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

Meeting Minutes
March 6, 2025 at 6:00 p.m.
Opal Cannon Auditorium
T. Page Tharp Governmental Building
102 Starksville Avenue North
Leesburg, GA 31763

Members Present: Jason Sheffield, Jim Quinn, Johnny Golden, Charlie Barner, and Renea Miller

Members Absent: Kyle Luckie and Shirley Stiles

Staff Present: Assistant Director Amanda Nava-Estill and Planning Assistant Kara Hanson, City Manager Bob Alexander, and City Planning Consultants Foresite Group

I. CALL TO ORDER

Chairman Jason Sheffield called the meeting to order at 6:00 p.m.

II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Vice-Chair Jim Quinn read the Georgia law regarding campaign contributions.

III. NEW BUSINESS

None

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the February 6, 2025, Planning Commission Meeting

Jim Quinn made a **MOTION** to **APPROVE** the minutes. Seconded by Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

V. PUBLIC HEARINGS

REZONING APPLICATIONS

(A) Kurt Lamon (Z25-010) has submitted an application to the Lee County Planning Commission requesting to rezone 55.70 acres from C-2 (General Business District), AG-1 (Active Agriculture District), and R-1 (Single-Family Residential District) to C-1 (Neighborhood Business District), R-1 (Single-Family Residential District), and R-2 (Multi-Family Residential District) in the City of Leesburg. Applicant has also submitted the preliminary development plan as set forth in Section 5.10 (c) of the City of Leesburg's Code of Ordinances. The property owner is Mossy Dell, Inc. and the applicant is Kurt Lamon. The subject property fronts Robert B Lee Drive, parcel number is 037C276, in Land Lots 81,82,83,110,111,112 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Planning Assistant Kara Hanson presented the staff report. The requested action is rezoning from AG, R-1 and C-2 to R-1, R-2 and C-1 for mixed use development, noting that the initial application indicated C-1 and advertisement was in accordance with that request. A later revised application indicated preference for C-2 instead of C-1. The parcel size is 55.7 acres. The present zoning and use of property is C-2 Commercial with Robert B Lee Drive frontage, R-1 Residential

in the center of the property from east to west, and AG Agricultural at the south edge of property that was recently annexed into Leesburg. The proposed development is served by water, sewer, and other Leesburg utilities. Staff recommends conditional approval of the zoning application to change the zoning of the subject area as follows: from R-1 to C-1 in the northwestern portion of the parcel where it is labeled office park area on the conceptual site plan, staff recommends C-1 zoning consistent with the proposed office park use which is allowable in C-1, from C-2 to R-2 in the northeastern portion of the parcel where a stormwater pond is currently located and including a portion of the parcel proposed for “55+ aged living development”, from R-1 to R-2 in the western and center portions of the parcel where indicated for townhomes/condos use and 55+ aged living use on the conceptual plan, from AG to R-2 in the western portion of the parcel where indicated for townhomes/condos in the western portion of the parcel; and from AG to R-1 in the southern portion of the parcel where indicated for single-family residential on the conceptual site plan. This recommendation is based on the Lee County Comp Plan and the future land use map for the City of Leesburg and Lee County. The residential land use category description includes the requested housing types as well as Goal 11 of the Comp Plan which states a need for a diversity of housing types in mixed-use environments. The subject property is located in close proximity to the Leesburg YMCA, Lee County High School, and Lee County Elementary School with potential for walking paths to be established between the proposed housing and these locations. The smaller portion of the subject property that is currently zoned R-1 and proposed for C-1 zoning, for an office park use per the conceptual site plan, is directly adjacent to existing C-2 zoned property and abuts a railroad right-of-way, making it appropriate for light commercial use adjacent to the proposed R-2 residential use.

If the application is approved, planning staff recommends the following conditions: the proposed development must provide the necessary buffering between residential and commercial land uses within the site, a traffic study shall be conducted that meets the approval of the City of Leesburg and the Department of Transportation given the proposed development is located near two state highways 19 and 32 and in a peak hour congested area around Lee County High School and Lee County Elementary School. The traffic study shall address the existing and projected Level of Service of intersections of highways 19 and 32 with Robert B Lee Drive, via Lovers Lane, and shall address needs for turning lanes along Robert B Lee Drive. Ultimate project development approval should be contingent on developer implementation of improvements recommended by the traffic study, internal networks of streets and paths shall be designed to maximize connectivity and comply with all Leesburg development regulations, and the final site development plan review and approval process shall involve the Leesburg Mayor, the City Council, and the Planning Commission.

Chairman opened the public hearing at 6:11 p.m.

Applicant Presentation

Applicant Kurt Lamon, Lee County developer, addressed the Board and gave a presentation on his vision for the development. He explained that over the last four years everything has gotten more expensive including housing, adding that the cost of new homes are approximately 45% more than it was five years ago. Additionally, he stated that wages are not keeping up with the rise in cost of housing and in 2024 they began looking at the property in question for rezoning, and began negotiating on the best use of the property. One of the biggest reasons he looked into the City limits was because Lee County’s sewer capacity versus the City of Leesburg. He went over key points in the Comp Plan that corresponded with his development plan. His plan would have different types of development that would all be an affordable price point for median income households. As required, this project underwent a Development of Regional Impact study and no adverse effects were reported. Mr. Inman presented the traffic generation impact memo, the plans for interconnectivity within the community, and proposed access to the

YMCA. He added City of Leesburg utilities and capacity are available but they may have to add one lift station. He stated if City of Leesburg is going to grow, so is the traffic and that this development should only increase by 4%. Assistant Director Amanda explained to the board the traffic memo being presented is a memo and not the traffic study being requested and staff's recommendation to place the traffic study condition still stands.

Public Supporters

Kurt Lamon
Matthew Inman
Andy Wood
EJ Vereen

Public Opposition

Dennis Roland
Heather Jones

Chairman closed the public hearing at 6:58 p.m.

Commission Discussion

Commissioners discussed current zoning districts of the property versus the proposed zoning district requests. Co-Chair Quinn questioned the lot sizes as listed on the concept plan which was followed up with clarification from Mr. Inman. He explained this is just a concept plan and if it were to remain less than the minimum lot size requirements, they will apply for a variance.

Commissioner Jim Quinn made a **MOTION** to **APPROVE** the application Z25-010 to rezone to R-1, R-2 and **C-2** for mixed use development, with all conditions recommended by staff. Seconded by Renea Miller. The **MOTION** passed 4-1 with Jason Sheffield, Charlie Barner, Jim Quinn and Renea Miller voting yea and Johnny Golden voting no.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The City Council of Leesburg will conduct a special called public hearing on the City of Leesburg case **Tuesday, March 18, 2025, at 6:00 p.m.**, at City Hall located at 107 Walnut Avenue, North, Leesburg, Georgia 31763.

VIII. ADJOURNMENT

Commissioner Renea Miller made a **MOTION** to **ADJOURN**, seconded by Vice Chairman Jim Quinn. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 7:06 p.m.**

Note: all meetings are audio recorded and are filed in the Planning & Zoning Department

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.