



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
November 7, 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, Commissioners Johnny Golden, Kyle Luckie, Mike McVey, Shirley Stiles, and Charlie Barner

Members Absent: Vice-Chairman Jim Quinn

Staff Present: Assistant Director Amanda Nava, Office Manager/ Planning Assistant Kara Hanson, and GIS Manager Kacee Smith

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 Kyle Luckie read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Discussion of the 2025 Planning Commission Meeting Schedule

Planning Commissioners had a brief discussion about changing a few of the 2025 Planning Commission dates due to holidays. They will vote on the new 2025 Planning Commission meeting schedule at December's meeting.

IV. APPROVAL OF MINUTES

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

Commissioner Mike McVey 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

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.

Public Hearing Discussion

Staff Presentation

Assistant Director Amanda Nava presented the staff presentation to the Commissioners. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

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

Applicant Presentation



Applicant was present and available for any questions.

Public Supporters

Kyle Johnson
Eric Miller
Bobby Donley

Public Opposition

None

The public hearing closed at 6:15 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 Shirley Stiles made a **MOTION** to **APPROVE** the conditional use application with the condition to preserve the existing trees along the New York Road frontage as a buffer with respect to existing residential use across the road. Seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea

VARIANE 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.

Public Hearing Discussion

Staff Presentation

Assistant Director Amanda Nava presented the Board with the staff presentation. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Chairman Jason Sheffield opened the public hearing at 6:19 p.m.

Applicant Presentation

Applicant was present and available for any questions.

Public Supporters

Matthew Davis
Bobby Donley

Public Opposition

None

The public hearing closed at 6:45 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 Kyle Luckie made a **MOTION** to **APPROVE** the variance requests on the landscape strip reductions (the variance request for a 28-foot wide access to a public roadway (30-foot wide access required) was withdrawn by the applicant at the public hearing). Seconded by Mike McVey. The **MOTION** carried with a 5 to 1 vote with remaining commissioners Jason Sheffield, Shirley Stiles, and



Charlie Barner voting yea, and Commissioner Johnny Golden voting nay.

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.

Public Hearing Discussion

Staff Presentation

GIS Manager Kacee Smith presented the Board with the staff presentation. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Chairman Jason Sheffield opened the public hearing at 6:50 p.m.

Applicant Presentation

Public Supporters

None

Public Opposition

None

The public hearing closed at 6:55 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 Mike McVey made a **MOTION** to **APPROVE** the text amendments T24-006, T24-007, T24-008, T24-009, T24-010, and T24-011. Seconded by Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

- (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.

Public Hearing Discussion

Staff Presentation



Assistant Director Amanda Nava presented the Board with the staff presentation. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Chairman Jason Sheffield opened the public hearing at 7:00 p.m.

Applicant Presentation

Public Supporters

None

Public Opposition

None

The public hearing closed at 7:18 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 Kyle Luckie made a **MOTION** to **APPROVE** the text amendments T24-012 and T24-013. Seconded by 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 **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

Commissioner Shirley Stiles made a **MOTION** to **ADJOURN**, seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 7:22 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.