



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

April 6, 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: Christi Dockery, Kaitlyn Good, and Lee Walton (via phone)

I. CALL TO ORDER

Chairman Jason Sheffield called the meeting to order at 6:03 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 member Tonya Myrick.

Ms. Myrick will represent the City of Smithville.

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the March 2, 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 Commissioners Johnny Golden and Shirley Stiles voting yea.

V. PUBLIC HEARINGS

ZONING APPLICATION

(A) Deer Trace Development, LLC. (Z23-003) has submitted an application to the Lee County Planning Commission requesting to rezone a total of 1.69 acres from R-1 (Single Family Residential) to C-1 (Neighborhood Business District). The property owner is Deer Trace Development, LLC. The subject property, located at 100 Bermuda Lane, lies in Parcel 029D 104 in Land Lot 266 of the Second Land District of **Lee County, Georgia**.

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



record.

Public Hearing Discussion

Staff Presentation

County Manager Christi Dockery summarized the provided staff report, stating staff's recommendation is denial, with an emphasis on the County's Comprehensive Plan Future Land Use Map indication of this lot as residential. Ms. Dockery added that this lot would back up to the potential Lee County Medical Center property, which is zoned C-2. Ms. Dockery reminded the commission that they may make a recommendation that includes any conditions deemed fit for that zoning, as listed in the Lee County Code of Ordinances. Consultant Lee Walton was available via phone for any questions.

Applicant Presentation

The applicant was not present.

Public Opposition

Stephen Allen and Ted Johns, on behalf of Albany Bible Church: Voiced disapproval of this rezoning request, stating that the church is surrounded by residential properties with the exception of the Grand Island property, there are no commercial properties in that area of Fussell Road, and rezoning to C-1 would open up the lot to many more options for future development.

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

Commission Discussion

Chairman Jason Sheffield began the discussion by stating that there was no description or information available pertaining to the proposed development of the property and why it even needed to be rezoned. Chairman Sheffield added that he believed it would prove detrimental to the area and doesn't conform to the area's needs currently. Commissioner Shirley Stiles agreed, stating it does not make sense in that area of Fussell Road, which is primarily residential, with the presence of several churches as well. Commissioner Johnny Golden added that this lot should not be commercial at this time.

Recommendation

Commissioner Johnny Golden made a **MOTION to DENY** the rezoning application from Deer Trace Development, LLC. (Z23-003), seconded by Commissioner Shirley Stiles. The **MOTION** was unanimous with Commissioners Jim Quinn and Kyle Luckie voting yea.

- (B) **George McIntosh** has submitted a request to the Lee County Planning Department to convert one lot at a total of 3.26 acres from greenspace/common space to a buildable lot. This property is Parcel 025 038 in Land Lot 90 of the Second Land District of Lee County, Georgia. The applicant proposes to swap two (2) other non-buildable lots in the same subdivision, Parcel Numbers 025 039 (2.5 acres) and 025 040 (2.52 acres), both lying in Land Lot 71 of the Second Land District of **Lee County, Georgia**, for the proposed lot, which is currently reserved as greenspace/common space.

Chairman Jason Sheffield read the application into the record.



Chairman Jason Sheffield stated that this item will be **TABLED, per the applicant's request**, and will be brought back before the Planning Commission and the Lee County Board of Commissioners if or when the applicants chooses to resubmit.

VI. UNFINISHED BUSINESS

NONE

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on the zoning requests on **Tuesday, April 11, 2023 at 6:00 p.m.** and a final vote on **Tuesday, April 25, 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 with Commissioners Johnny Golden and Jim Quinn voting yea. The meeting adjourned at 6:19 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.