

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

City Council members

Billy Breeden, Mayor  
David Daughtry, Mayor Pro Tem  
Rufus Sherman Richard Bush  
Judy Powell Amanda White  
Jamie Baggett

City Staff

Bob Alexander, City Manager  
Bert Gregory, City Attorney

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**  
April 1, 2025 at 6:00pm
- 3.

**PUBLIC HEARING****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 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.

**4. NEW BUSINESS**

- (A) Consideration to approve General Development Milan Patel (GD25-001)
- (B) Consideration 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).
- (C) Consideration of GDOT TAP Project Contract for Acquisition of Right of Way Stat-Aid or Federal – Aid Project Reimbursable.
- (D) Consideration of GIRMA GMA Property & Liability Self-Insurance Program for RENEWAL TERMS FOR 2025-2026

**5. CITY MANAGER'S MATTER****6. DEPARTMENTAL REPORTS****7. GOVERNMENTAL BOARDS/AUTHORITIES****8. COUNCIL MEMBER'S MATTER****9. OLD BUSINESS****10. CITY ATTORNEY'S MATTERS****11. EXECUTIVE SESSION**

12. **PUBLIC FORUM**

13. **ANNOUNCEMENTS**

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

14. **ADJOURNMENT**

*Agenda May Change Without Notice*