



BOARD OF COUNTY COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING
 102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

TUESDAY, JULY 25, 2023 AT 6:00 P.M.
 T. PAGE THARP BUILDING
 OPAL CANNON AUDITORIUM
 WWW.LEE.GA.US

MEETING AGENDA
 VOTING SESSION

COUNTY COMMISSIONERS

Billy Mathis, Chairman	District 3
Luke Singletary, Vice-Chairman	District 2
Dennis Roland, Commissioner	District 1
Chris Guarnieri, Commissioner	District 4
George Walls, Commissioner	District 5

COUNTY STAFF

Christi Dockery, County Manager
 Kaitlyn Good, County Clerk
 Jimmy Skipper, County Attorney

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1. <u>INVOCATION</u> Pastor David Postlewaite, First Free Will Baptist Church, to lead invocation.	
2. <u>PLEDGE OF ALLEGIANCE</u>	
3. <u>CALL TO ORDER</u>	
4. <u>APPROVAL OF MINUTES</u> (A) Consideration to approve the minutes for the Board of Commissioners meeting for July 11, 2023.	A - F
5. <u>CONSENT AGENDA</u> NONE	
6. <u>NEW BUSINESS</u> (A) Recognition of employees' years of service.	1
(B) Dr. Emmett Griswold, President of Albany Technical College, to address the Board to give his formal introduction and provide Albany Technical College workforce updates.	2
(C) Hospital Authority Chairman Rick Muggridge to address the Board regarding next steps for the Hospital Authority and the hospital project.	
7. <u>PUBLIC HEARING</u> NONE	
8. <u>DEPARTMENTAL MATTERS</u> <u>Building Inspection/ Business Licensing</u> (A) Consideration to approve an application for an alcohol license from Mr. Devanshukumar Patel for the retail sale of off-premise consumption of liquor, wine and beer. This will be a Package Store named "The Spirits" proposed to be located at 1425 US Hwy 82 West.	3 - 7
<u>Planning, Zoning & Engineering</u> (B) Review of the minutes from the July 6, 2023 meeting of the Planning Commission.	8 - 13

- (C) Consideration to approve an application from **Brittany Land Company, LLC (Z23-006)** to **rezone** two (2) lots at a total of 49.297 acres from AG to R-1. This property lies in Parcels 025 044 & 026 016 in Land Lot 71 of the Second Land District of Lee County, Georgia. **Planning Commission recommends approval, with the following condition, as presented on the staff report: The proposed development must reduce impacts on floodplains (and wetlands, if identified) to the extent possible.** Public Hearing held July 11, 2023 14 - 22
- (D) Consideration to approve a variance application from **Oakland Plantation Partners, LLC (Z23-007)** to allow the following setbacks: 18' front, 10' rear, and 5' side for each lot. This is currently zoned R-2. The total number of acres is 39.316. This property is located off of Oakland Parkway in Parcel 017D 004. **Planning Commission recommends approval with a 3 – 2 vote.** Public Hearing held July 11, 2023 23 - 29
- (E) Consideration to adopt an ordinance to amend Chapter 70 of the Code of Ordinances of Lee County (the Lee County Zoning Code) so as to **amend definitions as required by 2022 Georgia Laws Act 881 (HB 1405).** **Planning Commission recommends approval.** Public Hearing held July 11, 2023 30 - 56
- (F) Consideration to adopt an ordinance to amend Section 70-6 of the Code of Ordinances of Lee County relating to definitions under the Lee County Zoning Code so as to **revise the definition of “home occupation, residential”.** **Planning Commission recommends denial with a 4 – 1 vote.** Public Hearing held July 11, 2023 57 - 67
- (G) Consideration to adopt an ordinance to amend Chapter 70, Article III, Section 70-94 of the Code of Ordinances of Lee County relating to **greenspace**, so as to establish the process to determine unbuildable land and undevelopable land. **Planning Commission recommends approval, with the following amendment: A minimum of twenty-five percent (25%) of the remaining developable land shall be preserved as greenspace regardless of service level.** Public Hearing held July 11, 2023 68 - 70
9. **CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**
- (A) **Elections and Registration** – Consideration to approve an Intergovernmental Agreement with the Secretary of State’s Office. 71 - 72
10. **COUNTY MANAGER’S MATTERS** 73 - 77
- (A) Updates on County projects.
11. **COMMISSIONER’S MATTERS**
- (A) Discussion of the 100-acre park. *HANDOUT*
- (B) Discussion of potential road projects. 78 - 80
- (C) Discussion of bid process. *HANDOUT*
- (D) Discussion of generators. *HANDOUT*
12. **UNFINISHED BUSINESS**
NONE
13. **COUNTY ATTORNEY’S MATTERS**
NONE
14. **EXECUTIVE SESSION**
NONE

15. **PUBLIC FORUM**

Citizens will be allowed to address the Board of Commissioners regarding any issues or complaints. Individuals should sign up prior to the start of the meeting.

16. **ANNOUNCEMENTS**

(A) The next regularly scheduled County Commission Meeting is **Tuesday, August 8, 2023 at 6:00pm.**

(B) The **Lee County Rivers Alive** annual clean-up event will be this **Saturday, July 29, 2023 from 9:00am to 1:00pm.** There will both be on water and on land opportunities to volunteer. A waiver must be signed for participation. Please contact the Lee County Chamber of Commerce at (229) 759-2422 for more information.

17. **ADJOURNMENT**

AGENDA MAY CHANGE WITHOUT NOTICE

Lee County is a thriving vibrant community celebrated for its value of tradition encompassing a safe family oriented community, schools of excellence, and life long opportunities for prosperity and happiness without sacrificing the rural agricultural tapestry.

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at (229) 759-6000 or through the Georgia Relay Service (800) 255-0056 (TDD) or (800) 355-0135 (voice). This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible.