



## **Lee County - Leesburg - Smithville Planning Commission**

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

### **AGENDA**

**December 5, 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) Approval of the 2025 Planning Commission Meeting Schedule.

#### **IV. APPROVAL OF MINUTES**

- (A) Approval of the minutes from the November 7, 2024, Planning Commission meeting.

#### **V. PUBLIC HEARINGS**

##### **VARIANCE APPLICATIONS**

- (A) **Ilean Bady (Z24-018)** has submitted an application to the Lee County Planning Commission requesting a variance to allow for a reduction of the front and rear setbacks as required in the **Smithville Code of Ordinance Section 18-130**, from a 35-foot front and 10-foot side setback to a building setback of 3-feet in the front and 8-feet at the rear. This variance also includes a request for zero side setbacks to include no firewalls as required in the **Smithville Code of Ordinance Section 18-130**. The property is zoned C-2 (General Business District), located at 118 Main Street, Smithville, at parcel number 008C120, in Land Lot 67 of the Sixteenth Land District of Lee County, Georgia

##### **TEXT AMENDMENTS**

- (A) **(T24-013)** A request to amend the Buildings and Building Regulations ordinance **Chapter 18, Article III, Section 18-66** of the **Lee County Code of Ordinances** with respect to changing the section title from "Standards for the proper display of addresses." to "Standards for proper assignment of addresses." Further, amending subparagraph (a) of the section by adding standards for proper assignment of addresses and relocating subsections (b) through (g) to the amended Section 18-67.
- (B) **(T24-014)** A request to amend the Buildings and Building Regulations ordinance **Chapter 18, Article III, Section 18-67** of the **Lee County Code of Ordinances** with respect to re-designating Section 18-67 from "Enforcement and penalties for violation." to "Proper display of address numbers." Said section is further amended by the re-designation of subparagraphs (b) through (g) from Section 18-66, to now subparagraphs (a) through (e), to provide additional and amended requirements for the proper display of address numbers



Life works well here.

- (C) **(T24-015)** A request to amend the Buildings and Building Regulations ordinance **Chapter 18, Article III, Section 18** of the **Lee County Code of Ordinances** with respect to adding a new section to be known as **Section 18-68. – Enforcement and penalties for violation**, including subsections (a) and (b), relocated from Section 18-67. Further, amending wording in subsection (a) from “the E-911 coordinator or his designee” to “the address coordinator or their designee”.
- (D) **(T24-016)** A request to amend the Buildings and Building Regulations ordinance **Chapter 18, Article III, Section 18-69** of the **Lee County Code of Ordinances** with respect to adding a new section to be known as **Section 18-69. – Street Naming standards**, to include new subsections (a) through (c), to provide street naming standards.
- (E) **(T24-017)** A request to amend the Buildings and Building Regulations ordinance **Chapter 18, Article III, Section 18-70** of the **Lee County Code of Ordinances** with respect to adding the definitions “Address Coordinator”, “Principle building”, and “Sub address”.

## VI. UNFINISHED BUSINESS

**None**

## VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, December 10, 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.

The City of Smithville Council will conduct a public hearing on **Monday, December 16, 2024 at 6:00 p.m.**, in the Smithville Governmental Building, located at 116 Main Street, Smithville, Georgia 31787.

## 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.