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Phil Odom
VICE CHAIR
Larry Baker
SECRETARY
Jeff Ricketson



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

April 24, 2026

The Liberty Consolidated Planning Commission met on Tuesday, April 21, 2026, in the Liberty County Courthouse Annex, 112 Main St., Hinesville, GA. Chairman Odom called the meeting to order. **Larry Baker made a motion to accept the March 17, 2026 minutes. The motion was seconded by Sarah Baker. The motion passed unanimously. 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
Durand Standard
Larry Baker
Levern Clancy
Janet Howard
Meredith Wallin
Sarah Baker

ABSENT:

Donna Groover
Duncan Regan

LCPC STAFF PRESENT:

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

Chairman Odom 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

FLEMINGTON

3.1 Conditional Use 2026-09-F. A conditional use request for a Type B home occupation has been submitted by Vitterio Vosely and Ursula Riley-Vosely for a base of operations/commissary for a food truck. The property is located at 170 Flemington Oaks Drive in Flemington and is further described as LCTM Parcel 067020.

Sharon presented this conditional use to the Planning Commission.

TYPE B Home Occupation Rules: No more than 1 (one) non-resident employee.

Customers may come to the residence on an infrequent basis during daytime hours; not more than one (1) or two (2) at a time.

Retail sales of goods may only be incidental to the home occupation.

RECOMMENDATION: Approval with standard and the following special condition: No food sales shall be made on the premises.

MOTION: Levern Clancy

SECOND: Larry Baker

VOTE: Unanimous in favor

This Type B home occupation conditional use request will go before the Flemington Mayor and City Council on May 12, 2026 at 4:30 PM.

HINESVILLE

3.2 Variance 2026-10-H. A variance request has been submitted by Justin Webb to waive the requirement to pave a parking lot. The property is located at 131 MacArthur Drive in Hinesville and is further described as LCTM Parcel 057C261. **WITHDRAWN**

WALTHOURVILLE

3.3 Conditional Use 2026-11-W. A conditional use has been submitted by Javier Martinez, for a contractor's yard. The Property is located at 5715 W. Oglethorpe Highway in Walthourville and is further described as LCTM Parcel 050C006.

Lori presented this conditional use petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition: all equipment and vehicles associated with the business shall be screened from adjacent properties and public rights-of-way.

Bridgette Kelly and Mae Anderson came forward to speak in opposition to this conditional use. They stated that they each own property adjacent to the Meat Market. The City of Walthourville has had issues with the upkeep of the meat market and the garbage and the fence. The fence has been down in the past. They have issues with the buzzards and cleanliness of the meat market outside area. They have concerns about the mixing of food and garbage on the site. Ms. Anderson stated that the dumpsters were already there before the owners got the proper permits and zoning to have this business located there. She feels this is unsanitary. Ms. Anderson stated that this location is the heart of the City of Walthourville and she would like it to be nice and clean.

Commissioner Wallin asked if they had any photos of the excessive trash or the fence being down. They stated they did but they were not current photos.

Commissioner Clancy asked if the City of Walthourville has an ordinance that states two businesses cannot operate on the same property. Bridgette Kelly stated she did not think so. Commissioner Clancy asked how are the able to place the dumpsters there when they haven't been approved yet. Ms. Anderson stated that she felt the same way.

Francine Kelly came forward and stated that she lives in this area also. She has lived there for over 40 years. She states the dumpsters do not look good and it's an eyesore when you are passing through the city.

Chairman Odom stated that this is a case where they are coming forward to get the proper permits after having started the business.

MOTION: Levern Clancy made a motion to disapprove

SECOND: Janet Howard

VOTE: Unanimous in favor of disapproval

This conditional use will go before the Walthourville City Council on April 28, 2026 at 6 PM.

RICEBORO

3.4 Rezoning Petition 2026-12-R. A rezoning petition has been submitted by Terry J. Wheeler, on behalf of owner Tom Akra, to rezone + 22.23 acres from A-1 (Agricultural) and AR-1 (Agricultural Residential) to PUD (Planned Unit Development) for a single-family residential development. The property is located on South Coastal Highway in Riceboro and is further described as LCTM Parcel 220D003.

Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Howard asked where the cemetery is located.

Paul Simonton with Simonton Engineering came forward to speak on behalf of the applicant. Paul pointed out where the cemetery is located and noted that it is on the adjacent property with a path that leads to it. The owner plans to build 42 single family homes and Paul stated that the City of Riceboro would love to attract an actual single family house neighborhood that is not just the land mobile home packages they have been getting.

MOTION: Durand Standard

SECOND: Larry Baker

VOTE: Unanimous in favor.

This rezoning petition will go before the Riceboro Council on May 5, 2026 at 6 PM.

HINESVILLE

3.5 Rezoning Petition 2026-13-H. A rezoning petition has been submitted by Jimmy Broach, on behalf of owner Atlantic Building Components & Services, Inc, to rezone ±7.51 acres from LI (Light

Commissioner Wallin asked if they had any photos of the excessive trash or the fence being down. They stated they did but they were not current photos.

Commissioner Clancy asked if the City of Walthourville has an ordinance that states two businesses cannot operate on the same property. Bridgette Kelly stated she did not think so. Commissioner Clancy asked how are they able to place the dumpsters there when they haven't been approved yet? Ms. Anderson stated that she felt the same way.

Francine Kelly came forward and stated that she lives in this area also. She has lived there for over 40 years. She states the dumpsters do not look good, and it's an eyesore when you are passing through the city.

Chairman Odom stated that this is a case where they are coming forward to get the proper permits after having started the business.

MOTION: Levern Clancy made a motion to disapprove

SECOND: Janet Howard

VOTE: Unanimous in favor of disapproval

This conditional use request will go before the Walthourville Mayor and City Council on April 28, 2026 at 6 PM.

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Lori presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

Commissioner Howard asked where the cemetery is located.

Paul Simonton with Simonton Engineering came forward to speak on behalf of the applicant. Paul pointed out where the cemetery is located and noted that it is on the adjacent property with a path that leads to it. The owner plans to build 42 single family homes, and Paul stated that the City of Riceboro would love to attract an actual single family house neighborhood that is not just the land mobile home packages they have been getting.

MOTION: Durand Standard

SECOND: Larry Baker

VOTE: Unanimous in favor.

This rezoning petition will go before the Riceboro Mayor and Council on May 5, 2026 at 6 PM.

HINESVILLE

3.5 Rezoning Petition 2026-13-H. A rezoning petition has been submitted by Jimmy Broach, on behalf of owner Atlantic Building Components & Services, Inc, to rezone ±7.51 acres from LI (Light Industrial) to I1 (Industrial) for the purpose of developing a new wood truss manufacturing facility. The Property is located at Technology Drive in Hinesville and is further described as LCTM Parcel 039D001.

Sharon presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard conditions.

MOTION: Larry Baker

SECOND: Meredith Wallin

VOTE: Unanimous in favor

This rezoning petition will go before the Hinesville Mayor and City Council on May 7, 2026 at 3 PM.

3.6 Conditional Use 2026-14-H. A conditional use has been submitted by Jimmy Broach, on behalf of owner Atlantic Building Components & Services, Inc, for temporary outdoor storage for the finished wood trusses. The Property is located at Technology Drive in Hinesville and is further described as LCTM Parcel 039D001.

Sharon presented this conditional use request to the Planning Commission.

Michael Roach with Thomas and Hutton Engineering came forward and stated that all of the manufacturing of the trusses will occur within the building. After they are formed, they will be temporarily stored on site until shipped out to their final destination. Mr. Roach stated there is a significant number of wetlands near the back that will help buffer the area from the residential area nearby.

John Gage came forward and stated that he is neither opposed nor in favor of this request but had one question. He lives adjacent to the parcel and is concerned about noise. Mr. Gage asked about the large equipment in the area and wanted to know if there will be three shifts because if there is then that means he will be woken up in the middle of the night.

Mr. Roach stated the work will start around 6 AM and the plan is to have two 8-hour shifts.

Commissioner Howard asked to see where Mr. Gage's property is located on the map. Sharon demonstrated the location.

MOTION: Larry Baker

SECOND: Sarah Baker

VOTE: Unanimous in favor

This conditional use request will go before the Hinesville Mayor and City Council on May 7, 2026 at 3 PM.

3.7 Variance 2026-15-H. A variance request has been submitted by Jimmy Broach, on behalf of owner Atlantic Building Components & Services, Inc, to waive the requirement to pave a parking lot. The property is located at Technology Drive in Hinesville and is further described as LCTM Parcel 039D001

Mardee presented this variance request to the Planning Commission.

Based on the narrative and site plan provided, Staff finds the following:

- The parking area is unaffected by the proposed phasing of the project so will not need to be demolished and reconstructed.
- Minimizing construction costs are a factor in requesting this variance.

As such, there are not sufficient reasons for granting a variance.

RECOMMENDATION: Disapproval.

Mr. Roach came forward to provide clarity. He stated that there is a possibility of a second phase with another building and they are trying to limit impact to the property as much as possible until there is a need to. When the phase two building is constructed the gravel storage yard will be in this area and they would like to move the parking lot between the two buildings at that time.

Commissioner Clancy asked if the area of gravel parking for loading would support a semi once it is loaded down with the trusses. Mr. Roach stated that they have geo-tech engineering for that area that will have this section developed for the loading area with extra thick gravel.

MOTION: Levern Clancy

SECOND: Meredith Wallin

VOTE: Unanimous in favor of disapproval.

This variance will go before the Hinesville Mayor and Council on May 7, 2026 at 3 PM.

3.8 Rezoning 2026-16-H. A rezoning petition has been submitted by West Oglethorpe, LLC, on behalf of the Delilah Way Estate, to rezone ±7.48 acres from C-3 (Highway Commercial) to C-2 (General Commercial) to downzone portions of the property to ensure appropriate road frontage. The property is located on West Oglethorpe Highway in Hinesville and is further described as LCTM Parcel 059A107.

Sharon presented this rezoning petition to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special condition:

A traffic study to evaluate the impact on W. Oglethorpe Hwy. shall be submitted at the time of site plan review.

MOTION: Larry Baker

SECOND: Sarah Baker

VOTE: Unanimous in favor

This rezoning will go before the Hinesville Mayor and City Council on May 7, 2026 at 3 PM.

4.1 Laurel View East Tract B. A request was submitted for preliminary plat approval for 149 single-family lots off Sunbury Road in unincorporated Liberty County for the Laurel View (owner) and Lennar Georgia (builder).

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard and the following special conditions: The required Transportation Assessment Agreement must be executed between the developer and the Liberty County Board of Commissioners (BOC) prior to, or concurrent with approval of the preliminary plat by the BOC. 2. The final plat for any phase is contingent on the completion of the spine road construction or the posting of acceptable performance, payment and maintenance guarantees/bonds by the developer to benefit the LCBOC.

MOTION: Durand Standard

SECOND: Larry Baker

ABSTAIN: Janet Howard

VOTE: All in favor

4.2 Boundary Hall Ph. 2. A request was submitted for preliminary plat approval for 52 single-family lots off Boundary Hall Way in Walthourville for Liberty Properties and Holdings, Co., LLC.

Mardee presented this preliminary plat to the Planning Commission.

RECOMMENDATION: Approval with standard conditions and the following special condition: Certificates of occupancy shall not be issued for any house in this phase until Connector Street is satisfactorily completed.

MOTION: Larry Baker

SECOND: Meredith Wallin

VOTE: Unanimous in favor

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

5.0 INFORMATIONAL ITEMS

6.0 GENERAL PUBLIC COMMENTS

7.0 OTHER COMMISSION BUSINESS

Vice-Chair Larry Baker asked if when we spoke on the Walthourville Meat Market, did we disapprove it or are we waiting for the City of Walthourville to look into their ordinance? Chairman Odom stated we are sending it to the City of Walthourville with disapproval and it will be up to the City of Walthourville Government to approve it or disapprove it.

7.1 Director's Report.

Jeff presented the Planning Commissioners with the report of the outcome of last month's actions.

8.0 ADJOURN

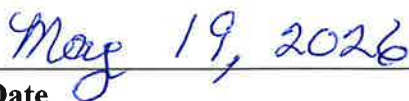
MOTION: Larry Baker

SECOND: Meredith Wallin

VOTE: Unanimous in favor



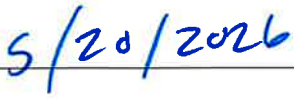
Phil Odom-Chairman



Date



Jeff Ricketson, Secretary to the Board



Date