



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

October 5, 2023 at 6:00 P.M.

Opal Cannon Auditorium

T. Page Tharp Governmental Building

102 Starkville Avenue North

Leesburg, GA 31763

Members Present: Johnny Golden, Jim Quinn, Jason Sheffield, Mike McVey, and Shirley Stiles

Members Absent: Kyle Luckie and Tonya Myrick

Staff Present: Joey Davenport and Diana Sandoval

I. CALL TO ORDER

Chairman Jason Sheffield called the meeting to order at 6:01 p.m.

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Commissioner Shirley Stiles read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Notification of public hearings.

Johnny Golden made a suggestion on posting notices for zoning notices, variances, general development applications, and text amendments. He also expressed the need for larger zoning signs.

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the July 6, 2023 and September 7, 2023 Planning Commission meeting.

Chairman Jason Sheffield made the **MOTION** to **APPROVE** the minutes as presented, seconded by Commissioner Mike McVey. The **MOTION** was unanimous.

V. PUBLIC HEARINGS

VARIANCE APPLICATION

(A) Tony L. & Rhonda Clark (Z23-011) has submitted a variance application requesting to install a freestanding aluminum carport over their parking pad. It would be installed 2FT away from the front of the house and 2 FT from one wall of the home. This property is located in the Second Land District of Lee County in Lot 106 of the Brentwood North Subdivision. The address is 127 Marlow Lane, Albany, Georgia 31721.



Staff Presentation

Public Hearing Discussion

Public Opposition

With no public opposition, the Public Hearing was closed at 6:36 p.m.

Commission Discussion

There was a discussion on the staff's recommendation to deny the variance and other ways the applicant could install the carport.

Recommendation

Vice-Chairman Jim Quinn made a **MOTION** to **DENY** the variance application from Tony L. & Rhonda Clark (Z23-011), seconded by Commissioner Johnny Golden. The **MOTION** was unanimous.

Text Amendments

- (A) **Chapter 70, Article XII, Section 70-382** of the Lee County Code of Ordinances related to the C-2 General Business District, to delete Section 70-382(h) in its entirety and adopt, in lieu thereof a new Section 70-382(h) and adding thereto a new Subsection (m) "Sanitariums and Nursing Homes".
- (B) **Chapter 70, Article XII, Section 70-383** of the Lee County Code of Ordinances related to the C-2 General Business District adding thereto a new Subsection (g) "Conditional Use".
- (C) **Chapter 70, Article XIV, Section 70-422** of the Lee County Code of Ordinances related to the C-4 Traditional Office District, to delete Section 70-422(f) in its entirety and adopting in lieu thereof a new Section 70-422(f) and adding thereto a new Subsection (k) "Permitted Use".
- (D) **Chapter 70, Article XIV, Section 70-423** of the Lee County Code of Ordinances related to the C-4 Traditional Office District, to add point (5) pertaining to the location of free standing ancillary healthcare service providers.

Staff Presentation

Public Hearing Discussion

Public Opposition

With no public opposition, the Public Hearing was closed at 6:36 p.m.

Commission Discussion

No discussion.

Recommendation

Vice-Chairman Jim Quinn made a **MOTION** to **APPROVE** the Text Amendments, seconded by Commissioner Shirley Stiles. The **MOTION** was unanimous.

VI. UNFINISHED BUSINESS

NONE

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on the zoning requests on **Tuesday, October 10, 2023 at 6:00 p.m.** and a final vote on **Tuesday, October 24, 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

Vice-Chairman Jim Quinn made a motion to **ADJOURN**, seconded by Commissioner Mike McVey. The **MOTION** was unanimous. The meeting adjourned at 6:44 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.