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

Meeting Minutes
August 07, 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, Kyle Luckie, Johnny Golden, Charlie Barner, and Renea Miller

Members Absent: Jim Quinn 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 Kyle Luckie read the Georgia law regarding campaign contributions.

III. APPROVAL OF MINUTES

(A) Approval of the minutes from the July 10, 2025, Planning Commission Meeting.

Johnny Golden 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) Amit Barot/ 3EX Diamond, LLC.(LZ25-030)** has submitted an application to the Lee County Planning Commission requesting to rezone the back portion of the parcel (approximately one acre) from R-2 (Multi-Family Residential District) to C-2 (General Business District). The front portion of the lot is currently zoned C-2 and the entire parcel is a total of 3.141 acres. The property owner is Robert L. Joiner, Jr. The subject property is located off US HWY 82 W, parcel number is 018C464, in Land Lot 251 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Planner Hanson presented the staff report and recommended conditional approval to allow rezoning with added protections for nearby residential properties. The recommendations include the following; No fuel pumps, no adult entertainment, no indoor shooting range, no mortuary, and no sanitarium or nursing homes. The key consideration for this recommendation is the adjacent properties which include residential on both sides. While the zoning aligns with the comprehensive plan, some C-2 uses could negatively affect adjacent homes. While no major traffic concerns, Hwy 82 access should be reviewed due to surrounding developments, and development must meet stormwater/ environmental regulations.

Chair opened the Public Hearing at 6:05 P.M.

Applicant Presentation

Applicant representative Brian Jackson was present and available for questioning.

Public Supporters

Brian Jackson

Public Opposition

None

Chair closed the Public Hearing at 6:09 P.M.

Commission Discussion

The Commissioners held a brief discussion.

Renea Miller made a **MOTION** to **APPROVE** the request to rezone the back portion approximately 1 acre from R-2 (Multi-Family Residential District) to C-2 (General Business District) with the conditions that no fuel pumps, no adult entertainment, no indoor shooting range, no mortuary, and no sanitarium or nursing homes be allowed. Seconded by Kyle Luckie. The **MOTION** was unanimous with remaining commissioners voting yea.

- (B) **Tokela Huston (Z25-032)** has submitted an application to the Lee County Planning Commission requesting to rezone 1.98 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is Tokela Huston. The subject property is located at 165 Cedric Street, parcel number is 040D077, in Land Lot 270 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Planner Hanson presented the staff report for the rezoning request of the currently R-1 zoned parcel operating as a daycare under a conditional use permit. The property is located in a transitional area with surrounding residential and commercial uses and is identified on the future land use map as suitable for both. Staff recommended approval with conditions, limiting the use to a daycare for ages 2-12 and requiring a traffic plan if enrollment increases. The proposed rezoning was found to be compatible with the area, aligned with economic development goals, and unlikely to have adverse environmental or traffic impacts under current conditions.

Chair opened the Public Hearing at 6:13 P.M.

Applicant Presentation

Applicant Tokela Huston was present and available for questioning. .

Public Supporters

Tokela Huston

Public Opposition

None

Chair closed the Public Hearing at 6:33 P.M.

Commission Discussion

The Commissioners held a brief discussion. They inquired whether C-1 (Neighborhood Business District) might be a more appropriate zoning designation for the property, given its location within a residential area. Commissioners also noted that the permitted uses listed in the staff report reflected those of C-1, not C-2. Staff clarified that the applicant had originally requested C-2 (General Business District), which was why the report was based on the designation; however, staff agreed that C-1 would better align with the character and intent of the surrounding neighborhood.

Chair Jason asked the applicant if they had any concerns with modifying the request to C-1 instead of C-2. The applicant indicated no objections to this change.

Commissioner Luckie made a **MOTION to APPROVE** the request to rezone 1.98 acres from R-1 (Single-Family Residential District) to C-1 (Neighborhood Business District). Seconded by Commissioner Miller. The **MOTION** was unanimous with remaining commissioners voting yea.

- (C) **SF Rentals (Z25-033)** has submitted an application to the Lee County Planning Commission requesting to rezone 1.16 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is SF Rentals. The subject property is located on Aspen Drive at lot 89 Palmyra Subdivision Phase 7, parcel number is 029B218, in Land Lot 264 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Planner Hanson presented the request to rezone a parcel from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). She explained that although the property is currently zoned C-1, it is developed with single-family homes and functions as residential. Rezoning to R-1 would align with surrounding zoning and land use, as adjacent parcels to the south and east are also zoned R-1. She added that the future land use map supports this change, designating the area as residential. Staff noted that the rezoning would not negatively impact traffic, public services, or nearby properties, and would correct an illogical zoning boundary by removing a commercial designation from within a predominantly residential area. Staff recommended approval, stating that the request is consistent with the Comprehensive Plan and helps protect neighborhood character while supporting appropriate residential development.

Chair opened the Public Hearing at 6:35 P.M.

Applicant Presentation

Applicant was not present.

Public Supporters

None

Public Opposition

None

Chair closed the Public Hearing at 6:37 P.M.

Commission Discussion

The Commissioners held a brief discussion.

Commissioner Miller made a **MOTION to APPROVE** the request to rezone 1.16 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). Seconded by Commissioner Barnes. The **MOTION** was unanimous with remaining commissioners voting yea.

CONDITIONAL USE APPLICATIONS-Lee County

- (D) **Lanier Engineering (Z25-031)** has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-383 (h), of the Lee County Code of Ordinances, to construct an urgent care clinic which is not upon the primary campus of a hospital, or at the remote location of a hospital. The parcel is vacant and is zoned C-2 (General Business District). The property owner is Phoebe Putney Health System, Inc. The subject property is located at 1388 US HWY 82 W, parcel number is 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Director Nava-Estill presented a request from Lanier Engineering, on behalf of Phoebe Putney Health System, Inc., for conditional use approval to construct an urgent care facility on a 1-acre parcel located in Land Lot 263, currently zoned C-2 (General Business District). She explained that

conditional use approval is required under Sec. 70-383 of the Lee County Ordinance for freestanding ancillary healthcare services. The concept plan includes a proposed building with a finished floor elevation of 249 feet, along with driveways and parking. Staff found the request met all conditional use criteria under Sec. 70-89, including compatibility with surrounding commercial zoning, conformance with required setbacks, and minimal anticipated impact to neighboring properties or public health and safety. The surrounding area is zoned C-2 and primarily commercial in nature. Staff recommended approval, stating the proposal is consistent with the intent and development standards of the C-2 district, and noted that final design should ensure compliance with all access and dimensional requirements.

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

Applicant Presentation

The applicant's representative, Bobby Donley of Lanier Engineering, provided a detailed overview of the proposed urgent care development. He explained that the project design is already well underway, based on the understanding that medical clinics are a listed use within the C-2 zoning district. Upon clarification that urgent care facilities fall under a conditional use per Sec. 70-383, the applicant expressed willingness to proceed through the conditional use process to ensure compliance. Mr. Donley confirmed that the site plan includes a shared access drive designed to serve the subject lot and accommodate future development, with the intent of reducing traffic congestion on US Hwy 82. He emphasized that the driveway has been placed as far from Hwy 82 as possible to minimize impact, and noted that the surrounding area is already zoned C-2, supporting commercial development.

Public Supporters

None

Public Opposition

None

Chair closed the Public Hearing at 6:44 P.M.

Commission Discussion

The Commissioners discussed the proposed urgent care facility and the traffic implications related to its proximity to US Hwy 82. Concerns were raised regarding potential congestion and whether a turning lane off Marlow Lane would be warranted in the future. It was noted that Marlow Lane is a two-lane, low-traffic road and that current traffic volumes do not necessitate a turn lane at this time. Commissioners also emphasized the benefit of eliminating an additional access point directly onto Hwy 82, agreeing that the shared access drive was a favorable design feature.

The discussion concluded with consensus that any future traffic improvements or turn lane considerations would fall under the jurisdiction of the Georgia Department of Transportation (GDOT) as development in the area increases.

Commissioner Golden made a **MOTION** to **APPROVE** the Conditional Use Application submitted by Lanier Engineering for the construction of an urgent care clinic on the vacant parcel located at 1388 US HWY 82W, identified as Parcel number 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia. The property is zoned C-2 (General Business District). Seconded by Commissioner Barnes. The **MOTION** was unanimous with remaining commissioners voting yea.

FUTURE LAND USE MAP AMENDMENT-Lee County

- (A) **(LP25-01)** Lee County is initiating a request to amend the Future Land Use Map of the Lee County Comprehensive Plan for the property Tract 2 located in Flint Ventures/ MSG Pecan Orchard Subdivision owned by LKC Groves, LLC. The request seeks to amend a total of 116.274 acres of the Future Land Use designation from Residential to Industrial. Lee County

is also initiating a request to amend a portion of the property to the East owned by Lexwig, LLC. The request seeks to amend a total of 111.852 acres of the Future Land Use designation from Residential to Industrial. This amendment is intended to better reflect the County's long range land use planning goals and support future light industrial development. The subject properties are located off Forrester Parkway and State Hwy 133, parcel number's 039D082, and 039D120, in Land Lot 211 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Director Nava-Estill presented a request to amend the Future Land Use Map for a total of 128.2592 acres along Forrester Parkway, including 116.274 acres (Parcel # 039D082) and 11.9852 acres (Parcel #039D120), changing the designation from Residential to Industrial.

The proposed amendment aligns with the County's Comprehensive Plan and supports long- term economic development goals by encouraging job creation, efficient land use near major transportation corridors (Highways 133 & 19, Norfolk Southern Railroad), and clustering of industrial activity.

Staff recommends approval based on the strategic location, access to infrastructure, and consistency with future development objectives. Potential impacts to nearby residential areas are to be addressed through buffering and development standards during the rezoning and site plan stages.

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

Applicant Presentation

Director Nava-Estill presented the request on behalf of Lee County, outlining the proposed amendment to the Future Land Use Map and its alignment with the County's long-term planning goals.

Public Supporters

Don Fentem
Tom Sullivan

Public Opposition

None

Chair closed the Public Hearing at 7:27 P.M.

Commission Discussion

The Commissioners held an in-depth discussion regarding the proposed Future Land Use Map amendment to reclassify approximately 128 acres from Residential to Industrial near Forrester Parkway.

Commissioners noted that this amendment builds on a previous request, with the newly proposed area located on the West side of the railroad tracks. Some commissioners raised questions about whether additional acreage was necessary and whether the land would be better suited for commercial or residential development, particularly near existing neighborhoods and the Forrester and Hwy 19 intersection.

There was discussion about the differences between "industrial "and "light industrial" designations in the Comprehensive Plan, as well as concerns about potential impacts to residential areas. Staff clarified that this map amendment would not rezone the property but would guide future zoning decisions. Any future development would still require a separate rezoning process and site plan review, during which appropriate buffering and condition could be imposed.

Commissioners also discussed the current commercial zoning along the west side of the tracks and the limited inventory of industrial land in the county. It was noted that several industrial prospects had shown interest in this area due to its proximity to major transportation routes, including U.S. Hwy 19, Forrester Parkway, and the Norfolk Southern rail line.

Commissioner Luckie expressed concern about maintaining commercial momentum in the area and enduring compatibility with nearby residential development. However, other commissioners emphasized the strategic opportunity to attract industry and support economic development given the county's current limited industrial areas.

Commissioner Miller made a **MOTION** to make **NO RECOMMENDATION** regarding the proposed Future Land Use Map amendment for the properties located along Forrester Parkway, identifies as Parcel Numbers 039D082 and 039D120, totaling 128.2592 acres. The proposed amendment sought to change the land use designation from Residential to Industrial. Seconded by Commissioner Golden. The **MOTION** PASSED with a 3-2 vote.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, August 12, 2025, at 6:00 p.m.**, and a final vote on **Tuesday, August 26, 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

Commissioner Miller made a **MOTION** to **ADJOURN**, seconded by Commissioner Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 7:32 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.