

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

**AGENDA**

**April 3, 2025 at 6:00 p.m.**

**Opal Cannon Auditorium**

**T. Page Tharp Governmental Building**

102 Starksville Avenue North

Leesburg, GA 31763

**I. CALL TO ORDER** **PAGE(S)**

**II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS**

**III. NEW BUSINESS**

(A) Introduction of Foresite Group (representing City of Leesburg)

**IV. APPROVAL OF MINUTES**

Approval of the minutes from the March 6, 2025, Planning Commission Meeting.

**V. PUBLIC HEARINGS**

**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.

**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.

(C) **Shawn Teal (Z25-023)** has submitted an application to the Lee County Planning Commission requesting to rezone 6.79 acres from AG (Active Agriculture District) to

C2 (General Business District) for the proposed development of a plaza and an assisted living and independent living facility in the City of Leesburg. The property owner is Mossy Dell, Inc. The subject property is located between Starksville Avenue and Peach Avenue, North of Robert B Lee Dr., parcel number is 037C276, in Land Lot 83 of the Second Land District of Leesburg, Georgia.

- (D) **Shawn Teal (Z25-024)** has submitted an application to the Lee County Planning Commission requesting to rezone 2.89 acres from AG (Active Agriculture District) to C2 (General Business District) for the proposed development of a plaza and an assisted living and independent living facility in the City of Leesburg. The property owner is Mossy Dell, Inc. The subject property is located at the northeast corner of the intersection of Robert B Lee Drive and Peach Avenue, parcel number is 037C276, in Land Lot 83 of the Second Land District of Leesburg, Georgia.
- (E) **Shawn Teal (Z25-025)** has submitted an application to the Lee County Planning Commission requesting to rezone 22.02 acres from AG (Active Agriculture District) to R-2 (Multi-Family Residential District) for the proposed development of condominiums in the City of Leesburg. The property owner is Mossy Dell, Inc. The subject property is located between Starksville Avenue and Peach Avenue, North of Robert B Lee Dr., parcel number is 037C276, 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.

**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.

**VI. UNFINISHED BUSINESS**

None

**VII. ANNOUNCEMENTS**

The City Council of Leesburg will conduct a special called public hearing on the City of Leesburg cases on **Tuesday, April 15, 2025, at 6:00 p.m.**, at City Hall located at 107 Walnut Avenue, North, Leesburg, Georgia 31763.

**VIII. ADJOURNMENT**

*\*Agenda subject to change without notice\**

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.