



LEE COUNTY

Life works well here.

Clay Griffith read the County Land Use Application into the record.

Z21-002 – Mark Reese, Owner has submitted an application to rezone 9.710 acres from I-2 (Heavy Industrial District) to R-1 (Single- Family Residential District). After a successful rezoning, subject property will be purchased for single family residential lots and the construction of new homes. R-1 permitted uses include single-family, detached dwellings, except for manufactured or mobile homes.

The Lee County Planning Commission conducted a public hearing of the zoning request on **Thursday, March 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.

Jim Quinn made a **MOTION** to approve with a second by Chad Arnold. The Planning Commission Voted unanimously to recommend of **APPROVAL** for the zoning from I-2 (Heavy Industrial District) R-1 (Single-Family Residential District) for the use of Single Family Dwellings. The Planning Commission will forward its recommendation to the Lee County Board of Commissioners.

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

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, March 9, 2021 at 6:00 p.m.** with a final vote on **Tuesday, March 23, 2021 at 6:00 p.m.** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Avenue North, Leesburg, GA.

CONDITIONAL USE APPLICATION

Clay Griffith read the conditional use application for the records.

Eshonda Blue (Z21-001): has submitted an application to the Lee County Planning Commission requesting a conditional use for a six-resident group home. The property owner is William R. Nessola and the applicant is Eshonda Blue. The property is zoned R-1 (Single-Family Residential District) and is located at 160 Walnut Avenue South, Land lot 77, 2nd Land District, Lee County, Georgia within the City of Leesburg.

The Lee County Planning Commission conducted a public hearing of the request on **Thursday, March 4, 2021 at 6:00 p.m.** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Avenue North, Leesburg, GA.

Eshonda Blue and Jessica Wright, owner/operators of Innovative Senior Solutions spoke in favor of the proposal and presented a powerpoint (attached) of the personal care home operations. Ann Nix and Mark Smith, neighbors of 160 Walnut Avenue South, spoke in opposition to the personal care home, citing concerns about traffic, sewer problems of subject property, and personal care home residents and adjoining neighbors safety and care.



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Chad Arnold made a **MOTION** to recommend denial with a second by Clay Griffith. The Planning Commission voted as follows to **DENY** the Conditional Use Application votes as follows Chad Arnold; Darrell Finnicum; Clay Griffith; Chris Guarnieri; Jason Sheffield; and Jim Quinn Yea votes. Nay vote: Nay: Ricky Waters.

Chris Guarnieri	Clay Griffith	Chad Arnold	Darrel Finnicum	Jim Quinn	Jason Sheffield	Ricky Waters
Yes	Yes	Yes	Yes	Yes	Yes	No

The Planning Commission will forward its recommendation of **DENIAL** for the proposed (personal care home) for six residents (senior citizens) in the R-1 (Single-Family Residential District) located at 160 Walnut Avenue S, Leesburg, Georgia to the City of Leesburg.

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, March 9, 2021 at 6:00 p.m.** with a final vote on **Tuesday, March 23, 2021 at 6:00 p.m.** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Avenue North, Leesburg, GA

OLD BUSINESS

None

ADJOURNMENT

Ricky Waters made a **MOTION** to adjourn with a second by Jason Sheffield. The Planning Commission voted unanimously to **ADJOURN** at 6:56 p.m.

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

Chris Guarnieri
Chris Guarnieri, Chairman

April 26, 2021
Date

Rozanne Braswell
Rozanne Braswell, Director

April 26, 2021
Date

/ss