Planning and Zoning Board Minutes

May 18, 2026

The Live Oak Planning and Zoning Board/Local Planning Agency met on Monday, May 18, 2026, at 5:30 p.m. in City Hall. The following Board Members were present: Chairman Brantly Helvenston, Vice Chairman Alicia Redish, Board Member Jimmy Cherry, 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.

Chairman Brantly Helvenston opened the meeting.

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

Chairman Brantly Helvenston proceeded with the approval of the March 16, 2026 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 Beasley made a motion to approve the March 16, 2026 minutes with the correction, which Board Member Redish seconded. The motion carried unanimously.

The approval of the March 30, 2026 planning and zoning workshop meeting minutes were presented. Board Member Hancock made a motion to approve the March 30, 2026 planning and zoning workshop meeting minutes as presented, which Board Member Beasley seconded. The motion carried unanimously.

Chairman Helvenston proceeded to agenda item, Resolution LPA-LDR 26-05, Sweet Hope Missionary Baptist Church, applicant. 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 office institutional on 0.64 acres on a parcel of land at 1301 7th St. SW. Mr. Christian Dixon, Planner 1 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 Redish made a motion to approve Resolution LPA-LDR 26-05, which Board Member Hancock seconded. The motion carried unanimously.

Chairman Helvenston proceeded to part 1 of a 2 part application, Resolution LPA-CPA 26-02, J&W Auto Repair applicant, 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 medium density to commercial on 0.51 acres on a parcel of land at 611 Anderson Ave. NE. Mr. Jeff White of J&W Auto Repair approached the board to explain what would take place regarding the updates made to the parking lot. Mr. Dixon stated 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 Redish made a motion to approve Resolution LPA-CPA 26-02, which Board Member Beasley seconded. The motion carried unanimously.

Chairman Helvenston proceeded to part 2 of a 2 part application, Resolution LPA-LDR 26-06, J&W Auto Repair applicant. 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 intensive on 0.51 acres on a parcel of land at 611 Anderson Ave. NE. Mr. Dixon included 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 Redish made a motion to approve Resolution LPA-LDR 26-06, which Board Member Beasley seconded. The motion carried unanimously.

Chairman Helvenston proceeded to agenda item, Resolution LPA-LDR 26-07, Wendy Grennell as authorized agent for Yadami and Miguel Mendoza, applicant. 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 0.39 acres on a parcel of land at 713 Duval St. NW. Mr. Dixon stated that in the 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-LDR 26-07, which Board Member Redish seconded. The motion carried unanimously.

Chairman Helvenston proceeded to agenda item, Resolution PZ DEV 26-02, Omar Martinez Padron and Martha Irene Avila applicants. 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 proposed 3-duplex development on the parcel located at 1401 Ohio Ave. S. Board Member Collins advised that he is the engineer on this project and recused himself from voting. Attorney Prevatt advise that while Board Member Collins will not be able to vote, however he is able to answer questions regarding this project. Mr. Dixon stated that in the 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. Chairman Helvenston opened the floor for public comment Ms. Paula McMillian spoke regarding the 3-duplex development and presented deed restriction. Mr. Prevatt accepted it as composite exhibit 3. With no further comments Chairman Helvenston closed the floor for public comment. Board Member Beasley made a motion to table this agenda item for further consideration, which Board Member Hancock second. During discussion Board Member Beasley and Board Member Hancock both rescinded their motion. Board Member Cherry made a motion to decline Resolution PZ DEV 26-02, which Board Member Redish seconded. A vote to decline the resolution passed unanimously.

Chairman Helvenston proceeded to agenda item, Resolution LPA-CRA 26-01, 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 an amendment to the Community Redevelopment Agency Plan and the finding of said plan to be consistent to and in conformance with the City of Live Oak Comprehensive Plan. Mr. Dixon stated that in the 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 table Resolution LPA-CRA 26-01 and to move it to a workshop for further discussion, which Board Member Beasley seconded. The motion carried unanimously.

With no other business the meeting was adjourned.

Mr. Brantly Helvenston, Chairman
City of Live Oak Planning and Zoning Board

ATTEST:
John W. Gill
City Clerk