



LIBERTY CONSOLIDATED PLANNING COMMISSION

AGENDA FOR APRIL 21, 2026

The meeting begins at 4:30 p.m. in the Liberty County Courthouse Annex, 112 Main Street, Hinesville, Boardroom, 2nd floor.

Call to Order-----Phil Odom, Chairman
Approval of Minutes-----Phil Odom, Chairman
Final Agenda-----Jeff Ricketson, Secretary

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.

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 **WITHDRAWN**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.

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.

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.

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.

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.

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.

4.0 SITE PLANS, PRELIMINARY PLATS & FINAL PLATS

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 LCDA (owner) and Lennar Georgia (builder).

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.

5.0 GENERAL PUBLIC COMMENTS

6.0 OTHER COMMISSION BUSINESS

6.1 Director's Report.

7.0 ADJOURN