



Lee County / Leesburg / Smithville Planning Commission

CHRIS GUARNIERI, CHAIRMAN - CLAY GRIFFITH, VICE CHAIRMAN
VACANT, MIKE MCVEY, JIM QUINN, JASON SHEFFIELD, Shirley Styles RICKY WATERS

Georgia law requires that all parties who have made campaign contributions to any member of the Lee County Board of Commissioners, Leesburg City Council or Smithville City Council, in excess of two hundred fifty dollars (\$250) within two 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 days prior to the public hearing file a campaign contribution report with the Lee County/Leesburg/Smithville Planning Commission.

AGENDA

January 6, 2022

**T. Page Tharp Governmental Building
Opal Cannon Auditorium
6:00 P.M.**

I. CALL MEETING TO ORDER

II. READING OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

III. APPROVAL OF MINUTES – October 7, 2021

IV. NEW BUSINESS

- Election of Chairman and Vice Chairman of Planning Commission for 2022
- Approval of 2022 Meeting Schedule

ZONING APPLICATIONS

- **Guy Joiner (Z21-009)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 3.00 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owners are William and Sherry Stith, Parcel Number 040D607000 of land being part of Land Lot 242 of the Second Land District of Lee County, Georgia.
- **Joe and Beth Pollock (Z21-010)** have submitted an application to the Lee County Planning Commission requesting to rezone a total of 25.00 acres from AG (Active Agricultural District) to R-1L (Low Density, Single Family Residential District). The property owners are Joe and Beth Pollock, Parcel Number 054160046 of land being part of Land Lot 29 of the First Land District of Lee County, Georgia.

CONDITIONAL USE APPLICATION PUBLIC HEARING

- **Clifford Harpe, Jr. (Z21-008)** has submitted an application to the Lee County Planning Commission to allow for a second single family home on a legally subdivided lot of at least 3 acres in the AG-1 (Active Agriculture District). The property owner is the Estate of Katherine Anderson Magee Wilkinson, Parcel Number 041045 of land being part of Land Lot 40 of the 15th Land District of Lee County, Georgia.



- **Pinewood Solar, LLC (Z21-011), a Subsidiary of NextEra Energy Resources (NextEra)**: Griffin Leone, Project Manager, has submitted an application to the Lee County Planning Commission proposing to construct and operate a large scale (1500 acres) ground mounted solar energy system as principal use in the AG-1 (Active Agriculture District) zone. There are multiple property owners as follows: Cross Creek

Plantations LLC, Parcel 044 005; Cross Creek Plantations LLC, Parcel 044 002; Cross Creek Plantations LLC, Parcel 045 001; Griffith Farms LLC, Parcel 046 014; Griffith Farms LLC, Parcel 035 066; Lagg Farms LLC, Parcel 044 001; Michigan Homes, Inc., Parcel 035 015; R & S Farms Inc., Parcel 035 041; Jimmy C Smith, Parcel 035 100. The project site is located approximately 6 miles north of the City of Leesburg, south of State Route 377, and west of State Route 195 within four contiguous parcels.

Exact legal description of the properties are on file at the Lee County Planning, Zoning and Engineering Department, 102 Starksville Avenue North, Room 202, Leesburg, GA 31763 and can be reviewed along with any other information regarding these requests between 8:00am and 5:00pm Monday through Friday.

The Lee County Planning Commission will conduct a public hearing on the zoning applications **Thursday, January 6, 2022 at 6:00pm** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, and 102 Starksville Avenue North, Leesburg, GA. The Planning Commission will forward its recommendation to the Lee County Board of Commissioners.

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, January 11, 2022** and a final vote on **Tuesday, January 25, 2022 at 6:00pm** at the T. Page Tharp Governmental Building, Opal Cannon Auditorium, 102 Starksville Avenue North, Leesburg, GA.

V. OLD BUSINESS

VI. 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.