



Lee County - Leesburg - Smithville Planning Commission

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

AGENDA

November 7, 2024 at 6:00 P.M.

Opal Cannon Auditorium

T. Page Tharp Governmental Building

102 Starksville Avenue North

Leesburg, GA 31763

PAGE(S)

I. CALL TO ORDER

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

III. NEW BUSINESS

(A) Discussion of the 2025 Planning Commission Meeting Schedule

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the October 3, 2024, Planning Commission meeting.

V. PUBLIC HEARINGS

CONDITIONAL USE APPLICATIONS

(A) **Lanier Engineering, Inc. (Z24-016)** has submitted an application to the Lee County Planning Commission requesting a conditional use to construct an air cleaning, drying, and storage facility for pecans. The property owner is Farmland Reserve, Inc. The subject property is zoned AG-1 (Active Agriculture District), located at 1415 New York Road, Leesburg, GA 31763, parcel number 066003, in Land Lot 148 & 173 of the Fourteenth Land District of Lee County, Georgia.

VARIANCE APPLICATIONS

(A) **7B Oakland, LLC. (Z24-017)** has submitted an application to the Lee County Planning Commission requesting a variance to allow a reduction of the interior and perimeter setbacks as required in **Section 70-386**, and a reduction in the required width for landscape strips, as required in **Section 70-86(d)(4)**, for commercial development. The side setback and landscape strip width requirement is 10-feet and the applicant is requesting a 5-foot reduction. The subject property is zoned C-2 (General Business District), located at 1365 US Highway 82 West, parcel number 029B317C, in Land Lot 263 of the Second Land District of Lee County, Georgia.

TEXT AMENDMENTS

(A) **(T24-006)** A request to amend the Land Development Code ordinance **Chapter 38, Article III, Division 2, Section 38-125(c)** of the **Lee County Code of Ordinances** with respect to amending closing out permits as related to the requirements for as-built (record) drawings.



- (B) **(T24-007)** A request to amend the Environment ordinance **Chapter 34, Article III, Division 1, Section 34-83** of the **Lee County Code of Ordinances** with respect to “adding an as-built (record) drawings” definition.
- (C) **(T24-008)** A request to amend the Land Development Code ordinance **Chapter 38, Article I, Section 38-3** of the **Lee County Code of Ordinances** with respect to adding “GIS Deliverable” and “as-built (record) drawings” as a definition.
- (D) **(T24-009)** A request to amend the Subdivisions ordinance **Chapter 58, Article I, Section 58-8** of the **Lee County Code of Ordinances** with respect to amending the “as-built (record) drawings” definition.
- (E) **(T24-010)** A request to amend the Subdivisions ordinance **Chapter 58, Article I, Section 58-8** of the **Lee County Code of Ordinances** with respect to amending the “plat” definition.
- (F) **(T24-011)** A request to amend the Subdivisions ordinance **Chapter 58, Article I, Section 58-8** of the **Lee County Code of Ordinances** with respect to adding a “GIS Deliverable” definition.
- (G) **(T24-012)** A request to amend the C-2 General Business District ordinance **Chapter 70, Article XII, Section 70-383** of the **Lee County Code of Ordinances** with respect to adding “Hotel” as a permitted conditional use.
- (H) **(T24-013)** A request to amend the Zoning ordinance **Chapter 70, Article I, Section 70-6** of the **Lee County Code of Ordinances** with respect to adding a “Hotel” definition.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, November 12, 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

Agenda subject to change without notice

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.