Planning and Zoning Commission
Regular Meeting
Monday, August 31st, 2026
5:30 PM

1. **Welcome and Call to Order**
2. **Invocation / Pledge**
3. **Approval of Minutes – July 27, 2026**
4. **Old Business – Public Hearing**
   a. **R-2026-004 – Rezone**: Ponder Development, LLC, applicant, and Whitlow Lavonia LLC, property owner, have submitted an application to rezone approximately ±20.0 acres from B-2 (Local Business District) to R-1B (Single-Family Residential District – High Density). The property is located on Highway 17, Lavonia, Georgia, and consists of a portion of Tax Parcel 053-179. Proposed use: Residential development.

5. **New Business – Public Hearing**

   a. **R-2026-005 – Rezone**: Ken Gary, applicant, and Der Same, LLC property owner, have submitted an application to rezone approximately ±13.60 acres from B-3 (Heavy Industrial District) to R-1A (Single-Family Residential District – Low Density). The property is located on Cornog Rd, Lavonia, Georgia, and consists of a portion of Tax Parcel 063-120. Proposed use: Residential development.

   b. **V-2026-002 – Variance:** Ken Gary, applicant and Der Same, LLC property owner have filed an application for a Variance to the City of Lavonia Ordinance Text Amendment 25-03, Section 102-151(c)/Table5-2, "Dimensional Requirements" To reduce the required 15 feet side setback in a R-1A (Single-Family Residential District – Low Density) to 10 feet. The property consists of a +/- 13.60 acre tract located on Cornog Rd, Lavonia, Georgia, and consists of a portion of Tax Parcel 063-120

   c. **AX-2026-003 – Annexation:** Michael Grizzle, applicant, and Willie Ray Clemons, property owner, request the annexation of approximately 4.0 acres located at 387 Wright Street, Lavonia, Georgia, identified as Franklin County Tax Parcel 062B 013, into the corporate limits of the City of Lavonia. The subject property is currently zoned Rural Residential (RR) under the Franklin County Development Code.

   d. **R-2026-006 – Rezoning**: Michael Grizzle, applicant, and Willie Ray Clemons, property owner, have submitted an application to rezone approximately ±4.0 acres from Rural Residential (current zoning by Franklin County Unified Development Code) to R-1B (Single-Family Residential District – High Density). The property is located 387 Wright St Lavonia, Georgia, and consists of a portion of Tax Parcel 062B 013. Proposed use: Residential development.

6. **Closing Comments**
7. **Adjourn**