



Lee County - Leesburg - Smithville Planning Commission

CHAIRMAN JASON SHEFFIELD, VICE-CHAIRMAN JIM QUINN
JOHNNY GOLDEN, KYLE LUCKIE, MIKE MCVEY, SHIRLEY STILES, CHARLIE BARNER

MEETING MINUTES

October 3, 2024 at 6:00 P.M.

Opal Cannon Auditorium

T. Page Tharp Governmental Building

102 Starksville Avenue North

Leesburg, GA 31763

Members Present: Chairman Jason Sheffield, Vice-Chairman Jim Quinn, Commissioners Johnny Golden, Kyle Luckie, Mike McVey, Shirley Stiles, and Charlie Barner

Members Absent: N/A

Staff Present: Assistant Director Amanda Nava and Office Manager/ Planning Assistant Kara Hanson

I. CALL TO ORDER

Chairman Jason Sheffield called the meeting to order at 6:00 p.m.

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Commissioner Mike McVey read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Acknowledgement of the resignation of Commissioner Mike McVey effective January 2025

Chairman Jason Sheffield thanked commissioner Mike McVey for his service. Amanda Nava stated if the Board members have any recommendations for a replacement for Mike McVey that they can provide those to staff.

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the September 5, 2024 Planning Commission meeting.

Vice-Chairman Jim Quinn made the **MOTION** to **APPROVE** the minutes as presented, seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining Commissioners voting yea.

V. PUBLIC HEARINGS

VARIANE APPLICATIONS

(A) Amber Barragan (Z24-013) has submitted an application to the Lee County Planning Commission requesting a variance from the R-1 Single-Family Residential District Section 70-164, setback requirements, and is also requesting permission to encroach on Lee County Board of Commissioners property(storm water management area). The applicant hired a pool company who deviated from the County approved site plan and placed the concrete pool deck and pool structure over the rear lot line and onto the property owned by the Lee County Board of Commissioners. Applicant is also requesting permission to place the required pool fencing on Lee County Board of Commissioners property in order to abide by the State of Georgia's Environmental Health Regulations Chapter 511-3-5 Rule.18 (11) Barriers and the 2018 International Pool and Spa Code as adopted by the Georgia Department of Community Affairs. The property owner is Amber Barragan. The subject property is zoned R-1 and is located at 132 Morning Mist Drive, parcel number 040 D 366, in Land Lot 271 of the Second Land District of Lee County, Georgia.

Public Hearing Discussion



Staff Presentation

Assistant Director Amanda Nava presented the Board with the staff presentation. The existing pool requires a variance. After measurements the pool is not on the Lee County Board of Commissioners property, but it is 4 feet away from the lot line, and it should be at least 10. The concrete slab extends over the property line which does not qualify as a variance. It is now a real estate issues for the Board of Commissioners to address. She informed the board that during research planning staff also found that the impervious surface for the lot needs a variance as it exceeds the 40 percent maximum for the R-1 district. The required fence does not require a variance as the fence can be placed on the lot line. Staff does agree that approving these variances would not be expected to cause substantial detriment to the public interest or impact the purpose and intent of the zoning ordinance.

Chairman Jason Sheffield opened the public hearing at 6:08 p.m.

Applicant Presentation

Applicant was present and available for any questions. Her lawyer Phil Cannon was also present and spoke on her behalf.

Public Supporters

None

Public Opposition

None

The public hearing closed at 6:16 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Commissioner Jim Quinn made a **MOTION** to **APPROVE** the variances. Seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining commissioners voting yea.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on Lee County cases on **Tuesday, October 8, 2024, at 6:00 p.m.**, and a final vote on **Tuesday, October 22, 2024, at 6:00 p.m.**, in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763.

VIII. ADJOURNMENT

Commissioner Mike McVey made a **MOTION** to **ADJOURN**, seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 6:20 p.m.**

Meetings of the Planning Commission and the Board of Commissioners are open to the public.

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) 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 (5) days prior to the public hearing, file a campaign contribution report with the Lee County Planning Commission.

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at (229) 759-6000 or through the Georgia Relay Service (800) 255-0056 (TDD) or (800) 355-0135 (voice). This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible.