

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

AGENDA

February 6, 2025 at 6:00 p.m.

Opal Cannon Auditorium

T. Page Tharp Governmental Building

102 Starksville Avenue North

Leesburg, GA 31763

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| I. CALL TO ORDER | PAGE(S) |
| II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS | |
| III. NEW BUSINESS | |
| (A) Welcoming of the new appointed Planning Commissioner Renea Miller. | |
| (B) Announcement of reappointment of Charlie Barner. | |
| IV. APPROVAL OF MINUTES | |
| Approval of the minutes from the January 9,2025 Planning Commission Meeting | |
| V. PUBLIC HEARINGS | |
| <u>VARIANCE APPLICATIONS</u> | |
| (A) <u>Lawanda Burns (Z25-001)</u> has submitted an application to the Lee County Planning Commission requesting a variance from Section 18.177 (a) (1), of the City of Smithville Code of Ordinances, to remove a legal non-conforming double wide manufactured home to replace it with a single wide manufactured home. The property is zoned R-1 (Single-Family Residential District), located at 129 Pine Street, Smithville, at parcel number 008D120, in Land Lot 67 of the Sixteenth Land District of Lee County, Georgia. | |
| <u>REZONING APPLICATIONS</u> | |
| (A) <u>Lanier Engineering, Inc. (Z25-002)</u> has submitted an application to the Lee County Planning Commission requesting to rezone a portion of the 14.5 acres from C-1 (Neighborhood Commercial District) and R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is Artesian Holdings, LLC and the applicant is Lanier Engineering, Inc. The subject property fronts Marlow Lane just southwest of U.S. Hwy 82 W, parcel number is 029B020, in Land Lot 262 of the Second Land District of Lee County, Georgia. | |
| <u>CONDITIONAL USE APPLICATIONS</u> | |
| (A) <u>Pinewood Solar, LLC (Z25-003)</u> has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Jimmy C Smith. The subject property consists of 23.28 acres, is zoned AG-1 (Active Agriculture District), and is located at 237 E Lumpkin Road, Leesburg, GA 31763, parcel number 035076, in Land Lot 242 of the Third Land District of Lee County, Georgia. | |
| (B) <u>Pinewood Solar, LLC (Z25-004)</u> has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The | |

property owner is Griffith Farms, LLC. The subject property consists of 73.71 acres, is zoned AG-1 (Active Agriculture District), and is located at the intersection of Lumpkin Road E and Smithville Road N, Leesburg, GA 31763, parcel number 035079, in Land Lot 244 of the Second Land District of Lee County, Georgia.

- (C) **Pinewood Solar, LLC (Z25-005)** has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is R & S Farms, Inc. The subject property consists of 130.97 acres, is zoned AG-1 (Active Agriculture District), and is located at Lumpkin Road West, Leesburg, GA 31763, parcel number 035100, in Land Lot 244 of the Thirteenth and Fourteenth Land District of Lee County, Georgia.
- (D) **Pinewood Solar, LLC (Z25-006)** has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Michigan Homes. The subject property consists of 202.5 acres, is zoned AG-1 (Active Agriculture District), and is located at U.S. HWY 19 N, Leesburg, GA 31763, parcel number 035113, in Land Lot 245 and 246 of the Thirteenth Land District of Lee County, Georgia.
- (E) **Pinewood Solar, LLC (Z25-007)** has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Wingate WD & Mary E & Cross Creek Plantations, LLC. The subject property consists of 2,000 acres, is zoned AG-1 (Active Agriculture District), and is located between State Route 195 and Old Leslie Road, Leesburg, GA 31763, parcel number 044002, in Land Lots 145,10,176,11,43,44,21,12,20S1/2 of 22 of the Thirteenth and Fourteenth Land District of Lee County, Georgia.
- (F) **Pinewood Solar, LLC (Z25-008)** has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Wingate WD & Mary E & Cross Creek Plantations, LLC. The subject property consists of 689 acres, is zoned AG-1 (Active Agriculture District), and is located at 1305 State HWY 195, Leesburg, GA 31763, parcel number 045001, in Land Lots 145,175, and 208 of the Third Land District of Lee County, Georgia.
- (G) **Pinewood Solar, LLC (Z25-009)** has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Griffith Farms, LLC. The subject property consists of 317.48 acres, is zoned AG-1 (Active Agriculture District), and is located at 608 State HWY 195, Leesburg, GA 31763, parcel number 046001, in Land Lot 016 of the Second Land District of Lee County, Georgia.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The **Lee County Board of Commissioners** will conduct a public hearing on **Tuesday, February 11, 2025, at 6:00 p.m.**, and a final vote on **Tuesday, February 25, 2025, 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, February 17, 2025, 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.