



Lee County - Leesburg - Smithville Planning Commission

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

AGENDA

May 2, 2024 at 6:00 P.M.

Opal Cannon Auditorium

T. Page Tharp Governmental Building

102 Starksville Avenue North

Leesburg, GA 31763

PAGE(S)

I. CALL TO ORDER

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

III. NEW BUSINESS

None

IV. APPROVAL OF MINUTES

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

V. PUBLIC HEARINGS

ZONING APPLICATION

(A) **Wetherald Behavioral Health (Z24-004)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 12.391 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is CG Boyd Properties, LLC. The subject property is located at 552 US HWY 82 West, parcel number 017A002, in Land Lot 191 of the Second Land District of Lee County, Georgia.

CONDITIONAL USE APPLICATION

(A) **The Emergency Response Department (Z24-005)** has submitted an application to the Lee County Planning Commission requesting a conditional use to allow a communications tower and related appurtenances, being greater than 100 feet in height. The property owner is Lee County Board of Commissioners. The subject property is located at 2345 US 19 North, Smithville (Fire Station #4); parcel number 020003, in Land Lot 38 of the Thirteenth Land District of Lee County, Georgia and is located in the AG-1 zoning district.



VARIANCE APPLICATION

(A) **The Emergency Response Department (Z24-005)** has submitted an application to the Lee County Planning Commission requesting a variance to allow for a reduction of setback requirements for a communications tower and related appurtenances, from the required 50-foot rear setback and 20-foot side setback to a proposed 10-foot setback for the rear and side. The property owner is Lee County Board of Commissioners. The subject property is located at 2345 US 19 North, Smithville (Fire Station #4), parcel number 020003, in Land Lot 38 of the Thirteenth Land District of Lee County, Georgia and is located in the AG-1 zoning district.

TEXT AMENDMENTS

(A) **(T24-001)** A request to amend the zoning ordinance **Chapter 70, Article III, Section 70-84** of the **Lee County Code of Ordinances** with respect to accessory building allowance for lots five acres or more, located in Residential Districts.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, May 14, 2024 at 6:00 p.m.**, and a final vote on **Tuesday, May 28, 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

Agenda subject to change without notice

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.