



**LEE COUNTY BOARD OF COMMISSIONERS**  
T. PAGE THARP GOVERNMENTAL BUILDING  
102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, July 22, 2025 AT 6:00 PM  
T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM  
[WWW.LEE.GA.US](http://WWW.LEE.GA.US)

MEETING MINUTES  
Voting 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**

Scott Addison, County Manager  
Kaitlyn Good, County Clerk  
Jimmy Skipper, County Attorney

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The Lee County Board of Commissioners met in a voting session on Tuesday, July 22, 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, Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were County Manager Scott Addison, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. 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**

Chairman Luke Singletary led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the July 8, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the July 8, 2025 Board of Commissioners meeting. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

A) Recognition of employees' years of service.

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

5 years: Trevor Avery – Firefighter/Paramedic  
20 years: Alan Harris – Lieutenant, Firefighter/Paramedic  
20 years: James Jones – Major, Sheriff's Office CID  
20 years: Herbert West – Firefighter

7. **PUBLIC HEARING**

- A) **Lanier Engineering (Z25-027)** has submitted an application requesting to **rezone 9.469 acres** from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is Oakland Plantation Partners, LLC. The subject property is located off US HWY 82 W, parcel number is 017D004, in Land Lots 197 and 220 of the Second Land District of Leesburg, Georgia. **Planning staff and Planning Commission recommend approval.**

Chairman Singletary opened the Public Hearing at 6:03pm.

Bobby Donley, Lanier Engineering, summarized the application and project in question. Mr. Donley stated that this item and the following item are related to the commercial area located between Quail Chase and Oakland Parkway. There are two (2) separate applications due to a portion being owned by Oakland Plantation Partners and the other portion being owned by Wiley Investments, LLC. What is known as Old Hickory Grove Dirt Road runs through the middle of these tracts. The next residential phase will connect this area to Oakland Parkway.

With no further comments or questions from the public, staff, or Board members, Chairman Singletary closed the Public Hearing at 6:05pm.

- B) **Lanier Engineering (Z25-028)** has submitted an application requesting to **rezone 20.381 acres** from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is Wiley Investments, LLC. The subject property is located off US HWY 82 W, parcel number is 017D003, in Land Lots 197 and 220 of the Second Land District of Leesburg, Georgia. **Planning staff recommended approval. Planning Commission recommended approval.**

Chairman Singletary opened the Public Hearing at 6:06pm.

With no comments or questions from the public, staff, or Board members, Chairman Singletary closed the public hearing at 6:06pm.

Bobby Donley, Lanier Engineering, summarized this application and project along with the previous item.

- C) **Lanier Engineering (Z25-029)** has submitted an application requesting to **rezone 111.852 acres** from R-1 (Single-Family Residential District) to I-1 (Light-Industrial District). The property owner is Lexwig, LLC. The subject property is located in the southeast quadrant of the intersection of Forrester Parkway and Norfolk Southern Railroad. The parcel number is 039D120, in Land Lot 210 of the Second Land District of Leesburg, Georgia. **Planning staff recommended denial. Planning Commission recommended approval with the following conditions: (1) A traffic study is prepared by the applicant and reviewed and approved by Lee County, (2) adequate buffers where the property borders residential-zoned properties to the east and south are required, (3) a maximum building height of 50 feet, and (4) a restriction of the following permitted uses from Sec. 70-452: (d) Carpet manufacturing, (j) research and testing laboratories, and (q) natural gas and petroleum products storage and sales.**

Chairman Singletary opened the Public Hearing at 6:07pm.

Bobby Donley, Lanier Engineering, and Jason Wiggins, Lexwig, LLC, summarized the application and proposed project. Mr. Donley stated that this is the 111 acres in the western area of the Sawtooth development. This is the single-family residential area on Lover's Lane Road. The first phase has been completed. They have been looking at options with the active railway tracks that are at the back of this residential area. Commissioner Guarneri asked if a traffic study was done as previously discussed. Mr. Donley stated that there was a study done on the property. The condition

in the staff report is for a traffic study based on a development plan basis.

Commissioner Mathis asked if there is currently residential development adjacent to this property. Mr. Donley stated that there is not. He said that Mr. Wiggins is developing this, and it would be in his best interest to establish the buffering. Commissioner Mathis stated that there is a difference between rezoning property that has no residential development versus property that already does. If a house was to be built in the future, then they are already aware of what is there. Mr. Wiggins stated that to the west of this property is the railroad tracks and the county owns the property to the south.

With no comments or questions from the public, staff, or Board members, Chairman Singletary closed the Public Hearing at 6:12pm.

## 8. **DEPARTMENTAL MATTERS**

### A) **Planning, Zoning & Engineering - Review of the minutes from the June 5, 2025 Planning Commission meeting.**

The minutes were reviewed as presented.

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

### A) **Consideration to appoint one (1) member to the Aspire Behavioral Health and Developmental Disability Services for a term of three (3) years. Term expires 07/31/2028. Letter of interest in appointment received from Mike Sabot (reappointment).**

Commissioner Mathis made the **MOTION** to reappoint Mike Sabot to the Aspire Behavioral Health and Development Disability Services for a term of three (3) years. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

### B) **Tax Assessor's Office - Discussion of 2025 assessment valuations.**

Chief Tax Assessor Doug Goodin stated that assessment notices were sent out recently and many citizens have signed up for the homestead exemption, which will affect the tax digest. Residential property makes up around 80% of the tax digest in Lee County. There is an updated cost schedule of residential properties, which has raised values based on sales (there have been over 400 sales used to verify). In December 2024, when the numbers were run, it was going to be a 29% ratio, which means the public utilities would pay 29% instead of 30%. The county must stay in between 36% and 42% to stay in compliance with the Department of Revenue and Department of Audits. In 2021, the County did a revaluation of residential property. In 2021, it was a 39% ratio, in 2023 it was 36.35%, and in 2024 it was 32.65%, which took the County out of compliance. The residential call schedule was last done in 2020 for the 2021 revaluation. This meant that building components for these houses were being valued at 2020 values. The call schedule has been updated to reflect the 2024 schedule and was applied to residential properties.

Commissioner Mathis stated that it will not affect the digest for the county. He clarified that as long as citizens have a homestead exemption, they will be on the value from last year. Mr. Goodin added that as long as citizens owned their house by January 1 and signed up by August 15, then their floating homestead value will be the 2024 value. Chairman Singletary stated that the millage will roll back. Commissioner Mathis stated that the tax base for the County will be the same as it was last year; however, the school board opted out of this. Commissioner Mathis asked school board members in the audience what the school board plans to do and if they will be increasing their taxes.

Dr. Kathleen Truitt stated that their budget is balanced and the school board will discuss the tax item further at their meeting.

Mr. Goodin stated that the increase will be an estimated 33.87% before any appeals and before homestead exemption. Commissioner Mathis said that it does not appear that the county will have any tax increase. However, they are unsure what the plan for the school board is. Chairman Singletary stated that if you do not apply for the homestead exemption, then you will see an increase. Mr. Goodin summarized the requirements for the homestead application submissions.

## 10. COUNTY MANAGER'S MATTERS

### A) Updates on County projects.

County Manager Scott Addison discussed the following updates to County projects: (1) Kinetic Fiber is at 14% installed with 475 locations in the Southwest area; (2) Take Five Oil Change will be opening in August on Highway 82 West; and (3) The Golden Donut, which originated in Columbus, will also be opening on Highway 82 West.

### B) Consideration to approve the engagement letter from Mauldin & Jenkins for the FY2025 Audit.

Commissioner Mathis made the **MOTION** to approve the engagement letter from Mauldin & Jenkins for the FY2025 Audit. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

### C) Discussion of TSPLOST and LMIG funding and road projects.

County Manager Scott Addison discussed the following proposed road projects, after discussions with Brent Davis, Reliable Engineering, and Public Works Director Mike Sistrunk: Mossy Dell Road, Graves Springs Road, Canterbury Neighborhood, Winifred Road, and Pinewood Road. Staff also recommended restriping Forrester Parkway. Portions of Graves Springs Road and Winifred Road are proposed to be included in the FY2026 LMIG application. The TSPLOST project list totals \$3,270,000. The LMIG project list totals \$1,100,000, with the required match coming from TSPLOST. The total cost for the proposed projects is approximately \$4,370,000. The LMIG application is due February 1, 2026.

Commissioner Mathis made the **MOTION** to approve the proposed road list for LMIG of Winifred Road and Graves Springs Road and authorized staff to submit the grant application. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

Commissioner Guarnieri made the **MOTION** to approve the proposed road list for TSPLOST and authorized staff to begin the RFP process for all road projects discussed. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

### D) Discussion of a proposed access road at Sutton's Landing.

County Manager Scott Addison stated that the property owner to the south of Sutton's Landing reached out to the County and would like to deed property to the County to allow for a service road. This would allow the current driveway off of US HWY 19 to become an entrance and right turn exit only. The new exit would connect to Ledo Road beside the Ford Town Dealership. Mr. Addison stated that the property owner did request to maintain and access this road from his property. Commissioner Walls asked which road this would connect to. Chairman Singletary stated it would

be the road in-between the Ford Town Dealership and the bank. Commissioner Walls stated that he was informed that the road did not belong to the County but was constructed by the dealership when they built the parking lot.

Commissioner Mathis stated he believes when this was brought to the Board five years ago, the Board came to the conclusion that they have never built a road for a landowner on a private piece of property. Chairman Singletary clarified that the owner wants to deed the right of way to the County. Commissioner Walls stated that the owner should build the road. Commissioner Mathis stated that this request was made five years ago. The Board determined that if the owner wants to develop this property, then he is responsible for developing this road. Chairman Singletary stated that the difference is, at that time, the owner was only offering an easement to the County.

This development would help with traffic leaving Sutton's Landing and keep from making a left on US Highway 19 without a light. He stated that the current driveway could be made a right turn only entrance and exit. Commissioner Roland asked with 19 being a State highway, would the Department of Transportation have to approve that driveway being a right-turn-only. County Attorney Jimmy Skipper stated that if the plan is to do a curb cut or something similar that will encroach on the highway, then it will need approval. Commissioner Mathis stated that a right-turn-only sign could be placed on County property.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

- A) Consideration to adopt a resolution for the levy and collection of an annual ad valorem tax to provide funds for the payment of the principal of and interest on \$10,630,000.00 in aggregate principal amount of the Lee County School District general obligation bonds, series 2025.

County Attorney Jimmy Skipper summarized the resolution. The Board of Commissioners is the entity that levies taxes. The Commissioner sets their own millage rate, as does the Lee County School Board, but the Commissioners are the only entity that can impose the taxes. The Board of Education passed ESPLOST (Education Special Purpose Local Optional Sales Tax) in October 2022. This resolution is for general obligation bonds, which are obligations paid by taxes. This would come up with the difference between what ESPLOST will bring to the school board and the \$10.63 million. The money to pay for this would come from ESPLOST first, then the remaining balance would come from the bond issue.

No MOTION was made.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Blake Sharpton, Lee County School System Bond Lawyer, summarized the resolution for the levy. If the Board does not approve this, then the School Board can't issue bonds that were approved last year. He informed the Board of the importance of this resolution and the impact if they choose not to approve it.

Dr. Kathleen Truitt, Lee County School System Superintendent, stated that this will be used to complete projects previously voted on with ESPLOST funding. Dr. Truitt discussed the renovation of the primary school and the elevated cost of materials. This is to finish completing projects that were voted on by citizens.

Chairman Singletary asked the Board to reconsider voting on item 13A.

Commissioner Roland made the **MOTION** to adopt a resolution for the levy and collection of an annual ad valorem tax to provide funds for the payment of the principal of and interest on \$10,630,000.00 in aggregate principal amount of the Lee County School District general obligation bonds, series 2025. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

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 Commission meeting will be held August 12, 2025 at 6:00pm.

17. **ADJOURNMENT**

The meeting adjourned at 6:53PM.

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CHAIRMAN

ATTEST:

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COUNTY CLERK