



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

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

**Meeting Minutes**  
**September 7, 2023 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
- IV. APPROVAL OF MINUTES
  - (A) Approval of the minutes from the July 6, 2023 Planning Commission meeting.
- V. PUBLIC HEARINGS

### **ZONING APPLICATION**

(A) Joy and Robert Pilcher (Z23-009) have submitted an application for the proposed re-zoning of an 18.856-acre property located at 120 White Column Drive for the purpose of operating an event center on their property. All that tract or parcel of land lying and being in Land Lots 228, 229, 252, and 253 of the Second Land District of Lee County, Georgia, and being all of Lot 1 of a minor subdivision of Hickory Grove Antebellum Estate, according to a map or plat of the subdivision recorded in Superior Court of Lee County, Georgia. The parcel # is 018C 157. Current Zoning is R-1 and the Proposed Zoning is C-3.

### **Applicant Presentation**

Summer Resnick and Robert Pilcher addressed the commission starting how the venue would be of minimal impact to the neighbors around.

### **Public Support**

None

### **Public Opposition**

Kyle Goforth and Mr. Husain addressed the Planning Commission and expressed concerns about past events that have been held with noise later than the ordinance and some parking concerns. Janice Beckham, Robert Richards, and James Jones addressed the Planning Commission with similar concerns. The Planning Commission also received letters from other homeowners.



The Public Hearing was closed at 6:40pm.

**Planning Commission Discussion and Recommendation**

The vote was 5 opposed and 1 in favor.

**VARIANCE APPLICATION**

(B) **Shirley Lorraine Mills (Z23-010)** has submitted a variance application requesting the replacement of a mobile home, with a new mobile home being larger than the 1,500 sq. ft. maximum allowed size for an in-law suite. The subject property is 376 Middle Rd South and has a total of 31.92 acres. This property lies within the First Land District of Lee County, Georgia. This property is currently zoned Agricultural and the parcel # is 059 021.

**Applicant Presentation**

Lorraine Mills and Logan Duckworth addressed the Planning Commission and explained this is a replacement of an existing mobile home.

**Public Support**

None

**Public Opposition**

None

The Public Hearing was closed at 6:57pm.

**Planning Commission Discussion and Recommendation**

Vote was unanimous with all voting in favor.

**GENERAL DEVELOPMENT PLANS**

(A) **Oakland Plantation Partners, LLC and Lanier Engineering (GD23-001)** has submitted a General Development Plan for the proposed development of Whisperwood subdivision, a private community. The proposed development consists of two phases and is located along Oakland Parkway. Phase 1 consist of 36 lots ranging from 0.172 acres to 0.253 acres, with additional areas set aside for greenspace, a clubhouse and stormwater management area. Phase 2 consists of 40 lots with additional areas set aside for greenspace and stormwater management. This property is currently undeveloped. The subject parcel is zoned R-2 and located in Land Lots 219, 220, 229, and 230 in the Second Land District of Lee County. The Lee County Board of Commissioners previously approved setback variances for this development on July 25, 2023. The parcel # is 017D 004.

**Applicant Presentation**

Bobby Donley addressed the commission and showed the commission a new drawing reflecting the current green space ordinance.

**Public Support**

None



**Public Opposition**

None

**Planning Commission Discussion and Recommendation**

The vote was unanimous with all in favor contingent with approval from Stormwater, consulting, and planning.

**(B) Lexwig, LLC and Lanier Engineering (GD23-002)** has submitted a General Development Plan for the proposed development of Sawtooth Farms subdivision. The proposed development consists of five proposed phases, additionally a community center and greenspace and stormwater management areas for each of the five phases. This property is currently undeveloped. The subject property is zoned R-1 and consists of all that certain tract or parcel of land lying in and being part of Land Lots 209 and 210 of the Second Land District, Lee County, Georgia. Said tract or parcel contains 256.583 acres. The parcel # is 039D 120. This GDP will have to be evaluated by the Development regional impact. They have 45 days to evaluate.

**This item was tabled.**

**VI. UNFINISHED BUSINESS**

NONE

**VII. ANNOUNCEMENTS**

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, September 12, 2023 at 6:00 p.m.** and a final vote on **Tuesday, September 26, 2023 at 6:00 p.m.** on the applications and proposed text amendments in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starkville Avenue North, Leesburg, Georgia.

**VIII. ADJOURNMENT**

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.