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

Meeting Minutes
July 10, 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: Director Amanda Nava-Estill and Planner Kara Hanson,

I. CALL TO ORDER

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

II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Commissioner JGolden read the Georgia law regarding campaign contributions.

III. APPROVAL OF MINUTES

(A) Approval of the minutes from the June 5, 2025, Planning Commission Meeting.

Vice-Chair Quinn made a **MOTION** to **APPROVE** the minutes. Seconded by Commissioner Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

IV. NEW BUSINESS

(A) None

V. PUBLIC HEARINGS

REZONING APPLICATIONS-Lee County

- (A) Lanier Engineering (LZ25-027)** has submitted an application to the Lee County Planning Commission requesting to rezone 9.469 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is Oakland Plantation Partners, LLC. The subject property is located off US HWY 82 W, parcel number is 017D004, in Land Lots 197 and 220 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Planner Hanson presented the staff report. The subject property is currently undeveloped and lacks direct commercial frontage, limiting its viability for commercial use. Surrounding zoning is primarily residential (R-1 and R-2), and the proposed R-1 zoning is consistent with the future land use map designating this area for residential development.

Vice-Chair Quinn questioned if zero lot lines are a permitted use in R-1, in which Kara answered yes.

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

Applicant Presentation

Applicant Bobby Donley from Lanier Engineering was available for presentation. Donley explained that this and the next case are isolated areas of C-1 surrounded by residential. This zoning

designation was part of the original masterplan from 2003 and that this area is now proposed to be residential. He explained the desired plan for this development.

Public Supporters

Barry Carr
Bobby Donley
Scott Woliam

Public Opposition

None

Vice-Chair closed the Public Hearing at 6:10 P.M.

Commission Discussion

The Commissioners held a brief discussion.

Vice-Chair Quinn made a **MOTION** to **APPROVE** the request rezone 9.469 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). Seconded by Commissioner Miller. The **MOTION** was unanimous with remaining commissioners voting yea.

- (B) **Lanier Engineering (Z25-028)** has submitted an application to the Lee County Planning Commission requesting to rezone 20.381 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is Wiley Investments, LLC. The subject property is located off US HWY 82 W, parcel number is 017D003, in Land Lots 197 and 220 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Staff informed the Board that the report was identical to the previous case; Staff remained available to address any questions or provide clarification as needed.

Chair opened the Public Hearing at 6:11 P.M.

Applicant Presentation

Applicant Bobby Donley from Lanier Engineering was available for presentation.

Public Supporters

Barry Carr
Bobby Donley

Public Opposition

None

Chair closed the Public Hearing at 6:14 P.M.

Commission Discussion

The Commissioners held no discussion.

Commissioner Miller made a **MOTION** to **APPROVE** the request to rezone 20.381 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). Seconded by Vice-chair Quinn. The **MOTION** was unanimous with remaining commissioners voting yea.

- (C) **Lanier Engineering (Z25-029)** has submitted an application to the Lee County Planning Commission requesting to rezone 111.852 acres from R-1 (Single-Family Residential District) to I-1 (Light-Industrial District). The property owner is Lexwig, LLC. The subject property is located in the southeast quadrant of the intersection of Forrester Parkway and Norfolk and Southern Railroad, parcel number is 039D120, in Land Lot 210 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Director Nava-Estill presented the staff report. She explained that this location is in close proximity to highways 19 and 133, and is adequate for any light industrial traffic. She added that the same applicant would be the one developing the adjacent R-1 property and is aware that adequate buffers

will be required. Staff recommends denial of the rezoning request based on the conflict with the comprehensive plan's future land use map, the lack of adjacent light industrial zoning in that area, and potential impacts on nearby undeveloped residential areas. Conditions were proposed to accompany the rezoning, should it be approved.

Chair opened the Public Hearing at 6:20 P.M.

Applicant Presentation

Applicant Donley was available for presentation. Chair Sheffield asked if they could require buffers to be on the residential areas and not so much on the railroad end, in which Nava- Estill explained that any adjacent residential areas will require adequate buffers. Donley added that the only industrial park in Lee County (US 82 W) has no available lots. The property owner preferred not to extend residential development up to the active railroad, and light industrial use was considered more appropriate for that area.

Public Supporters

Bobby Donley
Scott Woliam
Jason Wiggins
Greg Greenway

Public Opposition

None

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

Commission Discussion

The Commissioners held a discussion. The audio is on file in the Planning and Zoning Department.

Vice-chair Quinn made a **MOTION** to **APPROVE** the request to rezone 111.852 acres from R-1 (Single-Family Residential District) to I-1 (Light-Industrial District) with the conditions: a traffic study is prepared by the applicant and reviewed and approved by Lee County, adequate buffers where the property borders residential-zoned properties to the east and south are required, a maximum building height of 50 feet, and a restriction of the following permitted uses from Sec. 70-452: (d) Carpet manufacturing, (j) research and testing laboratories, and (q) natural gas and petroleum products storage and sales. The **MOTION** was unanimous with remaining commissioners voting yea.

VI. UNINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, July 22, 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.

VIII. ADJOURNMENT

Vice-Chair Quinn made a **MOTION** to **ADJOURN**, seconded by Commissioner Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 7:12 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.