



## BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, SEPTEMBER 12, 2023 6:00 P.M.

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM  
WWW.LEE.GA.US

MEETING MINUTES  
WORK SESSION

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### 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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The Lee County Board of Commissioners met in a work session on Tuesday, September 12, 2023. The meeting was held in the Opal Cannon Auditorium of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Billy Mathis, Commissioner Dennis Roland, Commissioner Chris Guarnieri, and Commissioner George Walls. Staff in attendance was County Manager Christi Dockery, County Attorney Jimmy Skipper, and County Clerk Kaitlyn Good. Vice-Chairman Luke Singletary was absent. The meeting was also streamed on Facebook Live. Chairman Mathis called the meeting to order at 6:00pm.

### INVOCATION

Youth Pastor Spencer Kinkade, First Baptist Church of Albany, led the invocation.

### PLEDGE OF ALLEGIANCE

The Board and the audience said the Pledge of Allegiance in unison.

### CALL TO ORDER

### APPROVAL OF MINUTES

- (A) Consideration to approve the minutes for the Board of Commissioners meeting for August 22, 2023.  
Commissioner Roland made the **MOTION** to approve the minutes for the Board of Commissioners meeting for August 22, 2023. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

### CONSENT AGENDA

NONE

### NEW BUSINESS

NONE

### PUBLIC HEARING

- (A) A Public Hearing will be held to set the millage rate.  
Chairman Mathis opened the Public Hearing.

Chairman Mathis stated that there would be no tax increase by the Board of Commissioners.

With no further comments or questions from the Board, audience, or staff, the Public Hearing was closed.

**Consideration to adopt a resolution to set the 2023 millage rate.**

Commissioner Roland made the **MOTION** to adopt a resolution to set the 2023 millage rate. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Total mills for the unincorporated area of Lee County for 2023 is 30.21 (12.406 net mills for County government operations + 17.80 net mills for school operations).

- (B) **Joy and Robert Pilcher (Z23-009) have submitted an application for the proposed re-zoning of an 18.856-acre property located at 120 White Column Drive for the purpose of operating an event center on their property. All that tract or parcel of land lying and being in Land Lots 228, 229, 252, and 253 of the Second Land District of Lee County, Georgia, and being all of Lot 1 of a minor subdivision of Hickory Grove Antebellum Estate, according to a map or plat of the subdivision recorded in Superior Court of Lee County, Georgia. The parcel # is 018C 157. The Current Zoning is R-1 and the Proposed Zoning is C-3. Planning Commission recommended denial with a vote of 5 – 1.**

This Public Hearing was cancelled as the application was withdrawn by the applicant on the morning of September 12, 2023.

**DEPARTMENTAL MATTERS**

**Parks & Recreation**

- (A) **Discussion of the “Pocket Parks” revitalization project. HANDOUT**

Chairman Mathis advised Parks and Recreation Director Jeremy Morey to meet with the commissioner in whose district each park was located and discuss specific ideas and wants for the respective parks.

Commissioner Roland made the **MOTION** to table the discussion of the “Pocket Parks” revitalization project. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

**Planning, Zoning & Engineering**

- (B) **Consideration to approve a variance application for Shirley Lorraine Mills (Z23-010) requesting the replacement of a mobile home, with a new mobile home being larger than the 1,500 sq. ft. maximum allowed size for an in-law suite. The subject property is 376 Middle Rd South and has a total of 31.92 acres. This property lies within the First Land District of Lee County, Georgia. This property is currently zoned Agricultural and the parcel # is 059 021. Planning Commission unanimously recommended approval.**

Commissioner Walls made the **MOTION** to approve a variance application for Shirley Lorraine Mills (Z23-010) requesting the replacement of a mobile home, with a new mobile home being larger than the 1,500 sq. ft. maximum allowed size for an in-law suite. The subject property is 376 Middle Rd South and has a total of 31.92 acres. This property lies within the First Land District of Lee County, Georgia. This property is currently zoned Agricultural and the parcel # is 059 021. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

**Public Works**

- (C) **Consideration to declare vehicles surplus.**

Commissioner Roland made the **MOTION** to declare the following vehicles surplus, to be sold on GovDeals: a 2002 Ford F-150 XL with 185,631 miles, VIN 4734; a 2003 Ford F-150 XL with 205,647 miles, VIN 3283; and a 2009 Chevy Tahoe with 296,177 miles, VIN 6674. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

**CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**

- (A) **Consideration to appoint one (1) member to the Housing Authority Board for a term of five (5) years. Current term expired 08/31/2023. New term expires 08/31/2028. Letter of interest in appointment received from Cicily Florence.**

Commissioner Roland made the **MOTION** to appoint Cicily Florence to the Housing Authority Board for a

term of five (5) years, expiring 08/31/2028. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

- (B) **Consideration to appoint one (1) member to the Tax Assessors Board to fill a current vacancy with an unexpired term of three (3) years. Current term expires 05/31/2024. Letters of interest in appointment received from Bobbie Yandell and Cicily Florence.**

Commissioner Roland made the **MOTION** to appoint Bobbie Yandell to the Tax Assessors Board to fill a current vacancy with an unexpired term of three (3) years, expiring 05/31/2024. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

## **COUNTY MANAGER'S MATTERS**

- (A) **Updates on County projects.**

County Manager Christi Dockery stated that with the law change for SPLOST allowing for collections for online sales, the County is at 88% of collection as of August 2023.

County Attorney Jimmy Skipper stated that SPLOST VIII could be placed on the ballot in March 2024, May 2024, or November 2024; it is too late to have it on the November 2023 ballot.

Commissioner Roland made the **MOTION** to approve placing SPLOST VIII on the March 2024 ballot. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Meetings will be scheduled with County, City of Leesburg, and City of Smithville officials.

- (B) **Consideration to approve a Utility Easement with the City of Leesburg for property on the State Route 3 bypass.**

Leesburg City Manager Bob Alexander and Chad Griffin of Still Waters Engineering, were present and available for questions. Mr. Griffin explained that this 20 foot easement would allow a water main (a 12 inch pipe) to be run along the 100 acre property on the State Route 3 Bypass. Phase 1 is the water main, with a potential Phase 2 to include a sewer line at a later time.

Commissioner Roland made the **MOTION** to approve a Utility Easement with the City of Leesburg for property on the State Route 3 bypass, subject to County Attorney Skipper's review. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

- (C) **Consideration to approve proposed SPLOST VIII projects.**

This item was tabled so as to provide the Board more time to review the proposed projects and will be brought back up for discussion at a future meeting.

- (D) **Consideration to approve a quote for the Classification and Compensation Study.**

Commissioner Guarnieri made the **MOTION** to approve a quote for the Classification and Compensation Study from The Archer Company for \$27,000.00 to come from Contingency funds. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- (E) **Consideration to authorize submission of the 2024 LMIG application.**

Commissioner Roland made the **MOTION** to authorize the submission of the 2024 LMIG application to the Georgia Department of Transportation. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

The county's formula amount for 2024 is \$690,908.06, plus our 30% local match of \$207,272.42 comes to a total of \$898,180.48 to put towards various road projects. This is an increase of \$82,528.29 from FY2023. **All electronic LMIG applications must be received no later than February 1, 2024.** The application includes the resurfacing of the following County roadways: Chokee Road, Country Drive, Knollwood Drive, Springlake Drive, and Wiregrass Way.

(F) **Consideration to authorize staff to put out a bid for road projects.**

Commissioner Roland made the **MOTION** to authorize staff to put out a bid for road projects. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

The bid(s) will include, but not be limited to, the resurfacing or paving of the following roadways or portions of roadways: Argyll Place, Aylesbury Place, Berkeley Road, Cambridge Road, Carillon Court, Carowind Drive, Choake Road, Coosaw Court, Coston Road, Country Drive, Creek Isle Drive, Creekshire Court, Creekview Drive, Danbury Lane, Doris Drive, Foxworth Drive, Halifax Place, Huntingdon Drive, Johns Drive, Knollwood Drive, Lavender Lane, Longleaf Drive, Margate Drive, Marion Court, Midway Street, Morning Mist Drive, Muckalee Lane, New York Road, Pebble Ridge Drive, Pineview Drive, Pinewood Road, Red Bay Court, Springlake Drive, Towne Lane, Victorian Court, Village Lane, Warrington Road, Willard Court, and Wiregrass Way.

**COMMISSIONER'S MATTERS**

NONE

**UNFINISHED BUSINESS**

NONE

**COUNTY ATTORNEY'S MATTERS**

- (A) **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**

County Attorney Jimmy Skipper stated that he had made some changes to the ordinance since previous discussions. Chairman Mathis stated that he believed staff wished to make more changes.

Commissioner Roland made the **MOTION** to table 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. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

**EXECUTIVE SESSION**

NONE

**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.*

Paul Clayton- State of Old Leslie Road

Sam Johnson- State of Old Leslie Road

Bruce and Pattie Fackler- Concern with neighbor having a tiny home in the backyard

**ANNOUNCEMENTS**

- (A) The next regularly scheduled County Commission Meeting is **Tuesday, September 26, 2023 at 6:00pm.**

**ADJOURNMENT**

The meeting adjourned at 6:20PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/1395547651367436>

*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.

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