CITY OF LAVONIA COUNCIL

PLANNING & ZONING – MINUTES

February 23, 2026
5:30 PM

Present: **Chairman Ben White, Laurie Whitworth, Pam Stone, Morris Rivers**

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**
Ben White called the meeting to order at 5:40 p.m.

Item 2. **Invocation/Pledge**
Morris Rivers led the invocation, followed by the Pledge of Allegiance.

Item 3. **Approval of Minutes – January 27, 2026**
Pam Stone made a motion to accept the January 27th minutes. Morris Rivers seconded. All were in favor.

Item 4. **New Business – Public Hearing**

a) R-26-03 Zoning: Kay Legg, applicant/ property owner, seeks rezoning to Local Business District zoning of 9.14 acres fronting on the north side of Hartwell Highway (Map/Parcel L010/067A). Existing zoning is R-1A residential zoning, in the City of Lavonia, GA. Proposed uses: Specialty Event Center.

The Commission considered the application presented by Sonya Kay Legg's daughter, Andrea Bradford, to rezone 9.14 acres fronting the north side of Hartwell Highway (Map/Parcel L010/067A) from R-1A residential zoning to Local Business District, for use as a Specialty Event Center. The applicant described the property as historic in character, comprising a main house, a historic barn, a pecan grove, and associated outbuildings extending to a structure referred to as the Grey House. She noted that the 9-acre boundary was chosen to reflect the natural layout of the property, with the pecan grove serving as a natural barrier. The proposed rezoning would allow the property to host events and parties open to the community.

There were no comments during the Public Hearing.

Laurie Whitworth made the motion to recommend rezoning the property from R-1A to Local Business District. Pam Stone seconded the motion. All were in favor.

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Item 5. **Closing Comments**

There were no closing comments.

Item 6. **Adjourn**

Meeting was adjourned at 5:50.

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Robert Ogburn, Acting Chairman Barbara Busby, Assistant City Clerk