



Lee County / Leesburg / Smithville Planning Commission

TROY GOLDEN
Chairman

CHRIS GUARNIERI
Vice Chairman

CLAY GRIFFITH, MARK WORD, DARREL FINNICUM, JASON SHEFFIELD, CHAD ARNOLD
Planning Commissioners

MEETING MINUTES

January 3, 2019

T. PAGE THARP GOVERNMENTAL BUILDING – Kinchafoonee Room
6:00 P.M.

- Members Present:** Troy Golden, Chris Guarnieri, Clay Griffith, Mark Word, Jason Sheffield & Chad Arnold
- Members Absent:** Darrel Finnicum
- Staff Present:** Rozanne Braswell, Corrie Wheeler and Megan Fowler
- Public Present:** Tod Lanier, Carrol Weaver, Megan Weaver, Kevin Childs and Alison Childs
- Others Present:** None

I. MEETING CALLED TO ORDER

Chairman Troy Golden called the meeting to order at 6:00 p.m.

II. Megan Fowler read the Georgia Law regarding campaign contributions.

III. APPROVAL OF MINUTES OF December 6, 2018

Chad Arnold made a MOTION to recommend APPROVAL of the December 6, 2018 minutes with a second by Mark Word and vote was unanimous for APPROVAL.

IV. NEW BUSINESS

Election of Chairman and Vice Chairman of the Planning Commission for 2019

Mark Word nominated Troy Golden as the Chairman of the Planning Commission for 2019; with a second by Chris Guarnieri and vote was unanimous for APPROVAL.

Troy Golden	Chris Guarnieri	Chad Arnold	Mark Word	Jason Sheffield	Darrel Finnicum	Clay Griffith
Yes	Yes	Yes	Yes	Yes	Absent	Not present at the time of the vote

Jason Sheffield nominated Chris Guarnieri as the Vice Chairman of the Planning Commission for 2019; with a second by Mark Word and vote was unanimous for APPROVAL.

Troy Golden	Chris Guarnieri	Chad Arnold	Mark Word	Jason Sheffield	Darrel Finnicum	Clay Griffith
Yes	Yes	Yes	Yes	Yes	Absent	Not present at the time of the vote

County Land Use Application

Lanier Engineering, Inc. (Z18-031) has submitted an application to the Lee County Planning Commission requesting conditional use approval for a Boarding House located at 235 Cedric Street. Property is zoned C-2 (General Business District) and boarding houses are a conditional use in the C-2 District. The property owner is Comnet Technical Solutions, Inc. and Lanier Engineering is the applicant.

Discussion followed to include a PowerPoint presentation (attached) by Megan Fowler. Final vote will be held by the Lee County Board of Commissioners on January 22, 2019. Tod Lanier was present to answer any questions about the application and to provide an overview of the project. No one was present to speak in opposition of the application.

Chris Guarnieri made a motion to recommend approval of the conditional use application for the use specified in the SPCS, LLC document (attached). Motion was seconded by Jason Sheffield. Planning Commission voted unanimously to recommend approval.

Troy Golden	Chris Guarnieri	Chad Arnold	Mark Word	Jason Sheffield	Darrel Finnicum	Clay Griffith
Yes	Yes	Yes	Yes	Yes	Absent	Yes

V. OLD BUSINESS

None

VI. NEW BUSINESS

VII. ADJOURNMENT

Jason Sheffield made a motion for adjournment with a second by Troy Golden and vote was unanimous for adjournment at 6:17 p.m.



 Troy Golden, Chairman 3/7/19
Date



 Megan Fowler, County Planner & Zoning Administrator 3/8/19
Date



LEE COUNTY

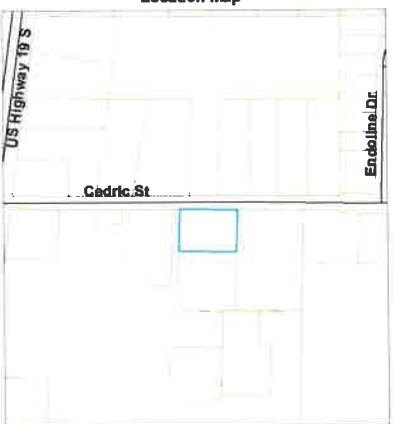
Leesburg/ Lee County/ Smithville

Planning Commission

January 3, 2019

Conditional Use Application

Applicant: Lanier Engineering, Inc.
Owners: Comnet Technical Solutions, Inc. (Z18-031)



Location Map

US Highway 19 S



Endline Dr

Cadric St

Z18-031
295 Cadric Street
Applicant: Lanier Engineering, Inc.
Owner: Comnet Technical Solutions, Inc.

0 0.25 0.5 1 1.5 2 Miles

Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.



Aerial Map

Z18-031
235 Cedric Street
 Applicant: Lanier Engineering, Inc.
 Owner: Conratt Technical Solutions, Inc.

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Basic Information

- Lanier Engineering, Inc. has submitted an application to the Planning Commission, requesting Conditional Use approval for a boarding house in the C-2 (General Commercial District).
- The property is located at 235 Cedric Street.
 "Boarding Houses are a conditional use in the C-2 District."

Zoning Map

Z18-031
235 Cedric Street
 Applicant: Lanier Engineering, Inc.
 Owner: Conratt Technical Solutions, Inc.

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Land Use Map

Z18-031
235 Cedric Street
 Applicant: Lanier Engineering, Inc.
 Owner: Conratt Technical Solutions, Inc.

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CONDITIONAL USE REVIEW CRITERIA

The proposed use shall not be contrary to the purpose of the Zoning Ordinance.

- Subject property is zoned C-2 (General Commercial District), and currently supports a residential structure (built 1860, with an effective year built 1995). The residential structure has been adaptively reused for commercial office space for various businesses.
- Rooming Houses/Lodging Houses are a conditional use in the C-2 District, and have a minimum weekly stay with a maximum of 20 rooms. Applicant describes the proposed business in the attached SPCS, LLC document. According to the applicant, the business was created to provide a corporate housing solution, with a target market of traveling professionals seeking short-term (one week to six months) lodging arrangements, within Lee County and the surrounding area. The existing historic house is roughly 4,000 square feet, sited on 0.97 acres.

The proposed use shall not be contrary to the purpose of the Zoning Ordinance.

- Subject property currently operates as a technology business, housing employees during the normal business week; a ground sign is located in front of the structure. The boarding house will be advertised directly to local firms; therefore, an onsite sign will not be necessary. The property will be owner-occupied, by two of the managing partners, during normal business hours (9am-4pm) with the primary office onsite. Cleaning services will be contracted on a weekly basis, and no food services will be offered. The property will provide lodging for up to four short-term residents; each resident will be provided a personalized security code to enter the building and their respective suite.
- Site improvements will include the construction of: paved parking for a total of eight parking spaces, including one handicapped space; and a handicapped ramp. Proposed parking exceeds ordinance requirements of one space for each 2 beds plus one space for each employee on shift of greatest employment (1 x 4 rooms plus 1 x 2 employees = 6 spaces). One handicap space is required for up to 25 regular spaces. Applicant plans to install privacy fencing along the sides and rear of the property, for appropriate screening, in addition to the landscape strip required by the Lee County Ordinance. Remodeling of the structure, to accommodate the lodging facility, will be regulated through the Building Inspection Department. Pre-construction meetings have occurred to evaluate existing conditions and future building activities and code requirements.

The proposed use shall not be detrimental to the use or development of adjacent properties or the general neighborhood nor affect adversely the health and safety of residents and workers.

- The applicant's submitted proposal exhibits an organized concept plan for site layout, complimentary to the existing commercial area. Subject property is located in a prime commercial area, near the intersection of US Highway 19 (Principal Arterial Road) and fronting on Cedric Street (local road, with increasing functionality as a collector road) for traffic from US 19 to and from Old Leesburg Road (GA Hwy 133, Minor Arterial Road).
- Adjacent property consists of various commercial entities, including a large shopping center (Lee Market) and various stand-alone retail/service businesses (restaurants, stores, personal services, offices, financial institutions and a church). The proposed corporate lodging business should be a compatible use with the adjacent commercial properties. Proximity to the existing businesses could provide amenities to lodging guests, offering convenient dining, shopping and banking operations.

The proposed use shall not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation, or type of physical activity.

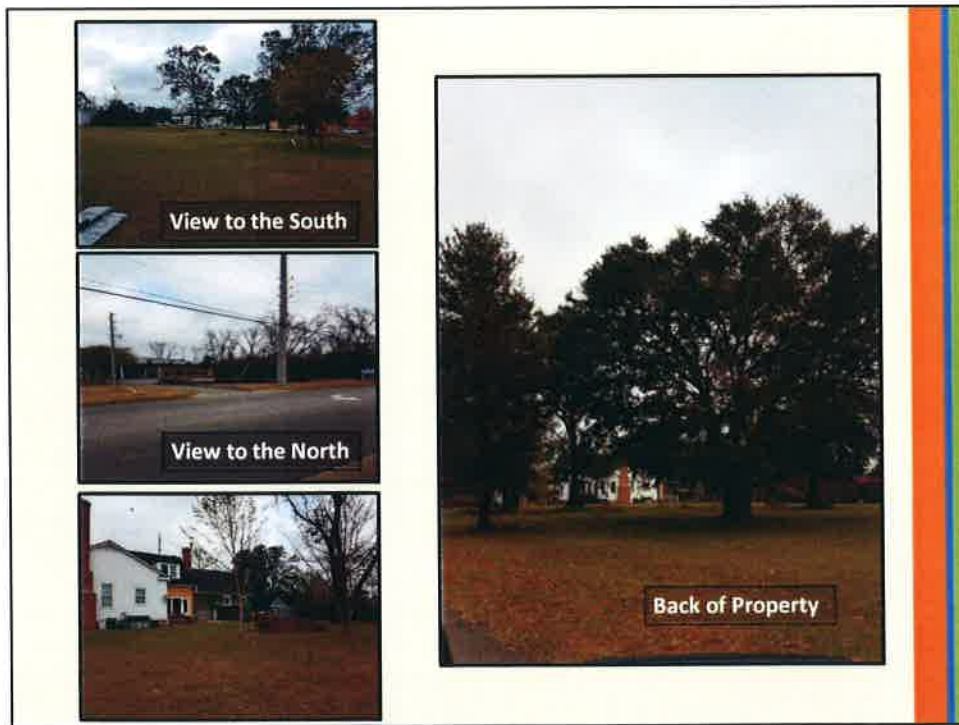
- A business hotel (corporate boarding house) could generate 1.31 weekday trips per lodging room (Trip Generation, 10th Edition, ITE, 2017); therefore, the proposed four bedroom units could generate 5.24 daily weekday trips on US Highway 19 S, (Principal Arterial), which has a traffic capacity of 39,800 vehicles and an average daily of traffic of 20,300 vehicles (GDOT, 2016). Traffic data is not available for Cedric Street.

The proposed use shall not be affected adversely by the existing uses; and the proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.

- The proposed site plan and improvements should support a corporate lodging establishment on the existing parcel.

The parking and all development standards set forth for each particular use for which a permit may be granted have been met.

- Development standards will be accommodated during redevelopment of subject property. Adequate parking, of both handicapped and standard parking spaces, and landscaping, will be installed. Building Inspection officials will administer appropriate building and health safety codes, for adaptive reuse of the existing structure into a lodging house.





Staff recommends: conditional use **Approval** for a Lodging House with a minimum weekly stay and up to four rooms.