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

Meeting Minutes
June 5, 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, Kyle Luckie, Johnny Golden, Shirley Stiles, Charlie Barner, and Renea Miller

Members Absent: None

Staff Present: Director Amanda Nava-Estill, GIS Manager Kacee Smith, Planner Kara Hanson, Russ Ferguson, and City of Leesburg Planning Consultant 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. APPROVAL OF MINUTES

(A) Approval of the minutes from the May 1, 2025, Planning Commission Meeting.

IV. NEW BUSINESS

(A) None

V. PUBLIC HEARINGS

REZONING APPLICATIONS

(A) **Kurt Lamon (LZ25-026)** has submitted an application to the City of Leesburg requesting to rezone about 130 acres from C-2, C-1, R-2 and R-2 to PUD (Planned Unit Development). The proposed development consists of a mixture of single-family lots, multi-family dwelling units, office uses and commercial uses. The property owner is Mossy Dell, Inc. and the applicant is Kurt Lamon. The subject property fronts Robert B Lee Drive and is parcel number 037C276.

Public Hearing Discussion

Staff Presentation

Robin Cailloux, City Planner, presented the staff report. The requested action is rezoning 130 acres from C-2, C-1, R-2 and R-2 to PUD, noting that the initial application did not comply with the single-family residential lot width requirements in the R-1 or R-2 zoning districts. The applicant is requesting the PUD classification to allow for flexibility in the single-family lot design, a portion of which will be developed under the rural housing grant provided by the State. If the PUD zoning is approved, it is the same plan proposed with the original rezoning request. The proposed development is a mixed-use planned community consisting of 197 single-family residential lots (about 37 acres), 206 multi-family residential townhomes and condominiums, some of which are age-restricted (about 8 acres), 13.8 acres of commercial uses, 4.4 acres of office uses, about 39 acres of greenspace/open space, and the remaining portion in stormwater maintenance. They are essentially not changing the land uses that are already approved in the zoning category. The fifteen evaluation criteria are very similar to the same report a few months ago with the original rezoning request. Staff is of the opinion that

the request meets a majority of the rezoning criteria and recommends approval of the rezoning request with 11 conditions. Three of the conditions were the conditions from the previous rezoning approval and the others are stating the City of Leesburg's ordinances.

Vice-Chairman Jim Quinn questioned if 60 ft. was enough for two cars to park in the driveway, which was followed up with clarification from Ms. Cailloux. She explained that the standard parking space is 10 ft. wide by 20 ft. long. There is no way to restrict parking on public roads, unless there is an ordinance or resolution created by the city. The PUD ordinance says that the minimum distance from the garage to the property line is 25 ft. which leaves plenty of room for parking in the driveway and does not block the sidewalk. Commissioner Jim Quinn suggested the City of Leesburg adding the same parking requirement to the R.01 ordinance.

Chair opened the Public Hearing at 6:01 P.M.

Applicant Presentation

Applicant Kurt Lamon, City of Leesburg Developer, addressed the Board saying that when he presented the same site plan 3 months ago, he didn't realize that the site plan didn't meet all the parking criteria for the C-2, C-1, R-2 and R-2 zoning. Once he found out about the PUD, he thought it was a better fit for his site plan. It would increase density, reduce costs, and would also increase common areas.

Vice-Chairman Jim Quinn questioned Kurt Lamon about what his plans were for commercial use. Kurt responded that his focus right now is on residential. Once he has more details, he will present them before the board for approval. He is trying to get a \$2.5 million grant for infrastructure towards this project. That infrastructure could be for roads, water, drainage, etc.

Commissioner Johnny Golden questioned for clarification of city ordinances in relation to the PUD. Robin Cailloux explained that the city ordinances are not applicable to the PUD area. The PUD is a site-by-site plan. Each case is looked at individually.

Commissioner Renea Miller questioned how much room is allowed if there is parking on the road. Kurt Lamon informed Renea that he has not gotten to the specifics of that part yet. The goal is to have 60 ft. right of way with travel lanes that are 11 or 12 ft. wide.

Public Supporters

Kurt Lamon
Chad Griffin

Public Opposition

Sam Johnson

Vice-Chair closed the Public Hearing at 6:32 P.M.

Commission Discussion

The Commissioners held a brief discussion.

Vice Chairman Jim Quinn made a **MOTION** to **APPROVE** the request to rezone the 130 acres from C-2, C-1, R-2 and R-2 to PUD (Planned Unit Development). Seconded by Kyle Luckie. The **MOTION** passed 6-1 with Charlie Barner, Shirley Stiles, Kyle Luckie, Jason Sheffield, Jim Quinn, and Renea Miller voting yea and Johnny Golden voting no.

TEXT AMENDMENTS- Lee County

- (A) **(T25-004)** Lee County has submitted a request to amend the zoning ordinance Chapter 70, Article XI, Section 70-347 (12) of the Lee County Code of Ordinances, to remove the permitted use, "Medical and/or dental clinics" and to add the use as a conditional use under Chapter 70, Article XI, Section 70-348, to read as "Clinics: Medical and/or dental".

Public Hearing Discussion

Staff Presentation

Director Amanda Nava- Estill presented the staff report.

Chair opened the Public Hearing at 6:36 P.M.

Public Supporters

Sam Johnson

Public Opposition

None

Chair closed the Public Hearing at 6:38 P.M.

Commission Discussion

The Commissioners held no discussion.

Kyle Luckie made a **MOTION** to **APPROVE** the request to amend the zoning ordinance Chapter 70, Article XI, Section 70-347(12) of the Lee County Code of Ordinances, to remove the permitted use, "Medical and/ or dental clinics" and to add the use as a conditional use under Chapter 770, Article XI, Section 70-348, to read as "Clinics: Medical and/or dental". Seconded by Vice-chair Jim Quinn. The **MOTION** was unanimous with remaining commissioners voting yea.

- (B) **(T25-005)** Lee County has submitted a request to amend the zoning ordinance Chapter 70, Article VI, Sections 70-196, 70-199, 70-200, 70-201, and 70-202 of the Lee County Code of Ordinances, to remove, amend, and add regulations, based on the Lee County R-2 moratorium and the results of the requested studies for the R-2 Multi-Family Zoning District.

Public Hearing Discussion

Staff Presentation

Director Amanda Nava-Estill presented the staff report. She explained that this amendment was produced by the WSP firm who was consulted by the county to complete R-2 studies and text amendments, based on the R-2 district moratorium currently in place.

Chair opened the Public Hearing at 6:39 P.M.

Public Supporters

Sam Johnson

Public Opposition

None

Chair closed the Public Hearing at 6:48 P.M.

Commission Discussion

The Commissioners held a brief discussion.

Vice-chair Jim Quinn asked if Lee County was going to have a PUD zoning. Amanda explained that the Lee County Code of Ordinance do have PUD standards now, however, it is not worded in a way that makes sense for what developers are trying to accomplish. She went on to explain that the new proposed PUD standards would fall under the R-2 district.

Chair Jason Sheffield asked about the requirement of having access to arterial and collector streets. Amanda responded that the ordinance has road classification listed and GDOT has an online classification map which also designates those classifications.

Commissioner Johnny Golden asked for verification on why there were changes to the amount of dwellings when it was discussed previously at the Lee County Board of Commission meeting that

they wanted one per every acre, in which Amanda explained that he was referring to the R-1 (Single Family Residential District). The text amendment she has brought before them is for the R-2 (Multi-Family Residential District). She added that the land conservation portion was still being worked on and that section is reserved for future amendment.

Chair Jason Sheffield asked if there was anything done or studies to improve the Lee County Utility Authority sewer system. Amanda explained that there is a resolution by the Lee County Utilities Authority currently preventing any new developments to tap into sewer at this time. She is not aware when this would be lifted or if studies are being initiated.

Vice-chair Jim Quinn made a **MOTION to APPROVE** the request to amend the zoning ordinance Chapter 70, Article VI, Sections 70-196, 70-199, 70-200, 70-201, and 70-202 of the Lee County code of Ordinances, to remove, amend, and add regulations, based on the Lee County R-2 moratorium and the results of the requested studies for the R-2 Multi-Family Zoning District. Seconded by Shirley Stiles. The **MOTION** was unanimous with remaining commissioners voting yea.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, June 10, 2025, at 6:00 p.m.**, and a final vote on **Tuesday, June 24, 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, June 17, 2025, at 6:00 p.m.**, at City Hall located at 107 Walnut Avenue, North, Leesburg, Georgia 31763.

VIII. ADJOURNMENT

Commissioner Kyle Luckie made a **MOTION to ADJOURN**, seconded by Charlie Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. The meeting adjourned at 6:52 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.