Planning & Zoning Commission
Regular Meeting
Tuesday, January 27, 2026
5:30 PM

1. **Welcome and Call to Order**
2. **Invocation / Pledge**
3. **Approval of Minutes – Last Regular Meeting**
4. **New Business – Public Hearing**

   a) **RZ-2026-01/AX-2026-01 Annexation and Zoning:** Danny Rueckel., applicant, Don Whitlow, property owner, seeks 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. Existing zoning is HB, Highway Business, in unincorporated Franklin County. Proposed uses:, retail store.

   b) **R-2026-02/AX2020-02 Annexation and Zoning:** Russell Hill, applicant, Hill Properties and Petroleum, LLC. property owner, seeks 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). Existing zoning is HB, Highway Business District, in unincorporated Franklin County. Proposed use: Vacant at this time.

   c) **Sign Variance (SV 2026-01):** B Square & Associates by Britt McConnell applicant Bailey & Sons Farms LLC & Evan Durrance property owner, seeks a variance to Chapter 6, "Advertising," Article II, "Signs," Section 6-46, "General size, location and other requirements" of the Lavonia Code of Ordinances, to install a digital billboard (13597 Jones Street) fronting on the north side of Jones Street (State Route 17)(Map/Parcels 063/126). Existing zoning: B-2, Local Business District. Existing use: Car Wash

5. **Closing Comments**
6. **Adjourn**