CITY OF LAVONIA COUNCIL

PLANNING & ZONING – MINUTES

January 27, 2026
5:30 PM

Present: **Laurie Whitworth, Pam Stone, Bruce McGee**

Media: Charlie Evanson, Franklin County Citizen

Staff: Assistant City Manager – Robert Ogburn
Assistant City Clerk – Barbara Busby
Mayor – Courtney Umbehant

Item 1. **Call to Order**
Robert Ogburn called the meeting to order at 5:31 p.m.

Item 2. **Invocation/Pledge**
Bruce McGee led the invocation, followed by the Pledge of Allegiance.

Item 3. **Approval of Minutes – November 24, 2025**
Pam Stone made a motion to accept the minutes. Bruce McGee seconded. All were in favor.

Item 4. **New Business**

a) RZ-2026-01/AX-2026-01 Annexation and Zoning Public Hearing
The Commission considered the application from Danny Rueckel with property owner Don Whitlow seeking annexation and B-2, Local Business District zoning of 32.603 acres fronting on the north side of State Route 17, map parcel 053/179. No representatives for the applicant were present, and no members of the public spoke regarding this application. The Commission determined that approving the annexation and rezoning from Highway Business in unincorporated Franklin County to B-2 was appropriate for the proposed retail store use.

Motion to approve the annexation and rezoning made by Ms. Stone, seconded by Ms. Whitworth. Motion passed 3-0.

b) R-2026-02/AX2020-02 Annexation and Zoning Public Hearing
The Commission considered the application from Russell Hill with property owner Hill Properties and Petroleum, LLC seeking annexation and B-2, Local Business District Zoning of approximately 8.88 acres fronting on the north side of State Route 17 (Map/Parcel 062/148). No representatives were present, and no public comments were received. The Commission approved the transition from Highway Business District in unincorporated Franklin County to B-2 zoning within the city.

DRAFT

Motion to approve the annexation and rezoning made by Ms. Whitworth, seconded by Ms. Stone. Motion passed 3-0.

c) Sign Variance (SV 2026-01) Public Hearing

Britt McConnell representing B Square & Associates presented the variance request for Bailey & Sons Farms LLC & Evan Durrance. The applicant explained that the proposed digital billboard would be smaller than typical interstate billboards (9' x 16' compared to the 14' x 48' standard size) to better fit the landscape. Mr. McConnell noted that the sign would comply with GDOT outdoor advertising standards and would make advertising more affordable for local businesses. The Commission found the request reasonable as it would improve visibility for businesses in the area.

Motion to approve the sign variance request made by Mr. McGee, seconded by Ms. Stone. Motion passed 3-0.

Item 5. Closing Comments

Acting chair, Robert Ogburn, thanked attendees for their presence.

Item 6. Adjourn

Meeting was adjourned at 5:40.

DRAFT

_____ _____

Robert Ogburn, Acting Chairman Barbara Busby, Assistant City Clerk