

CHAIR  
Phil Odom  
VICE CHAIR  
Larry Baker  
SECRETARY  
Jeff Ricketson



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

March 19, 2026

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

ABSENT:

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**

## LIBERTY COUNTY

**3.1 Conditional Use Request 2026-06-LC.** A conditional use request for a Type B home occupation has been submitted by Zachary Zito for a gunsmith business. The property is located at 2384 Mt. Olivet Church Road in unincorporated Liberty County and is further described as LCTM Parcel 203003.

Lori 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.

Chairman Odom asked if we had anyone call in with questions or concerns. Lori stated that one person called and asked what the sign was for and that is all.

Commissioner Regan asked what the ordinance states for discharging guns in the County. Jeff looked up the ordinance (Chapter 30) and stated that you must be 1000 feet from any residence or schoolhouse and prohibits the discharge on property less than 2 acres.

Zach Zito, the applicant, came forward and stated that once he receives approval, he will increase security on the premises. He will buy additional cameras for the garage area he will be working in. He will purchase a safe to keep the guns in. He already has an alarm system and a camera system in place.

Commissioner Howard asked Mr. Zito if ammunition will be stored as part of this. Mr. Zito stated it will be minimal. Only the amount he needs for test firing. He will not be involved in sales of ammunition.

Commissioner Howard asked why he is applying for a type 07 manufacturing Federal Firearms License if he doesn't intend to be manufacturing. Mr. Zito stated that ATF considers putting parts together to be manufacturing, so he must apply for this type of license.

Commissioner Wallin asked if ATF required a safe. Mr. Zito stated that it is required after approval but before his ATF interview.

Commissioner Howard asked how many deliveries he expects to have at his residence. Mr. Zito stated it won't be any more than the other packages they have delivered every day. He will go to the post office to ship items back to customers.

**MOTION: Durand Standard**

**SECOND: Duncan Regan**

**VOTE: Unanimous in favor**

**This Type B home occupation use will go before the LCBOC on April 7, 2026 at 6PM.**

**3.2 Conditional Use Request 2026-07-LC.** A conditional use has been submitted by Kyle Christiansen, on behalf of owner John Usher, for a veterinary clinic. The property is located on North Coastal Highway in unincorporated Liberty County and is further described as LCTM Parcel 235023.

Sharon presented this conditional use petition to the Planning Commission.

**RECOMMENDATION:** Approval

Chairman Odom asked if we received any responses to our sign or letters. Sharon stated no.

**MOTION:** Durand Standard

**SECOND:** Larry Baker

**VOTE:** Unanimous in favor

**This conditional use will go before the LCBOC on April 7, 2026 at 6PM**

**4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS**

**5.0 INFORMATIONAL ITEMS**

**6.0 GENERAL PUBLIC COMMENTS**

**7.0 OTHER COMMISSION BUSINESS**

**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:** Levern Clancy

**SECOND:** Duncan Regan

**VOTE:** Unanimous in favor

  
\_\_\_\_\_  
Phil Odom-Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Jeff Ricketson, Secretary to the Board

  
\_\_\_\_\_  
Date