



# LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, May 13, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

[WWW.LEE.GA.US](http://WWW.LEE.GA.US)

MEETING AGENDA

Work Session

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## COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2

Chris Guarnieri, Vice-Chairman, District 4

Dennis Roland, Commissioner, District 1

Billy Mathis, Commissioner, District 3

George Walls, Commissioner, District 5

## COUNTY STAFF

Co-Assistant County Manager Joey Davenport

Co-Assistant County Manager Heather Jones

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

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### 1. CALL TO ORDER

### 2. INVOCATION

A) Apostle Malden Batten, The Church of Leesburg, to lead the invocation.

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the April 22, 2025 Board of Commissioners meeting.

B) Consideration to approve the minutes from the May 1, 2025 Budget Workshop.

### 5. CONSENT AGENDA

### 6. NEW BUSINESS

A) Discussion of proposed Comprehensive Plan amendments regarding Multi-Family Residential Zoning.

### 7. PUBLIC HEARING

A) **Lanier Engineering (Z25-026)** has submitted an application requesting a **variance** from Section 38-319 (b) (1), Additional design for nonresidential streets of the Lee County Code of Ordinances, from the regulation of a maximum cul-de-sac length of 800 feet, to allow the construction of a commercial drive with a total length of 1,036 feet. The property is zoned C-2 (General Business District), located at 3268 Palmyra Road, Lee County, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia. ***Planning Commission recommended approval.***

B) **Zoning Text Amendments (T25-002) to the Lee County Code of Ordinances:**

-A request to amend Article I.-Introductions, Sec.70-6. Definitions of the Lee County Code of Ordinances, with respect to removing the Motor Vehicle Establishment definition and adding the Car Wash Establishment definition. ***Planning Commission recommended approval.***

-A request to repeal Article III.- General Provisions, Sec. 70-94- Land Conservation of the Lee County Code of Ordinances. ***Planning Commission did not provide a recommendation.***

-A request to amend Sec. 70-95. (e) – Buffers in residential districts of the Lee County Code of Ordinances, with respect to removing the sentence, “This buffer area may account for the land conservation area required by section 70-94 of this chapter.” ***Planning Commission did not provide***

**a recommendation.**

-A request to amend Article V. - R-1 Single Family Residential District, Sec. 70-162. – Permitted uses of the Lee County Code of Ordinances, to remove the permitted use, “zero lot-line housing shown on approved subdivision plat.” ***Planning Commission recommended approval.***

-A request to amend Article V. - R-1 Single Family Residential District, Sec. 70-163. - Conditional uses of the Lee County Code of Ordinances, to add “Zero lot-line housing if shown on an approved subdivision plat. Not to exceed two per 1.5 acres.” ***Planning Commission recommended approval.***

-A request to amend Article V. Sec 70-164. Area, height, bulk, and placement requirements of the Lee County Code of Ordinances, with respect to the Dwelling Units Per Acre of Developable Land-R-1 chart, amending the three (3) per every one (1) acre requirement for water and sewer to two (2) for every one (1) acre for water and sewer. ***Planning Commission recommended approval.***

-A request to add Car Wash Establishment to Article XII. - C-2 General Business District under Sec. 70-383. - Conditional uses. ***Planning Commission recommended approval.***

- C) **Text Amendment (T25-003) to the Lee County Code of Ordinances**, to amend Chapter 58 Subdivisions Sec. 58-159. - Effect of approval of general development plan (e) with respect to removing the wording, “All designated greenspace area shall meet the requirements for greenspace as established in section 70-94 of this Code.” ***Planning Commission did not provide a recommendation.***

8. **DEPARTMENTAL MATTERS**

- A) **Building Inspection/ Business Licensing** - Consideration to approve an alcohol license for Ms. Tammy Mathis, owner of L. Fierce Enterprises LLC, to be located at 122 Hugh Rd Unit I, for wholesale sales of distilled spirits, wine, and malt beverages.
- B) **E-911** - Consideration to approve a quote from Motorola to provide a fiber connectivity handoff from the Albany Master Site to the tower on Hwy 32 East.
- C) **Planning, Zoning & Engineering** - Review of the minutes from the April 3, 2025 Planning Commission meeting.
- D) **Public Works** - Discussion of Amnesty Days at the Landfill.

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

- A) Consideration to appoint one (1) member to the **Community Foundation Board of Trustees** for a term of two (2) years. Term expires 03/25/2027. Letter of interest in appointment received from Judy Powell (reappointment).
- B) Consideration to appoint one (1) member to the Regional Emergency Medical Services Advisory Council for 2025-2028 term.
- C) **Sheriff's Office** - Consideration to approve the purchase of a 2025 Ford Explorer.
- D) **Tax Assessor** - Consideration to approve taking action on several new requirements pertaining to assessment notices, as laid out in House Bill 92 (a cleanup to House Bill 581). ***ACTION ITEM***

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Discussion about submitting an application for the 2025 LMIG Safety Action Plan (SAP) grant from

GDOT.

- C) Consideration to amend the 2025 LRA application to also include Leland Ferrell Drive, White Horse Drive, and Brandt Court.
- D) Consideration to approve a lighting agreement with GDOT for the Cedric Street/ Ga Hwy 133 round a bout project.

11. **COMMISSIONER’S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY’S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The Offices of the Lee County Board of Commissioners will be closed Monday, May 26, 2025 for Memorial Day. Residential garbage collection will be delayed by one day.
- B) The next regularly scheduled Board of Commissioners meeting will be held May 27, 2025 at 6:00pm.

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 am and 4 pm, Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven working days. The meeting rooms and buildings are handicap accessible.