

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 Councilmember Baggett led the prayer.

2. APPROVAL OF MINUTES

(A) Mayor Breeden asked for a motion to approve the minutes from March 18, 2025. Councilmember Sherman made a motion to approve the minutes. Mayor Pro Tem Daughtry seconded the motion. The vote was unanimous.

3. PUBLIC HEARING

Mayor Breeden opened the Public Hearing for the following:

Rezoning Application

(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.

Conditional Use Application

(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 21-28 21-28 13-20 13-20 13-20 13-20 2 Planning Commission Lee County, Leesburg, & Smithville 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.

City Manager Alexander discussed the Planning Commissions recommendations. City Planner Cailloux presented the staff's recommendations. There were four citizens in favor and two citizens opposed to the Rezoning, Conditional Use and Variance Applications. Mayor Breeden then closed the Public Hearing.

4. NEW BUSINESS

(A) Councilmember Sherman made a motion to approve the Lanier Engineering (GD25-001) General Development Plan for the proposed development of Wooten Station apartment complex. Mayor Pro Tem Daughtry seconded the motion. The vote was unanimously approved.

(B) Councilmember Sherman made a motion to approve Rezoning Applications Milan Patel (Z25-019), Milan Patel (Z25-021); Conditional Use Applications Milan Patel (Z25-020), Milan Patel (Z25-022); Variance Applications Milan Patel (Z25-016), Milan Patel (Z25-017) and Milan Patel (Z25-018). Mayor Pro Tem Daughtry seconded the motion. The vote was unanimously approved.

(C) The City Manager discussed the GDOT TAP Project Contract for Acquisition of Right of Way State-Aid or Federal – Aid Project Reimbursable in the amount of \$180,000 with a 20 percent local match. Councilmember Powell made a motion to approve the GDOT contract. Mayor Pro Tem Daughtry seconded the motion. The vote was unanimously approved.

(D) Finance Director Allison discussed the GIRMA GMA Property & Liability Self-Insurance Program for RENEWAL TERMS FOR 2025-2026 for a total cost of \$147,285. Mayor Pro Tem Daughtry made a motion to approve the insurance. Councilmember White seconded the motion. The vote was unanimously approved.

5. CITY MANAGER'S MATTERS**6. DEPARTMENTAL REPORTS****7. GOVERNMENTAL BOARDS/AUTHORITIES.**

8. COUNCIL MEMBER'S MATTER

OLD BUSINESS

9. CITY ATTORNEY'S MATTERS

10. EXECUTIVE SESSION

11. PUBLIC FORUM

12. ANNOUCEMENTS

Next Scheduled Council Meeting is May 13, 2025 at 6:00 pm.

13. ADJOURNMENT

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

Billy Breedon