
Chairman Jason Sheffield, Vice-Chairman Jim Quinn, Kyle Luckie, Mike McVey,
Shirley Stiles, Johnny Golden, Charlie Barner

Meeting Minutes
December 5, 2024 at 6:00 p.m.
Opal Cannon Auditorium
T. Page Tharp Governmental Building
102 Starksville Avenue North
Leesburg, GA 31763

Members Present: Vice-Chairman Jim Quinn, Commissioner Kyle Luckie, Commissioner Mike McVey, Commissioner Johnny Golden, and Commissioner Charlie Barner

Members Absent: Chairman Jason Sheffield and Commissioner Shirley Stiles

Staff Present: Assistant Director Amanda Nava-Estill, Office Manager/Planning Assistant Kara Hanson, GIS Manager Kacee Smith, and E911 Director Nikkie Celinski

I. CALL TO ORDER

Vice-Chairman Jim Quinn called the meeting to order at 6:00 p.m.

II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Commissioner Kyle Luckie read the Georgia law regarding campaign contributions

IV. NEW BUSINESS

(A) Approval of the 2025 Planning Commission Meeting Schedule

Commissioner Kyle Luckie made a **MOTION** to **APPROVE** changing the scheduled January 2, 2025 meeting date to January 9, 2025, and changing the scheduled July 3, 2025 meeting date to July 10, 2025. Seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

APPROVAL OF MINUTES

(B) Approval of the minutes from the November 7, 2024 Planning Commission Meeting

Commissioner Kyle Luckie made a **MOTION** to **APPROVE** the minutes from the November 7, 2024 Planning Commission meeting. Seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining commissioners voting yea.

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.

Public Hearing

Staff Presentation

Assistant Director Amanda Nava-Estill presented the Board with the staff report. She explained that the applicant requires a variance to allow construction on this very narrow property that previously had a narrow building that extended across the entire lot. The request is to put a new building back in the same location as the previous building, and requests consideration to build without firewalls on the sides. However, after research and speaking with Building Inspector Patrick Renew, CBO, MCP, she was advised while the zoning variance may allow for reduced side setbacks of 0-1', the structure will still need to comply with the 2018 International Building code. (IBC), particularly regarding fire-resistance ratings and other related requirements. Therefore, even if the Planning Commission and City of Smithville Council approves the variance, they will have to have a fire wall based on the Building inspectors code. She noted that the applicant was present to speak if the Commission had any questions.

Vice-Chairman opened the public hearing at 6:12 p.m.

Applicant Presentation

The applicant was present and available for any questions. Applicant Ilean Bady informed the Board that she was in the process of purchasing the property next to her parcel, but that it hasn't officially closed yet. The Board mentioned to her that if/when it does close that she could have it surveyed and do a minor subdivision combining the lots. She mentioned that was already in her plans once they close on the property. That way she may be able to avoid the issue with the firewall setback requirements.

Public Supporters

Ilean Bady

Benard Crawford

Public Opposition

None

The public hearing closed at 6:22 p.m.

Commission Discussion

Vice-Chairman Jim Quinn explained to the other commissioners that because building inspection will be responsible for the firewall issue perhaps they should just vote on the setbacks variance. All commissioners agreed.

Commissioner Kyle Luckie made a **MOTION** to **APPROVE** the variance with the condition that a minimum 5-foot sidewalk can be maintained between parking spots and the building façade. Seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

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
- (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”.

Public Hearing
Staff Presentation

E-911 Director Nikkie Celinski and GIS Manager Kacee Smith requested text amendments for the Article III address numbering ordinance in Chapter 18 of the Lee County Code for the standards the county needs as it relates to assigning and displaying addresses. They explained that there needs to be regulations in place on how addresses are to be assigned to prevent any future confusion and incorrect assignments. By revising the ordinance it will assist these departments in the initiative to update addresses throughout the county, which are currently not in compliance with NENA standards. The goal is to build a unified system between GIS and E911 that will promote a smooth transition to Next Generation 911. Next Generation 911 will rely heavily on GIS so having proper address regulations for NENA compliance will ensure the 911 calls are routed to the correct 911 center.

Vice-Chairman opened the public hearing at 6:32 p.m.

Applicant Presentation

Public Supporters

None

Public Opposition

None

The public hearing closed at 6:32 p.m.

Commission Discussion

Vice-Chairman Jim Quinn asked if they would have to change all the address in which GIS Manager Kacee Smith replied that her goal was only to change the ones absolutely necessary. Commissioner Kyle Luckie made a **MOTION** to **APPROVE** all the text amendments. Seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

\ UNFINISHED BUSINESS

None

ANNOUNCEMENTS

None

ADJOURNMENT

Commissioner Mike McVey made a **MOTION** to **ADJOURN**, seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous with remaining Commissioners voting yea. The meeting adjourned at 6:42 p.m.

Note: all meetings are audio recorded and are filed in the Planning & Zoning Department

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.