AGENDA
PLANNING AND ZONING BOARD
CITY OF LAVONIA

June 24, 2025 @ 5:30 p.m.
Lavonia City Hall, 12221 Augusta Road, Lavonia, Georgia, 30553

I. Call to Order/Roll Call

II. Approval of Minutes of Prior Meeting May 27, 2025.

III. Old Business – None

IV. New Business (Public Hearings)

A. **Ordinance TA 25-01:** An Ordinance Amending the Zoning Ordinance of the City of Lavonia, Georgia, Chapter 102 of the Code of Ordinances, to add a new Article XII, "Application Procedures and Requirements"

B. **Ordinance TA 25-02:** An Ordinance Amending the Zoning Ordinance of the City of Lavonia, Georgia, Chapter 102 of the Code of Ordinances, to amend Article VII, "Permitted and Prohibited Uses," Section 102-236, "Summary of permitted uses," to add "warehouse, mini" as a permitted use in the B-2 "Local Business District" zoning district

C. **R-25-01 Annexation and Zoning:** Metro Business Enterprise, Inc., applicant, Frances S. Taylor, property owner, seeks annexation and B-2, Local Business District zoning of 5.0 acres fronting on the west side of State Route 17 and the south side of Grady School Road (part of Map/Parcel 064/087). Existing zoning is AG, Agricultural District, in unincorporated Franklin County. Proposed uses: mini-storage, retail and service, and gas station/convenience store

D. **R-25-02 Annexation and Zoning:** Metro Business Enterprise, Inc., applicant, Frances S. Taylor, property owner, seeks annexation and R-1A, Residential District zoning of approximately 17.9 acres fronting on the west side of State Route 17, the south side of Grady School Road, and east of the centerline of New Hope Road (part of Map/Parcel 064/088). Existing zoning is AG, Agricultural District, in unincorporated Franklin County. Proposed use: Residential.

V. Other Business

VI. Adjourn