



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

June 6, 2019

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

Members Present: Troy Golden, Chris Guarneiri, Mark Word, Clay Griffith & Jason Sheffield

Members Absent: Chad Arnold & Darrel Finnicum

Staff Present: Rozanne Braswell, Allison Edwards & Megan Fowler

Public Present: None

I. MEETING CALLED TO ORDER

Chairman Troy Golden called the meeting to order at 6:00 p.m.
Megan Fowler read the Georgia Law regarding campaign contributions.

II. APPROVAL OF MINUTES OF May 2, 2019

Mark Word made a MOTION to recommend APPROVAL of the May 2, 2019 minutes with a second by Clay Griffith and vote was unanimous for APPROVAL.

County Land Use Applications

Genia Marks (Z19-009) has submitted an application to the Lee County Planning Commission requesting to rezone 0.820 acres from C-2 (General Commercial District) to C-4 (Transitional Office District). The property is located at 2601 Ledo Road Leesburg, GA 31763. The property owners are David and Teddy Marks.

Megan Fowler presented the staff report to the Planning Commission and answered questions.

Mark Word made a motion to APPROVE the rezoning application from C-2 (General Commercial District) to C-4 (Transitional Office District). Motion was seconded by Jason Sheffield. Planning Commission voted to APPROVE unanimously.

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

III. **OLD BUSINESS**

Text Amendment to address Solar Energy in AG-1 District

County attorney is working on ordinance development. BOC approved Moratorium on Solar Energy Uses until September 1, 2019 to allow for development and adoption of Ordinance.

IV. **NEW BUSINESS**

None

V. **ADJOURNMENT**

Jason Sheffield made a motion for adjournment with a second by Clay Griffith and vote was unanimous for adjournment at 6:12 pm.



Troy Golden, Chairman

Date



Megan Fowler, Zoning Administrator/ County Planner

1/7/2020
Date



LEE COUNTY

Leesburg/ Lee County/ Smithville

Planning Commission

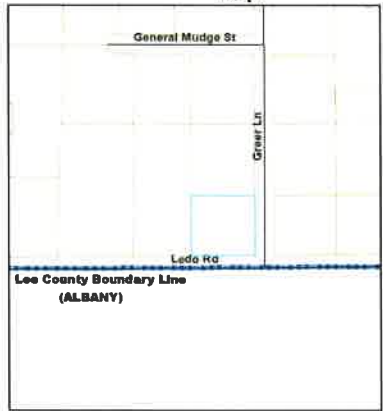
June 6, 2019

Zoning Application

Applicant: Genia Marks
Owners: David and Teddy Marks

(Z19-009)


Location Map



Lee County Boundary Line (ALBANY)

219-009
C-2 to C-4
2601 Lees Road
Applicant: Genia Marks
Owner: David and Teddy Marks

0 0015 0030 0045 Meters



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

Aerial Map

Z19-009
 C-2 to C-4
 2651 Lodo Road
 Applicant: Genis Marks
 Owner: David and Teddy Marks

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Basic Information

- .082 acres
- C-2 to C-4
- allow for a live/work situation for Mrs. Marks' Psychic Reading business
- does not lie in the 100 year floodplain
- Public water is available to the property
- Sanitary sewer is available by tapping into the force main

Zoning Map

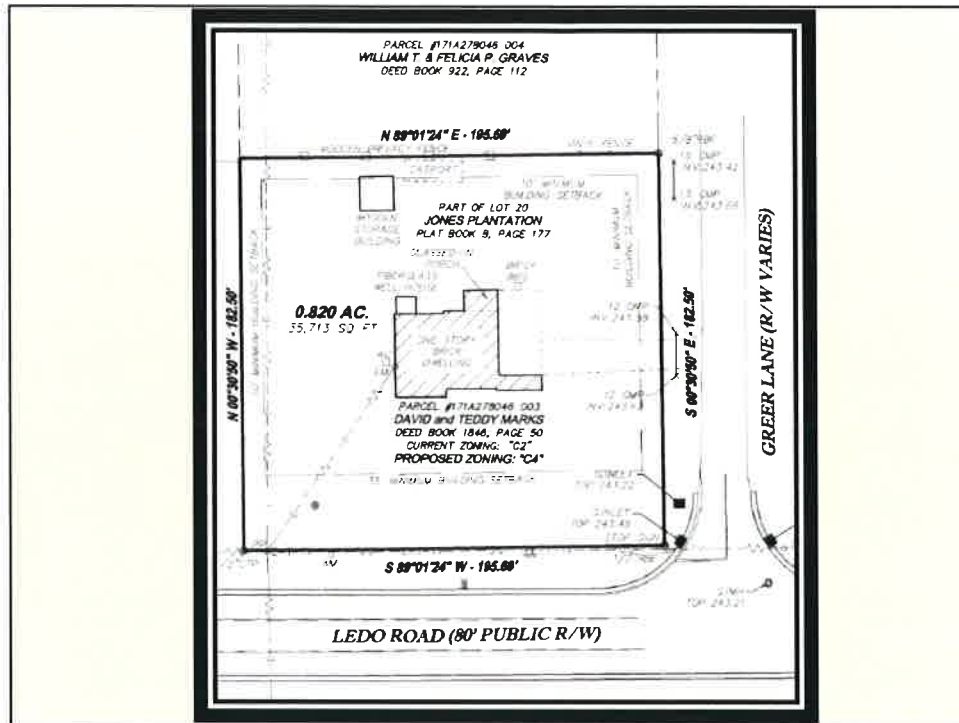
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Land Use Map

Z19-009
 C-2 to C-4
 2651 Lodo Road
 Applicant: Genis Marks
 Owner: David and Teddy Marks

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PLANNING CONSIDERATIONS

Will the zoning proposal permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property?

- Properties along Ledo Road adjoin commercial and built-out subdivisions.
- The rear properties are residential in nature.
- The subject property is suitable for a live/work situation with limited traffic generation for the proposed individual services business.

What is the effect on the property value of the subject property should the existing zoning be retained?

- Single family residences are not included in the permitted uses outlined in the Lee County Ordinance, Sec. 70-382 and therefore does not make a live/work situation suitable for the property under its current zoning designation.

PLANNING CONSIDERATIONS

Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, fire protection, public health facilities, or emergency medical services?

- No

Are there other existing or changing conditions affecting the use or development of the subject property which give supporting grounds for the approval or disapproval of the zoning proposal?

- Ledo Road properties in the immediate area are transitioning from residential to office and neighborhood commercial uses.
- Future development of the Lee County Medical Center will increase transitional uses.

Staff recommends **approval** to rezone to C-4 Traditional Office District