



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, May 27, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING MINUTES

Voting Session

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

Joey Davenport, Co-Assistant County Manager

Heather Jones, Co-Assistant County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

The Lee County Board of Commissioners met in a voting session on Tuesday, May 27, 2025. 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 Luke Singletary, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were Co-Assistant County Manager Joey Davenport, Co-Assistant County Manager Heather Jones, and County Clerk Kaitlyn Good. Vice-Chairman Chris Guarnieri and County Attorney Jimmy Skipper were absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. CALL TO ORDER

2. INVOCATION

A) Pastor Cole Friar, First Baptist Church of Albany, to lead the invocation.

Pastor Cole Friar led the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the May 13, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the May 13, 2025 Board of Commissioners meeting. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

B) Consideration to approve the minutes from the May 19, 2025 Special Called Meeting of the Board of Commissioners.

Commissioner Roland made the **MOTION** to approve the minutes from the May 19, 2025 Special Called Meeting of the Board of Commissioners. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

Commissioner George Walls entered the meeting at 6:03pm.

5. CONSENT AGENDA

6. NEW BUSINESS

- A) Paul Fryer, Congressman Sanford Bishop's Office, to address the Board and honor former County Manager Christi Dockery.

Mr. Paul Fryer addressed the Board to honor former County Manager Christi Dockery. He stated that he worked with Ms. Dockery for many years and she was a dedicated employee. He said that Congressman Sanford Bishop wanted to recognize Ms. Dockery's outstanding achievements. Mr. Fryer read a letter from Congressman Bishop. Mr. Fryer presented Ms. Dockery with a certificate of special recognition. Ms. Dockery previously received this recognition for being County Clerk of the Year. Ms. Dockery stated that she was honored to receive this from Congressman Bishop.

- B) Recognition of employees' years of service.

Chairman Luke Singletary recognized the following employees for their years of service:

5 years: Jacobi McKenzie - State Certified Operator with Utilities Authority

15 years: William Smith - Major, Investigations

20 years: Billy Davis Jr. - Firefighter, EMTA

- C) Kurt Lamon to address the Board regarding the placement of a subdivision sign.

Kurt Lamon addressed the Board. He stated that he is speaking on behalf of Sawtooth Oaks Development regarding the new subdivision on Lovers Lane Road. This sign is similar to what was done with Cypress Cove a few years ago. Mr. Lamon said that they are requesting permission to place the sign in the right-of-way, the grass divider. The placement is 49 feet from the edge of the road, this will not obstruct any views of traffic. Planning Director Amanda Nava-Estill stated that one of the requirements is asking for permission to place these signs.

Commissioner Mathis made the **MOTION** to approve the placement for the subdivision sign. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

- A) **Planning, Zoning & Engineering** - Consideration to extend the Multi-Family Moratorium until June 30, 2025.

Commissioner Mathis made the **MOTION** to approve extending the Multi-Family Moratorium until June 30, 2025. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

- B) Consideration to approve the following **Zoning Text Amendments (T25-002)**:
-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 Wash Establishment definition and adding the Car Wash Establishment definition. **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.**
PUBLIC HEARING AND FIRST READING HELD MAY 13, 2025

Commissioner Mathis made the **MOTION** to approve the Zoning Text Amendments (T25-002). Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

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. Term expires 01/01/2026. Letter of interest in appointment received from Renea Miller.

Commissioner Roland made the **MOTION** to appoint Renea Miller to the Regional Commission Council of Southwest Georgia. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

- B) **Tax Assessor's Office** - Consideration to approve the estimated rollback rate of .026.

Commissioner Mathis stated that previously there had been confusion regarding these numbers. He asked if the number was double-checked and ensured that it was correct. Chief Tax Assessor Doug Goodin stated that this is an estimate on the rollback due to the current numbers they have received. This is not the final number, but it is required for the assessment notices. Chairman Singletary stated that he spoke to Finance Director Heather Jones and this number is hard to estimate because the digest can be different. Ms. Jones stated that they used the same rate as last year and that is their best estimate.

Commissioner Mathis made the **MOTION** to approve the estimated rollback rate of .026. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.

Co-Assistant County Manager Joey Davenport discussed the following updates to County projects: (1) A kickoff meeting for the Courthouse addition will be held on June 5, 2025; and (2) the information for the LMIG and LRA projects will be presented at the next meeting.

- B) Consideration to approve the First Amendment to the Intergovernmental Agreement with the Board of Regents of the University of Georgia for 695 Jordan Road.

Chairman Singletary stated that County Attorney Jimmy Skipper has reviewed and approved this agreement. This will lengthen the existing agreement for nine (9) more years.

Commissioner Roland made the **MOTION** to approve the First Amendment to the Intergovernmental Agreement with the Board of Regents of the University of Georgia for 695 Jordan Road. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

11. **COMMISSIONER'S MATTERS**

- A) Consideration to approve a healthcare renewal plan for FY2025-2026. *HANDOUT*

Chairman Singletary summarized the Budget Workshop held May23, 2025 during which Chad Slaughter of Marsh McLennan Agency presented to the Budget/ Personnel Committee. There is an increase in expected claims, but the fixed cost will remain flat. The stop-loss insurance is going

from \$80,000.00 to \$100,000.00. There will be an increased employee contribution rate of 15% in the platinum plan, 10% in the gold plan, and 10% in the silver plan. He stated that Finance Director Heather Jones has amended the budget for this.

Commissioner Roland made the **MOTION** to approve a healthcare renewal plan for FY2025-2026. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

- A) The Board of Commissioners will hold an Executive Session for the discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

Commissioner Roland made the **MOTION** to adjourn to Executive Session. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea. Time: 6:21pm

Commissioner Walls made the **MOTION** to adjourn from Executive Session. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea. Time: 6:38pm

Chairman Singletary announced that the sole finalist for the County Manager position is Mr. Scott Addison.

15. **PUBLIC FORUM**

Public Forum was held before the Executive Session.

Paul Clayton discussed the upcoming road and sand on Old Leslie Road. He stated that it would be cheaper to pave the road than the current upkeep.

Sam Johnson discussed the right-of-way for Old Leslie Road. Mr. Johnson stated that there are drainage and safety issues on Old Leslie Road, including ATVs on the road.

Chairman Singletary asked if anyone else would like to speak. With no further comments or questions from the audience, the Public Forum was closed.

16. **ANNOUNCEMENTS**

- A) The next Board of Commissioners meeting will be held June 10, 2025 at 6:00pm.
- B) Lee County's Bicentennial Celebration event will be held Friday, June 6, 2025 from 6:00pm-10:00pm in Downtown Leesburg in front of the Courthouse and Governmental Building.

17. **ADJOURNMENT**

The meeting adjourned at 6:39pm.

CHAIRMAN

ATTEST:

COUNTY CLERK