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

Meeting Minutes
April 3, 2025 at 6:00 p.m.
Opal Cannon Auditorium
T. Page Tharp Governmental Building
102 Starksville Avenue North
Leesburg, GA 31763

Members Present: Jim Quinn, Kyle Luckie, Johnny Golden, Shirley Stiles, Charlie Barner, and Renea Miller

Members Absent: Jason Sheffield

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

I. CALL TO ORDER

Vice-Chairman Jim Quinn called the meeting to order at 6:01 p.m.

II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Kyle Luckie read the Georgia law regarding campaign contributions.

III. NEW BUSINESS

- (A) Announcement of the promotion of Amanda Nava- Estill to Director, and Kara Hanson to Planner/ Zoning Administrator.
- (B) Introduction of Foresite Group (representing the City of Leesburg)

IV. APPROVAL OF MINUTES

- (A) **Approval of the minutes from the March 6, 2025, Planning Commission Meeting**

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

V. PUBLIC HEARINGS

Vice- Chair Jim Quinn read the variances, rezoning applications, and conditional use cases in together.

VARIANCE APPLICATIONS

- (A) **Milan Patel (Z25-016)** has submitted an application to the Lee County Planning Commission requesting a variance from **Section 5.05 (3) – Townhouse, Condominium, and Apartment Complexes**, of the City of Leesburg Code of Ordinances, to reduce the required 900 sq. ft. minimum unit size to 810 sq. ft. for 30 - one bedroom units, 753 sq. ft. for one loft unit, and 542 sq. ft. for one loft unit. The property is zoned R-2 (Multi-Family Residential District), located at 259 Walnut Ave. S, Leesburg, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia.
- (B) **Milan Patel (Z25-017)** has submitted an application to the Lee County Planning Commission requesting a variance from **Section 15.10-Off-Street Parking Standards**, of the City of Leesburg Code of Ordinances, to reduce the required amount of parking. The ordinance requires two parking spaces per unit plus one space per every 10 spaces for boat parking, etc. The applicant is asking for relief from the requirement of one space for every 10 spaces for boat parking, etc. The property is zoned R-2 (Multi-Family Residential District), located at 259 Walnut Ave. S, Leesburg, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia.

- (C) **Milan Patel (Z25-018)** has submitted an application to the Lee County Planning Commission requesting a variance from **Section 5.02(q) – R-2 Multi-Family Residential District Permitted Uses**, of the City of Leesburg Code of Ordinances, which currently requires accessory commercial uses to be located a minimum distance of 100 feet from any adjoining property line, street, or highway right-of-way. They are requesting a variance to allow the setbacks for the commercial use to utilize the same setbacks as the R-2 (Multi-Family Residential District) zoning which are 35 feet Front setback, and 10 feet side and rear setbacks as part of this development. The property is zoned R-2 (Multi-Family Residential District), located at 259 Walnut Ave. S, Leesburg, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia.

REZONING APPLICATIONS

- (A) **Milan Patel (Z25-019)** has submitted an application to the Lee County Planning Commission requesting to rezone 0.367 acres from R-2 (Multi-Family Residential District) to R-2 Conditional for the proposed development of commercial with loft living units above in the City of Leesburg. The property owner is Rins Park Properties Leesburg LLC. The subject property is located at 259 Walnut Ave South, parcel number is 037C024, in Land Lot 83 of the Second Land District of Leesburg, Georgia.
- (B) **Milan Patel (Z25-021)** has submitted an application to the Lee County Planning Commission requesting to rezone 6.97 acres from R-2 (Multi-Family Residential District) to R-2 Conditional for the proposed development of 125 apartment units in the City of Leesburg. The property owner is North Westover Partners LLC. The subject property is located at 261 Walnut Ave South, parcel number is 037C023, in Land Lot 83 of the Second Land District of Leesburg, Georgia.

CONDITIONAL USE APPLICATIONS

- (A) **Milan Patel (Z25-020)** has submitted an application to the Lee County Planning Commission requesting a conditional use under **Article V. R-2 Multi-Family Residential District** to allow the construction of residential units for The Wooten Station Development. The property owner is North Westover Partners LLC. The subject property is located at 261 Walnut Ave South, parcel number is 037C023, in Land Lot 83 of the Second Land District of Leesburg, Georgia.
- (B) **Milan Patel (Z25-022)** has submitted an application to the Lee County Planning Commission requesting a conditional use under **Article V. R-2 Multi-Family Residential District** to allow the construction of residential units for The Wooten Station Development. The property owner is Rins Park Properties Leesburg LLC. The subject property is located at 259 Walnut Ave South, parcel number is 037C024, in Land Lot 83 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Robin Cailloux, with Foresite Group representing the City of Leesburg, gave the staff report. The City of Leesburg did not provide a transcript of the discussion. The audio is on file with the City of Leesburg.

Vice- Chair opened the Public Hearing at 6:04 P.M.

Applicant Presentation

The City of Leesburg did not provide a transcript of the discussion. The meeting audio is on file with the City of Leesburg.

Public Supporters

Bobby Donley

Public Opposition

Sam Johason

G. Johnson

S Phillips

David Remstedt

Mark Smith

Vice-Chair closed the Public Hearing at 6:29 P.M.

Commission Discussion

The City of Leesburg did not provide a transcript of the discussion. The audio is on file with the City of Leesburg.

Johnny Golden made a **MOTION** to **DENY** the cases Z25-016, Z25-017, Z25-018, Z25-019, Z25-020, Z25-021, and Z25-022. Seconded by Charlie Barner. The **MOTION** failed with a vote 3/3.

Kyle Luckie made a **MOTION** to **APPROVE** the cases Z25-016, Z25-017, Z25-018, Z25-019, Z25-020, Z25-021, and Z25-022. Seconded by Shirley Stiles. The **MOTION** failed with a vote 3/3.

No consensus was made and no recommendation to the City of Leesburg.

GENERAL DEVELOPMENT

- (A) **Lanier Engineering (GD25-001)** has submitted a General Development Plan for the proposed development of The Wooten Station apartment complex. The proposed development will be a mixed use development consisting of 6,000 sq. ft. neighborhood commercial building with loft living units above. This neighborhood commercial use will consist of 125 unit residential development with 1 and 2 bedroom units. The residential living will consist of five (5) 3-story buildings containing 24 units each. This property is currently a vacant industrial building. The subject property is zoned R-2 (Multi-Family Residential District), located at 259 Walnut Ave. S, Leesburg, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia.

Staff Presentation

Robin Cailloux, with Foresite Group representing the City of Leesburg, gave the staff report. The City of Leesburg did not provide a transcript of the discussion. The meeting audio is on file with the City of Leesburg.

Kyle Luckie made a **MOTION** to **APPROVE** the Preliminary plan as presented. Seconded by Shirley Stiles. The **MOTION** passed with a vote 4/2.

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, April 15, 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 Kyle Luckie. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 7:02 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.