
Chairman Jason Sheffield, Vice-Chairman Jim Quinn, Kyle Luckie, Renea Miller,
Shirley Stiles, Johnny Golden, Charlie Barner

AGENDA

May 1, 2025 at 6:00 p.m.

Opal Cannon Auditorium

T. Page Tharp Governmental Building

102 Starksville Avenue North

Leesburg, GA 31763

I. CALL TO ORDER

II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

III. APPROVAL OF MINUTES

(A) Approval of the minutes from the April 3, 2025, Planning Commission Meeting.

IV. NEW BUSINESS

(A) Lanier Engineering (GD25-003) has submitted a revised General Development Plan for the proposed development Sawtooth Oaks. The General development plan has been modified to add the second entrance to Lovers Lane back into the overall development. It has been revised to split Phase 1 into 1 and 1A to match the current plan. The subject property is zoned R-1 and consists of all that certain tract or parcel of land lying in and being part of Land Lots 209 and 210 of the Second Land District, Lee County, Georgia. Said tract or parcel consists of 256.583 acres. The parcel # is 039D120, off Lovers Lane Road, Leesburg, GA. 31763.

V. PUBLIC HEARINGS

VARIANCE APPLICATIONS – Lee County

(A) **Lanier Engineering (Z25-026)** has submitted an application to the Lee County Planning Commission requesting a variance from Section 38-319 (b) (1), Additional design for nonresidential streets of the Lee County Code of Ordinances, from the regulation of a maximum cul-de-sac length of 800 feet, to allow the construction of a commercial drive with a total length of 1,036 feet. The property is zoned C-2 (General Business District), located at 3268 Palmyra Road, Lee County, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia.

TEXT AMENDMENTS- Lee County

(A) **(T25-002)** Lee County has submitted several requests for zoning text amendments to the Lee County Code of Ordinances to include:

A request to amend Article I.-Introductions, Sec.70-6. Definitions of the Lee County Code of Ordinances, with respect to removing the Motor Vehicle Establishment definition and adding the Car Wash Establishment definition

A request to repeal Article III.- General Provisions, Sec. 70-94- Land Conservation of the Lee County Code of Ordinances.

A request to amend Sec. 70-95. (e) – Buffers in residential districts of the Lee County Code of Ordinances, with respect to removing the sentence, “This buffer area may account for the land conservation area required by section 70-94 of this chapter.”

A request to amend Article V. - R-1 Single Family Residential District, Sec. 70-162. – Permitted uses of the Lee County Code of Ordinances, to remove the permitted use, “zero lot-line housing shown on approved subdivision plat.”

A request to amend Article V. - R-1 Single Family Residential District, Sec. 70-163. - Conditional uses of the Lee County Code of Ordinances, to add “Zero lot-line housing if shown on an approved subdivision plat. Not to exceed two per 1.5 acres.”

A request to amend Article V. Sec 70-164. Area, height, bulk, and placement requirements of the Lee County Code of Ordinances, with respect to the Dwelling Units Per Acre of Developable Land- R-1 chart, amending the three (3) per every one (1) acre requirement for water and sewer to two (2) for every one (1) acre for water and sewer.

A request to add Car Wash Establishment to Article XII. - C-2 General Business District under Sec. 70-383. - Conditional uses.

- (B) **(T25-003)** Lee County has submitted a request for a text amendment to the Lee County Code of Ordinances, to amend Chapter 58 Subdivisions Sec. 58-159. - Effect of approval of general development plan (e) with respect to removing the wording, “All designated greenspace area shall meet the requirements for greenspace as established in section 70-94 of this Code.”

TEXT AMENDMENTS- City of Leesburg

- (A) **(T25-001)** The City of Leesburg has submitted a request for a zoning text amendment to the City of Leesburg Code of Ordinances. The purpose of the zoning text amendment is to create a Planned Unit Development zoning district to allow site-specific mixed used development that is planned and developed as a single unified project.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Planning Commission will conduct a public hearing on **Thursday, May 01, 2025, 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 Planning Commission will forward its recommendation.

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, May 13, 2025, at 6:00 p.m.**, and a final vote on **Tuesday, May 27, 2025, 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 special called public hearing on the City of Leesburg cases on **Tuesday, May 13, 2025, 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.