



Lee County - Leesburg - Smithville Planning Commission

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

AGENDA

September 5, 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 July 11, 2024, Planning Commission meeting.

V. PUBLIC HEARINGS

REZONING APPLICATIONS

(A) North Westover Properties, LLC (Z24-010) has submitted an application to the Lee County Planning Commission requesting to rezone a total of 0.367 acres from C-2 (General Business District) to R-2 (Multi-Family Residential District). The property owner is North Westover Partners, LLC. The subject property is located in the City of Leesburg at 261 Walnut Avenue, South, parcel number 037C024, in Land Lot 083 of the Second Land District of Leesburg, Georgia.

(B) Milan Patel (Z24-011) has submitted an application to the Lee County Planning Commission requesting to rezone a total of 6.974 acres from C-2 (General Business District) to R-2 (Multi-Family Residential District). The property owner is John T. Phillips, III. The subject property is located in the City of Leesburg at 259 Walnut Avenue, South, parcel number 037C024, in Land Lot 083 of the Second Land District of Leesburg, Georgia.

(C) Lanier Engineering, LLC. (Z24-012) has submitted an application to the Lee County Planning Commission requesting to rezone a total of 14.862 acres, at the rear portion of the parcel, from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is Trioxlor 1, LLC. The subject property is located at 3268 Palmyra Road, parcel number 040B009, in Land Lots 267 and 268 of the First Land District of Lee County, Georgia.



TEXT AMENDMENTS

(A) **Lanier Engineering, LLC. (T24-002)** has submitted a request to amend **Chapter 70 of The Code of Ordinances of Lee County, Article VI, Section 70-196**, so as to amend the requirement for public water and sewer in the R-2 Multi-Family Residential District; to provide the option of private community septic systems.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on Lee County cases on **Tuesday, September 10, 2024, at 6:00 p.m.**, and a final vote on **Tuesday, September 24, 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.

The City Council of Leesburg will conduct a public hearing on the City of Leesburg cases on **Tuesday, October 1, 2024, at 6:00 p.m.**, at City Hall located at 107 Walnut 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.