning Board serving as the Local Planning Agency for Agency review and recommendation to the city council of a proposed zoning map change from Commercial General to Commercial Intensive on 0.83 acres of land on 5th St. SW.

Mr. Dixon explained that included for composite exhibit 1 is the staff report, maps, the resolution, and area photos. The letter of intent, and the case file to be submitted as composite exhibit 2. Mr. Prevatt accepted composite exhibit 1 & 2. In the letter of intent, the applicant explains that the purpose of the zoning change is to establish a uniform zoning classification for an automotive oriented commercial use. Mr. Dixon stated in order to establish a gas station the applicants will have to have a “Special Exception” approval in place by the Board of Adjustment. The engineers Chris Rogers and Ken Fioretti both spoke to further explains their plans and to and answer any questions from the board. Board Member Collins made a motion to approve Resolution LPA-LDR 26-03, which Board Member Hancock seconded. The motion carried unanimously.

Vice Chairman Redish proceeded to agenda item, Resolution PZ DEV 26-01 Bright Stars Academy Inc. A resolution for consideration and final Board action by the Planning and Zoning Board for the Site and Development Plan re-review pertaining to the purpose for modifications to the building located at 1017 11th St. SW.

Mr. Dixon explained that included for composite exhibit 1 is the staff report, maps, the resolution, and area photos. The letter of intent, and the case file to be submitted as composite exhibit 2. Mr. Prevatt accepted composite exhibit 1 & 2. Board Member Beasley made a motion to approve Resolution PZ DEV 26-01, which Board Member Collins seconded. The motion carried unanimously.

With no other business the meeting was adjourned.

Ms. Alicia Redish, Vice Chairman
City of Live Oak Planning and Zoning Board

ATTEST:
John W. Gill
City Clerk