



**Lee County / Leesburg / Smithville Planning Commission**

**Chris Guarnieri, Chairman**

**Clay Griffith, Vice-Chairman**

**Chad Arnold, Mike McVey, 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**

**April 1, 2021**

**T. Page Tharp Governmental Building**

**Opal Cannon Auditorium**

**102 Starksville Avenue North**

**Leesburg, Georgia**

**6:00 P.M.**

**Members Present:** Chris Guarnieri, Chairman; Clay Griffith, Vice-Chairman; Chad Arnold; Mike McVey; Jim Quinn; and Ricky Waters.

**Members Absent:** Jason Sheffield received an excused absence due to call in procedural error.

**Staff Present:** Rozanne Braswell, Jason Scott

**Public Present:** None

**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- March 4, 2021**

Clay Griffith made a **MOTION** to recommend approval of the March 4, 2021 minutes with a second by Jim Quinn. The Planning Commission voted unanimously to approve the minutes as presented.

Chris Guarnieri	Clay Griffith	Chad Arnold	Mike McVey	Jim Quinn	Jason Sheffield	Ricky Waters
YES	YES	YES	YES	YES	N/A	YES



Clay Griffith read the following Text Amendments into the record.

**TEXT AMENDMENTS**

- **Text Amendments (TA21-001):** An ordinance to amend Chapter 70, Article XII of the Ordinances of Lee County, Georgia relating to C-2 General Business District Permitted Uses; To allow Crematoriums as a Conditional Use under Chapter 70, Article XII, SEC. 70-383 of the zoning code.
- **Text Amendments (TA21-002):** An ordinance to amend Chapter 70, Article III of the Ordinances of Lee County, Georgia relating to Prohibited in Residential Districts; to delete Sec. 70-85 (b) and adopt in lieu thereof, to prohibit parking and storage of commercially registered vehicles of over 10,001 lbs., and used for commercial purposes; to provide an exception for commercial vehicles actively engaged in provision of commercial activities; to prohibit parking and storage of Class A and Class C recreational vehicles and fifth wheel travel trailers under Chapter 70, Article III, Sec. 70-85 of the zoning code.
- **Text Amendments (TA21-003):** An ordinance to amend Chapter 70, Article III of the Ordinances of Lee County, Georgia relating to restrictions on all businesses covered by this article; To provide for minimum standards for primary façade and any façade that faces the public right-of-way; to provide for exterior building material standards; to encourage outdoor spaces; to provide for minimum standards for secondary facade under Chapter 70, Article III, SEC. 70-384 of the zoning code.
- **The Lee County Planning Commission** will conduct a public hearing of this request, **Thursday, April 1, 2021 at 6:00 p.m.** in the T. Page Tharp Building, Opal Cannon Auditorium, located at 102 Starksville Avenue North, Leesburg, GA. 31763. The Planning Commission will forward its recommendation to the Lee County Board of Commissioners.

**Text Amendments (TA21-001):** An ordinance to amend of Chapter 70, Article XII of the Ordinances of Lee County, Georgia relating to C-2 General Business District Permitted Uses; To allow Crematoriums as a Conditional Use under Chapter 70, Article XII, SEC. 70-383 of the zoning code.

Chad Arnold made a **MOTION** to recommend approval with a second by Ricky Waters. The Planning Commission voted unanimously to approve TA21-001.

Chris Guarnieri	Clay Griffith	Chad Arnold	Mike McVey	Jim Quinn	Jason Sheffield	Ricky Waters
YES	YES	YES	YES	YES	N/A	YES

**Text Amendments (TA21-002):** An ordinance to amend Chapter 70, Article III of the Ordinances of Lee County, Georgia relating to Prohibited in Residential Districts; to delete Sec. 70-85 (b) and adopt in lieu thereof, to prohibit parking and storage of commercially registered vehicles of over 10,001 lbs., and used for commercial purposes; to provide an exception for commercial vehicles actively engaged in provision of commercial activities; to prohibit parking and storage of Class A and Class C recreational vehicles and fifth wheel travel trailers under Chapter 70, Article III, Sec. 70-85 of the zoning code.



# LEE COUNTY

Life works well here

Discussion identified concerns with proposed text, primarily the section related to recreational vehicles. Due to the complex nature of ordinance preparation, members decided to continue review through email and telephone communication. Jim Quinn made a **MOTION** to table item for further review with a second by Chad Arnold. The Planning Commission voted unanimously to table TA21-002.

Chris Guarnieri	Clay Griffith	Chad Arnold	Mike McVey	Jim Quinn	Jason Sheffield	Ricky Waters
YES	YES	YES	YES	YES	N/A	YES

**Text Amendments (TA21-003):** An ordinance to amend Chapter 70, Article III of the Ordinances of Lee County, Georgia relating to restrictions on all businesses covered by this article; To provide for minimum standards for primary façade and any façade that faces the public right-of-way; to provide for exterior building material standards; to encourage outdoor spaces; to provide for minimum standards for secondary facade under Chapter 70, Article III, SEC. 70-384 of the zoning code.

Jim Quinn made a **MOTION** to recommend approval with a second by Chris Guarnieri. The Planning Commission voted unanimously to approve TA21-003.

Chris Guarnieri	Clay Griffith	Chad Arnold	Mike McVey	Jim Quinn	Jason Sheffield	Ricky Waters
YES	YES	YES	YES	YES	N/A	YES

The Planning Commission will forward its recommendation to the Lee County Board of Commissioners.

**The Lee County Board of Commissioners** will have the first reading on **Tuesday, April 13, 2021** and final vote on **Tuesday, April 27, 2021 at 6:00 p.m.** in the T. Page Tharp Building, Opal Cannon Auditorium located at 102 Starksville Avenue North, Leesburg, GA. 31763.

## OLD BUSINESS

None

## ADJOURNMENT

Chad Arnold made a **MOTION** to adjourn with a second by Ricky Waters. The Planning Commission voted unanimously to ADJOURN at **6:35 p.m.**

Chris Guarnieri	Clay Griffith	Chad Arnold	Mike McVey	Jim Quinn	Jason Sheffield	Ricky Waters
YES	YES	YES	YES	YES	N/A	YES

*Chris Guarnieri*  
Chris Guarnieri, Chairman

*5/6/21*  
Date

*Rozanne Braswell*  
Rozanne Braswell, Director

*5/6/21*  
Date