



Lee County - Leesburg - Smithville Planning Commission

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

MEETING MINUTES

November 2, 2023 at 6:00 P.M.

Opal Cannon Auditorium

T. Page Tharp Governmental Building

102 Starksville Avenue North

Leesburg, GA 31763

Members Present: Johnny Golden, Kyle Luckie, Jim Quinn, Jason Sheffield, and Shirley Stiles

Members Absent: Mike McVey and Tonya Myrick

Staff Present: Joey Davenport, Amanda Nava, Lee Walton, and Diana Sandoval

I. CALL TO ORDER

Chairman Jason Sheffield called the meeting to order at 6:00 p.m.

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Vice-Chairman Jim Quinn read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Welcome of new staff member Amanda Nava.

Ms. Nava was introduced as the Assistant Planning Director for the Planning, Zoning & Engineering department.

(B) Notification of public hearing.

Chairman Jason Sheffield announced the Lee County Board of Commissioners will conduct a final vote on the variance request on Tuesday, November 14, 2023 at 6:00 p.m.

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the October 5, 2023 Planning Commission meeting.

Vice-Chairman Jim Quinn made the **MOTION** to **APPROVE** the minutes as presented, seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous with remaining Commissioners voting yea.

V. PUBLIC HEARINGS

VARIANCE APPLICATION

(A) Kyle Watson (Z23-012) has submitted a variance application requesting to install a detached shop on the back side of the property. This property is in the Second Land District of Lee County, lot 11 of Old Canoy Estates. The total acreage of the property is 6.7 acres, and is in flood zone A. The address is 1012 Pinewood Road, Leesburg, GA 31763.



Chairman Jason Sheffield opened the public hearing at 6:06 p.m. and Commissioner Kyle Luckie read the application into the record.

Public Hearing Discussion

Staff Presentation

Interim Planning Director Joey Davenport began the presentation informing the Planning Commission that this variance is not a typical zoning variance, but that of the floodplain requirements. This case was placed on the Planning Commission agenda, but would technically go before the Board of Commissioners only. Mr. Davenport and Lee Walton gave the Planning Commission the choice to hear the case and provide a recommendation or continue the meeting without hearing the case. Commissioners moved to hear the case. Mr. Davenport summarized the provided staff report. Mr. Davenport stated staff's recommendation is approval, with an emphasis on the compliance of the applicant meeting all requirements and stipulations attached to the variance, and on the condition that the applicant provides any and all necessary documentation and receives final approval from the Lee County Board of Commissioners. Assistant Director Amanda Nava added that the proposed placement of the accessory structure is estimated to be placed approximately 900 feet from the flooding source (Kinchafoonee Creek). Mr. Davenport explained the requirements and stipulations the applicant must meet to obtain a building permit and any additional permits in the future for this structure.

Applicant Presentation

The applicant was present and was available for any questions. There was no presentation.

Public Opposition

No members of the public spoke in opposition.

With no further comments or questions from the audience, the Public Hearing was closed at 6:20 p.m.

Commission Discussion

Vice-Chairman Jim Quinn began the discussion by stating he would like to make a recommendation to the Board for approval based on the staff's recommendation and conditions. Chairman Sheffield made sure Commissioners understood the stipulations and conditions recommended by staff.

Recommendation

Vice-Chairman Jim Quinn made a **MOTION** to **APPROVE** the variance application from Kyle Watson, LLC. (Z23-012), seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous with remaining Commissioners voting yea.

GENERAL DEVELOPMENT

- (B) Oakland Plantation Partners and Lanier Engineering (GD23-003)** has submitted a General Development Plan for the Woodlands at Oakland Plantation. The property that extends to Oakland Parkway, including proposed lots 1-13, is zoned R-2. The remainder of the property is zoned R-1, Second Land District, Land Lots 197, 198, 218, 220, and 230. Total acreage is 244.398 acres. This is near the intersection where Oakland Parkway and Oakland Crossing Drive connect. Parcel number: 017D 004.



Chairman Jason Sheffield opened the public hearing at 6:22 p.m. and Commissioner Johnny Golden read the application into the record.

Public Hearing Discussion

Staff Presentation

Assistant Director Amanda Nava briefly summarized the provided staff report. Consultant Lee Walton continued with his summary of review and comments. Mr. Walton discussed the deficiencies of the General Development Plan plat which would require revisions and the staff's recommendation to apply a condition to the R-2 portion of the development. The condition proposed would be to impose R-1 development standards to the R-2 portions of the development to avoid sewer requirements in the R-2 zoning district. Mr. Walton continued with his summary on a handful of lots not meeting the standards of lot lengths for the R-1 zoning district. Interim Planning Director Joey Davenport added that there is a provision in the County ordinance section 70-43 on split zoning that states, if one zoning district comprises more than 75% of the lot area, a use allowed in the district of majority may be extended to the existing property lines beyond the district boundary line in accordance with the setbacks and yard requirements of the district into which the use is encroaching, with administrative approval of the planning director. Mr. Davenport stated he had a conversation with the developer prior to the meeting and his intentions for this development is to have homes similar in style and size to Quail Chase development in the R-2 portion and to have homes similar in style and size to the Quail Valley development in the R-1 portion of this proposed development.

Applicant Presentation

The applicant was not present.

Public Opposition

No members of the public spoke in opposition.

With no further comments or questions from the audience, the Public Hearing was closed.

Commission Discussion

Chairman Jason Sheffield expressed concern with water portions and greenspace on the plat and continued to review the plat with all Commissioners. Commissioners continued to discuss amongst themselves and asked questions regarding the stormwater management areas. Commissioner Kyle Luckie questioned the wetland areas and the process the applicant would need to take if they were disturbed. Chairman Sheffield confirmed with staff that this was only the first step in the review process and the development would be required to meet all appropriate requirements prior to any final approvals. Commissioner Luckie confirmed with staff that the lot length to width ratios requirements would be addressed prior to any approvals of plats or land development permits. Commissioners asked for the date the lot standard requirements were put in place and were informed that it was established in 2002.

Recommendation

Vice-Chairman Jim Quinn made a **MOTION** to **APPROVE** the staff's recommendation on the general development plan from Oakland Plantation Partners and Lanier Engineering (GD23-003), seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous with remaining Commissioners voting yea.



VI. UNFINISHED BUSINESS

NONE

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a final vote on the variance request on **Tuesday, November 14, 2023, 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.

VIII. ADJOURNMENT

Commissioner Shirley Stiles made a motion to **ADJOURN**, seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous remaining Commissioners voting yea. The meeting adjourned at 6:47 p.m.

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.