

Lee County/ Leesburg/ Smithville Planning Commission

CHRIS GUARNIERI, CHAIRMAN CLAY GRIFFITH, VICE-CHAIRMAN

**MIKE MCVEY, JIM QUINN, JASON SHEFFIELD, SHIRLEY STILES,
RICKY WATERS**

Planning Commissioners

MEETING MINUTES

JULY 7, 2022 AT 6:00PM

OPAL CANNON AUDITORIUM

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH

LEESBURG, GA 31763

- Members Present:** Clay Griffith, Jason Sheffield, Mike McVey, Jim Quinn, Shirley Stiles, Ricky Waters
- Members Absent:** Chris Guarnieri
- Staff Present:** Jason Scott, Trey Dunbar, Christi Dockery
- Public Present:** Amanda Wiley – Applicant

I. MEETING CALLED TO ORDER

Vice-Chairman Clay Griffith called the meeting to order at 6:00 p.m.

- II.** Jason Scott read the Georgia Law regarding campaign contributions.

III. APPROVAL OF MINUTES for MAY 5, 2022

Commissioner Jim Quinn made the **MOTION** to **APPROVE** the minutes as presented, seconded by Commissioner Shirley Stiles. The **MOTION** was unanimous with Commissioners Griffith, Sheffield, McVey and Waters voting yea.

IV. ZONING APPLICATIONS

Vice-Chairman Clay Griffith opened the public hearing at 6:15 p.m.

Commissioner Jason Sheffield read the applications into the record.

Amanda Wiley (Z22-002) has submitted an application to the Lee County Planning Commission requesting to rezone a total of 3.937 acres from C-2 (General Business District) to C-4 (Traditional Office District). The property owner is Southland Restoration, LLC. Parcel Number: 029B 182. The property is located in Land Lots 281, 264 and 263 of the Second Land District of Lee County, Georgia.

Applicant Amanda Wiley spoke during public hearing. Commissioner Stiles also expressed her concerns over the proposed C-4 zoning and went on to explain her reasons for wanting the residence to be zoned as R-1 due to the single-family dwelling use expressed in the rezoning application.

The staff then informed Commissioner Stiles of the following points recently submitted by Wood PLC (contracted planners):

- The adjacent property is zoned I, so establishing a R1 zoning adjacent to an I zoning would be less compatible than a C4 next to an I
- The immediate vicinity around the property is primarily commercial, so C4 is more compatible with the general vicinity (and the future land use plan in the comprehensive plan)
- The property is already zoned C2, so a change to C4 is a relatively minimal change; there are not very many commercial uses allowed in C4 that are not allowed in C2
- The roads providing access to the property have become more commercial in nature; typical R1 streets in Lee County look quite different from this one
- Overall, the trend in this area seems to be towards commercial and away from long ago residential and agricultural, so C4 is keeping with trends

Commissioner Jim Quinn made a **MOTION** to **APPROVE**, seconded by Commissioner Ricky Waters. The **MOTION** was a 5-1 split vote with Commissioners Mike McVey, Jim Quinn, Jason Sheffield, Ricky Waters, and Clay Griffith voting **yea** and Shirley Stiles voting **nay**.

Lanier Engineering, Inc. (GD22-001) has submitted an application for a General Development Plan to the Lee County Planning Commission, requesting approval for residential development (Sawtooth Farms, Sec. 1 - 6) on 354.751 acres. Property is zoned R-1 (Single Family Residential District). The property owner is Lexwig, LLC. Parcel Number: 039D 121. The property is located in Land Lots 209 and 210, 2nd Land District, Lee County, GA.

Commissioner Jim Quinn made a **MOTION** to **TABLE** the general development plan for Sawtooth until such time that the requirement of developmental impact study could be completed, seconded by Mike McVey. The **MOTION** was unanimous with Commissioners Mike McVey, Clay Griffith, Jason Sheffield, Ricky Waters, and Shirley Stiles all voting **yea**.

Proposed General Development Plan information is on file at the Lee County Planning, Zoning and Engineering Department, 102 Starksville Avenue N, Room 202, Leesburg, GA 31763 and may be reviewed along with any other information regarding these requests between 8:00 a.m. and 5:00 p.m., Monday through Friday.

The Planning Commission will forward its recommendation(s) to the Lee County Board of Commissioners.

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, July 12, 2022** followed by a final vote on **Tuesday, July 26, 2022 at 6:00 p.m.** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, located at 102 Starksville Avenue North, Leesburg, GA.

V. **OLD BUSINESS**

None

VI. **ADJOURNMENT**

Commissioner Jason Sheffield made a motion to **ADJOURN**, seconded by Commissioner Shirley Stiles. The **MOTION** was unanimous with Commissioners Clay Griffith, Mike McVey, Jim Quinn and Shirley Stiles voting yea. The meeting adjourned at 6:40 p.m.

Clay Griffith, Vice-Chairman

Date

Kaitlyn Good, County Clerk

Date