



BOARD OF COUNTY COMMISSIONERS

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

WEDNESDAY, JANUARY 11, 2023 AT 6:00 P.M.
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING AGENDA
WORK SESSION

COUNTY COMMISSIONERS

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

COUNTY STAFF

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

1. INVOCATION

2. PLEDGE OF ALLEGIANCE

3. CALL TO ORDER

(A) Selection of a Chairman for 2023 and by virtue of office, Chairman will serve on the following boards:

- DARTS Policy Coordinator – meets quarterly
- Southwest Georgia Regional Commission – meets monthly
- Health Department – meets quarterly
- WorkSource Southwest Georgia Consortium – meets annually

** Chairman may appoint another Commissioner to serve as proxy.*

(B) Selection of a Vice-Chairman for 2023.

(C) Chairman to make appointments to the County's 2023 Standing Committees:

- Budget & Finance Committee
- Personnel Committee
- Road Committee

4. APPROVAL OF MINUTES

(A) Consideration to approve the minutes for the Board of Commissioners meeting for December 13, 2022. A - G

(B) Consideration to approve the minutes from the Special Called Board of Commissioners meeting for December 22, 2022. H - I

5. CONSENT AGENDA

NONE

6. NEW BUSINESS

NONE

PAGE

7. **PUBLIC HEARING**

NONE

8. **DEPARTMENTAL MATTERS**

Parks & Recreation

- (A) Consideration to approve an agreement with Lee County Youth Baseball for one (1) year. *Current contract expired 12/31/2022*

1 - 7

Planning, Zoning, and Engineering

- (B) Consideration to approve an application from **SR DeSoto 2 & 3, LLC (Z22-004)** requesting a Conditional Use for a large scale (1,566 total acres) ground mounted solar energy system as a principal use in the AG-1 (Active Agriculture District). Project is known as SR DeSoto 2 & 3, LLC. There are multiple property owners as follows: Silicon Ranch Corporation, Wherrell 41, LLC, Roger Howell, John & Eddie Berryhill for a total of (944 acres) fenced/developed area, collectively, (“Landowners”) of land being part of Land Lots 188, 189, 195, 196, 197, 221, 222, 227, & 228 of the Fourteenth Land District, of Lee County, Georgia. The property involved is presently zoned AG-1. ***Planning Commission members and Planning Department staff and consultants recommend approval, with the following conditions, to be fulfilled at the owner/developer’s expense: (1) The applicant shall ensure that design and construction of structures shall meet or exceed the standards indicated on the concept plan, narrative, and other documents submitted with the conditional use application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Lee County Code of Ordinances; (2) The applicant shall ensure that design and engineering for land development meets storm water management requirements to minimize stormwater runoff and ensure the quality of water exiting the site; (3) The applicant shall ensure that low impact construction techniques are utilized to avoid soil compaction during and after construction; (4) The applicant shall ensure that monthly water quality testing is conducted per GA EPD standards and send the monthly reports to the County. Any sampling and reporting conducted by GA EPD should also be shared with the County; (5) The applicant should ensure that a wildlife management assessment is conducted to provide a recommendation on mitigation and share all updates on wildlife management with the County on a monthly basis; and (6) The applicant shall complete the abovementioned and have the Phase I project approved per the existing Memorandum of Understanding before Phase II commences and have the Phase II project approved per the existing Memorandum of Understanding before Phase III commences. Public Hearing held December 13, 2022***

8 - 79

9. **CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**

- (A) Consideration to appoint **one (1) member** to the **Regional Commission Council of Southwest Georgia** for a term of one (1) year. Current term expired 01/01/2023. New term expires 01/01/2024. Letters of interest in reappointment received from Chad Griffin.
*There is currently one more vacancy on this Board.

80 - 82

- (B) **Tax Assessor’s Office** – Consideration to approve a quote for services from K&G Consulting.

83

10. **COUNTY MANAGER’S MATTERS**

- (A) Updates on County projects.
- (B) Consideration to declare vehicles and equipment surplus.
- (C) Consideration to approve a Letter of Intent for renewal lease of the Department of Juvenile Justice, located inside the Courthouse.

84 - 89

90

91 - 96

11. **COMMISSIONER’S MATTERS**

- (A) Discussion of the use of funds received from the Opioid Litigation settlement.
- (B) Discussion of the Lee County Medical Center.

12. **UNFINISHED BUSINESS**

NONE

13. COUNTY ATTORNEY'S MATTERS

- (A) Consideration to adopt an amendment to Chapter 58 Article IV, Section 58-86 of the Code of Ordinances Related to Approval of Minor Subdivisions and Plat Requirements with Respect to Such Minor Subdivisions. *First Reading Held December 13, 2022* 97 - 100
- (B) Consideration to adopt an amendment to Chapter 58 Article IV, Section 58-122 of the Code of Ordinances Related to Approval of Major Subdivisions and Plat Requirements with Respect to Such Major Subdivisions. *First Reading Held December 13, 2022* 101 - 104
- (C) Consideration to adopt an amendment to Chapter 38 Article VI Soil Erosion and Sedimentation Prevention. *First Reading Held December 13, 2022* 105
- (D) Consideration to adopt an amendment to Chapter 6 of the Code of Ordinances Relating to the Sale and Consumption of Alcoholic Beverages, specifically regarding the Licensure of Package Stores. *FIRST READING* 106 - 121
- (E) Consideration to adopt a Resolution Terminating a Temporary Moratorium upon the Zoning, Permitting, Construction, and Operation of Package Stores. 122 - 123

14. EXECUTIVE SESSION

- (A) Executive Session to discuss pending or threatened litigation and personnel matters.

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, January 24, 2023 at 6:00pm.**
- (B) The offices of the Lee County Board of Commissioners will be **closed Monday, January 16, 2023** in observance of the Martin Luther King, Jr. Day Holiday. County offices will reopen for regular business on Tuesday, January 17, 2023. **Residential garbage collection will not be affected and will run as scheduled.**

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.