



Lee County / Leesburg / Smithville Planning Commission

Chris Guarnieri, Chairman

Clay Griffith, Vice-Chairman

Chad Arnold, Darrell Finnicum, Jim Quinn, Jason Sheffield, Ricky Waters

Georgia law requires that all parties who have made campaign contributions to any member of the Lee County Board of Commissioners, Leesburg City Council or Smithville City Council, in excess of two hundred fifty dollars (\$250) within two years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application shall at least five days prior to the public hearing file a campaign contribution report with the Lee County/Leesburg/Smithville Planning Commission.

MEETING MINUTES

February 4, 2021

T. Page Tharp Governmental Building

Opal Cannon Auditorium

102 Starksville Avenue North

Leesburg, Georgia

6:00 P.M.

Members Present: Chris Guarnieri, Clay Griffith, Jim Quinn, Chad Arnold, Ricky Waters

Attending Virtually: Jason Sheffield, Ricky Waters, Steve Chiariello

Members Absent: Darrell Finnicum

Staff Present: Rozanne Braswell, Sherry Shelton, Jason Scott

Public Present: Charles Herrig, Randy Anderson, Jody Cromer, Sian Cromer, Jenny Crisp

MEETING CALLED TO ORDER

Chris Guarnieri called the meeting to order at 6:00 p.m.

READING OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Jason Scott read the Georgia Law regarding campaign contributions.

APPROVAL OF MINUTES- January 7, 2021

Clay Griffith made a **MOTION** to recommend approval of the January 7, 2021 minutes with a second by Chad Arnold. The Planning Commission voted unanimously to **APPROVE** the minutes as presented.

Chris Guarnieri	Clay Griffith	Chard Arnold	Darrel Finnicum	Jim Quinn	Jason Sheffield	Ricky Waters
Yes	Yes	Yes	Absent	Yes	Yes	Yes



Clay Griffith_read the County Land Use Application into the record.

COUNTY LAND USE APPLICATION

Inman Solar Incorporated/Steve Chiariello (Z21-001): has submitted an application to the Lee County Planning Commission requesting a Conditional Use for an intermediate scale (40 acres) ground mounted solar energy system as principal use in the AG-1 (Active Agriculture District). The property owner is E J Stokes. Parcel number 225 160004 of land being part of Land Lots 130 and 131 of the Second Land District, of Lee County, Georgia.

The Lee County Planning Commission conducted a public hearing on the zoning request on **Thursday, February 4, 2021 at 6:00 p.m.** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Avenue North, Leesburg, GA. The Planning Commission will forward its recommendation to the Lee County Board of Commissioners.

Chris Guarnieri made a **MOTION** to approve the County Land Use Application seconded by Clay Griffith. The Planning Commission voted unanimously to recommend **APPROVAL** of the application with the following conditions:

- An approved visual buffer meeting requirements of Sec. 70-86. Landscaping and screening ordinance. Landscaping shall be provided along the side and rear property lines so that a solid screen five feet in height when planted is formed and will, within a year, grow to six feet. If deemed necessary by the planning director, or his designee, due to topographical changes between the multiple-family residential or non-residential and residential property, the minimum height may be increased to eight feet. At a minimum, materials shall consist of 25 percent evergreen trees a minimum of six feet tall, 25 percent ornamental and/or shade trees with a minimum three-inch caliper or in small groups of ornamental and/or shade trees six feet tall having the same effect of a three-inch caliper ornamental and/or shade tree, and 50 percent evergreen and deciduous shrubs, provided that no more than 25 of the shrubbery may be deciduous. When planted, this landscaping shall form a continuous screen that is at least six feet in height.
- All landscape installed shall be maintained for a thirty -year period, or life of the project if different from the 30 year period, whichever is applicable, (hereinafter referred to as the "maintenance period" from the issuance date of the certificate of completion (CC). The procedures for administering the inspections for landscapes are as follows: a. the zoning administrator shall make three inspections of the landscape improvements on a six-month interval basis. If any deficiencies exist, a written report outlining the deficiencies shall be prepared by the zoning administrator and given to the owner. The owner shall make any necessary repairs or modifications required by the report of the zoning administrator. Forty-five days prior to the expiration date of the two year maintenance period, the zoning administrator shall make inspections for final landscape approval. If any deficiencies exist, a written report outlining the deficiencies shall be made and given to the owner. The owner shall make any necessary repairs or



modifications required by the report of the zoning administrator. Beginning in the third year, annual inspections will occur on CC anniversary date for remaining years of project existence. If any deficiencies exist, a written report outlining the deficiencies shall be made and given to the owner. The owner shall make any necessary repairs or modifications required by the report of the zoning administrator. Failure to maintain landscape for the required maintenance period or to make repairs reported by the zoning administrator shall be deemed to be a violation of the Zoning Code and shall subject the owner of the property to the penalties provided for such a violation.

- An approved Erosion, Sedimentation and Pollution Control Plan is required to include the following site design practices. Maintain natural soil and vegetative ground cover in good condition under the panels. Acceptable groundcover includes a meadow condition with native grasses which are low growing, low maintenance, and have deeper roots which help decrease soil compaction and planting pollinator friendly habitat (native plant species, such as shrubs, grasses, and wildflowers) between, below, and alongside solar panels. Avoid using chemical fertilizer, pesticide and fungicide.

Chris Guarnieri made a **MOTION** to recommend approval, with the conditions, of the January 7, 2021 minutes with a second by Clay Griffith. The Planning Commission voted unanimously to **APPROVE** the County Land Use Application with conditions as presented.

Chris Guarnieri	Clay Griffith	Chard Arnold	Darrel Finnicum	Jim Quinn	Jason Sheffield	Ricky Waters
Yes	Yes	Yes	Absent	Yes	Yes	Yes

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, February 9, 2021 at 6:00 p.m.** with a final vote on **Tuesday, February 23, 2021 at 6:00 p.m.** at the T. Page Tharp Governmental building, Opal Cannon Auditorium.

OLD BUSINESS

None

ADJOURNMENT

Chad Arnold made a **MOTION** to adjourn with a second by Clay Griffith. The Planning Commission voted unanimously to **ADJOURN** at 6:43 p.m.

Chris Guarnieri	Clay Griffith	Chard Arnold	Darrel Finnicum	Jim Quinn	Jason Sheffield	Ricky Waters
Yes	Yes	Yes	Absent	Yes	Yes	Yes



LEE COUNTY

Life works well here.

Chris Guarnieri

Chris Guarnieri, Chairman

03/04/2021

Date

Rozanne Braswell

Rozanne Braswell, Director

3/4/2021

Date

/ss