



Lee County - Leesburg - Smithville Planning Commission

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

MEETING MINUTES

February 1, 2024 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, Mike McVey, Charlie Barner

Members Absent: Jason Sheffield and Shirley Stiles

Staff Present: Amanda Nava

I. CALL TO ORDER

Vice-Chairman Jim Quinn called the meeting to order at 6:00 p.m.

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Commissioner Kyle Luckie read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Introduction of new Smithville Planning Commissioner.

Vice-Chairman Jim Quinn welcomed newly appointed Smithville Planning Commissioner Charlie Barner.

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the January 4, 2024 Planning Commission meeting.

Commissioner Kyle Luckie made the **MOTION** to **APPROVE** the minutes as presented, seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining Commissioners voting yea.

V. PUBLIC HEARINGS

CONDITIONAL USE APPLICATION

(A) Muckalee Plantation, LLC. (Z24-001) has submitted an application to the Lee County Planning Commission requesting a Conditional Use to operate an associated wedding venue and bed and breakfast inn, in the AG-1 (Active Agriculture District). This property is in the First Land District of Lee County. The total acreage of Tract 2 is 1,693.933 acres. The wedding venue proposes to utilize 23.64 of those acres. The east property line borders the Muckalee Creek and is in flood zone A & AE. All development and uses are located outside the SFHA and in flood zone X. The parcel number is 049 159, at 569 Lovers Lane Road, Leesburg, GA 31763.



Public Hearing Discussion

Staff Presentation

Assistant Planning Director Amanda Nava presented the staff report as follows, the parcel is located in the AG-1, Active Agriculture District. The Tract 2 parcel is 1,693.933 acres. There is access through a private drive off Lovers Lane Road. The applicant proposes to operate an associated wedding venue and bed and breakfast inn. The applicant will host private weddings and will allow the bridal party to stay overnight in the existing lodge located on Tract 2. While the east property line borders the Muckalee Creek, all existing and proposed uses are located outside of the special flood hazard areas. The AG district permits religious uses such as churches, school, and cemeteries. The County Attorney, Jimmy Skipper, associates weddings as religious in nature, as it contains traditions and customs that vary greatly between religions. The bed and breakfast inn is a permitted use with conditional use approval. Only the bridal party will have access to the lodge for overnight stays. The weddings and overnight stays will be scheduled events from April through October (later clarified by the representative that the months are October through April). There is adequate space for these events and space for parking. Muckalee Plantation is managed by a management company that oversees the property daily and will be present for these scheduled events. The proposed use should not be detrimental, cause nuisance, or hazard to the use or development of adjacent properties or the general public. Planning staff will expect applicant to meet all space, development, and basic fire and life safety standards. Planning staff recommends approval.

Applicant Presentation

Muckalee Plantation representative, Clay Wilson, 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 6:12 p.m.

Commission Discussion

Vice-Chairman Jim Quinn asked Mr. Wilson about the dates proposed in the staff report. He wanted to know if someone wanted to get married in January, would that be allowed? Mr. Wilson responded with a nod (indicating no) explaining this proposed use is a use that made sense for their current use as a private hunting club, which is their main operation. The proposed associated wedding venue and bed and breakfast inn is being used to fill their operations calendar, particularly March through May. He went on to explain those are the best months because most people do not like to get married in the summer due to the heat and bugs and clarified that the dates are from October to April.

Recommendation

Commissioner Johnny Golden made a **MOTION** to **APPROVE** the conditional use application, seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining Commissioners voting yea.



VI. UNFINISHED BUSINESS
NONE

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, February 13, 2024 at 6:00 p.m.**, and a final vote on **Tuesday, February 27, 2024 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 Mike McVey made a motion to **ADJOURN**, seconded by Commissioner Charlie Barner. The **MOTION** was unanimous remaining Commissioners voting yea. The meeting adjourned at 6:13 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.