

City of Leesburg
City Hall, 107 N Walnut Avenue, Leesburg, GA 31763
229-759-6465

City Councilmembers

Billy Breeden, Mayor

David Daughtry, Mayor Pro Tem

Judy Powell

Rufus Sherman

Jamie Baggett

Amanda White

City Staff

Bob Alexander, City Manager

Bert Gregory, City Attorney

1. **CALL TO ORDER**

Mayor Breeden called the meeting to order at 6:00 PM. The City Manager, City Attorney and all Councilmembers were present. Post 3 is currently vacant. Mayor Breeden led the pledge and prayer.

2. **APPROVAL OF MINUTES**

(A) Mayor Breeden asked for a motion to approve the minutes from January 7, 2025. Councilmember White made a motion to approve the minutes. Councilmember Powell seconded the motion. The vote was unanimous.

3. **PUBLIC HEARING**

Mayor Breeden opened the Public Hearing (T24-019). The City of Leesburg has made a request to amend the Commercial Design Standards ordinance Article XVIII, Section 18.05 of the City of Leesburg Code of Ordinances with respect to amending the goals of design standards. Said section is further amended by the extraction of standards and the reconstruction of subparagraphs (a) through (e), to provide new standards for building orientation, primary entrance, rhythm, material, and other architectural features. Mayor Breeden then closed the Public Hearing.

Mayor Breeden opened the Public Hearing (T24-020). The City of Leesburg has made a request to amend the Sign Regulations ordinance Article XVI, Section 16.02 General provisions and definitions, Section 16.04 Permitted signs by zoning district, and Section 16.11 Legal provisions of the City of Leesburg Code of Ordinances with respect to adding a new definition for "Billboard", a new subsection (4) to establish billboard standards in the City of Leesburg, and an "Exhibit A" chart citing the existing billboards in Leesburg, Georgia as of March 2025. Mayor Breeden then closed the Public Hearing.

Mayor Breeden opened the Public Hearing (T24-021). The City of Leesburg has made a request to amend the Establishment of Zoning District ordinance Article II of the City of Leesburg Code of Ordinances, with respect to adding a new section to be known as Section 2.04. – Overlay Zoning District, including subsections (A), (B), (C), and (D), to provide overlay zoning district procedures, standards, and requirements. Mayor Breeden then closed the Public Hearing.

4. **NEW BUSINESS**

(A) There was a discussion of (T24-019) to amend the Commercial Design Standards ordinance Article XVIII, Section 18.05 with respect to amending the goals of design standards. Mayor Pro Tem Daughtry made a motion to approve amended Design Standards ordinance. Councilmember Powell seconded the motion. The vote was unanimous.

(B)

There was a discussion of (T24-020) to amend the Sign Regulations ordinance Article XVI, Section 16.02 General provisions and definitions, Section 16.04 Permitted signs by zoning district, and

Section 16.11 Legal provisions of the City of Leesburg Code of Ordinances with respect to adding a new definition for "Billboard" a new subsection (4) to establish billboard standards and an "Exhibit A" chart. Councilmember Sherman made a motion to approve the amendments to the sign ordinance. Councilmember White seconded the motion. The vote was unanimously approved.

- (A) There was a discussion of (T24-021) to amend the Establishment of Zoning District ordinance Article II with respect to adding a new section to know as section 2.04 – Overlay Zoning District, including subsections (A), (B), (C), and (D) to provide overlay zoning district procedures, standards, and requirements. Councilmember Powell made a motion to approve the amendment to the Overlay Zoning District. Councilmember White seconded the motion. The vote was unanimously approved.
- (B) Engineer Chad Griffin discussed the Rural Workforce Housing Initiative grant for \$2.6 M application through the Georgia Department of Community Affairs. This would require a commitment from the city to a \$150,000 match. Councilmember White made a motion to approve the application. Councilmember Powell seconded the motion. The vote was unanimous.
- (C) Developer Milan Patel presented an update to his development plans along Walnut Ave S at Robert B Lea Drive.
- (D) Lee County Chief Appraiser discussed House Bill 581, and that 3 Public Hearings would be required if the city was interested in opting out. Mayor Pro Tem Daughtry made a motion to have the 3 public hearings. Councilmember Powell seconded the motion.
- (E) City Manager Alexander discussed the Professional Engineering Services Qualifications for proposed Water, Sewer, Street and /or Drainage Improvements – FY 2025 CDBG. Still Waters Engineering had the highest Score. Sherman made a motion to approve Still Waters Engineering. Mayor Pro Tem Daughtry seconded the motion. The vote was unanimous.
- (F) City Manager discussed the Grant Writing and Administrative Services Qualifications for proposed FY 2025 CDBG. Sunbelt Consulting received the highest score. Councilmember White made a motion to approve Sunbelt Consulting. Councilmember Powell seconded the motion. The Vote was unanimous.
- (G) City Manager discussed the Professional Engineering Services Qualifications for Safe Streets For All (SS4A). WSB LLC received the highest score for the engineering firms to submit qualifications. Councilmember Powell made a motion to approve WSB LLC. Mayor Pro Tem Daughtry seconded the motion. The vote was unanimously approved.
- (H) City Manager presented a request from Cameron Morris with Creek Bridge Development LLC to annex property into the City of Leesburg of approximately 35.40 acres located on GA Highway 32. Councilmember White made a motion to table this request for the next meeting. Councilmember Powell seconded the motion. The vote was unanimously approved.

5. CITY MANAGER'S MATTERS

- (A) The Finance Director discussed the Monthly Financial Report and indicated everything was within the Budget.
- (B) City Manager discussed the current projects.
- (C) City Manager discussed the Star Breakfast Tuesday, February 18, 2025

6. DEPARTMENTAL REPORTS

7. GOVERNMENTAL BOARDS/AUTHORITIES.

City Manager discussed the minutes of the DDA meeting of January 15, 2024

8. COUNCIL MEMBER'S MATTER

Councilmember Powell discussed the Family Connection mid – year updates.

OLD BUSINESS

9. **CITY ATTORNEY'S MATTERS**

10. **EXECUTIVE SESSION**

11. **PUBLIC FORUM**

12. **ANNOUNCEMENTS**

Next Scheduled Council Meeting is March 4, 2025 at 6:00 PM in Council Chambers.

13. **ADJOURNMENT**

Councilmember White made a motion to adjourn. Mayor Pro Tem Daughtry seconded the motion. The vote was unanimous.

Billy Breeden