



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, August 12, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING AGENDA

Work 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

Scott Addison, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

1. CALL TO ORDER

2. INVOCATION

A) Pastor David Postlewaite, First Free Will Baptist Church, to lead the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

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

5. CONSENT AGENDA

6. NEW BUSINESS

A) Brian Shoun P.E., Environmental Engineer, with the FloodPlain Management Unit of the Georgia Environmental Protection Division to discuss Flood Insurance and flood hazard maps.

B) Mike Talley, Aulick Engineering, to provide an update on flooding and stormwater drainage in southwest Lee County.

C) Matthew Inman, Axis Engineering Consultants, to provide an update on the Coston Road project.

7. PUBLIC HEARING

A) **Amit Barot/ 3EX Diamond, LLC. (Z25-030)** has submitted an application requesting to rezone the back portion of the parcel (approximately one acre) from R-2 (Multi-Family Residential District) to C-2 (General Business District). The front portion of the lot is currently zoned C-2 and the entire parcel is a total of 3.141 acres. The property owner is Robert L. Joiner, Jr. The subject property is located off US HWY 82 W, parcel number is 018C464, in Land Lot 251 of the Second Land District of Leesburg, Georgia. ***Planning staff and Planning Commission recommend conditional approval for the subject property from R-2 to C-2 with the following conditions recommended due to the existing residential uses adjacent to both sides of the subject property: (1) No fuel pumps shall be allowed, given the close proximity to adjacent existing residential use, (2) no adult entertainment establishment shall be allowed, (3) no indoor shooting range shall be allowed, (4) no mortuary use shall be allowed, and (5) no sanitarium or nursing home use shall be allowed.***

B) **Tokela Huston (Z25-032)** has submitted an application requesting to rezone 1.98 acres from R-1

(Single-Family Residential District) to C-2 (General Business District). The property owner is Tokela Huston. The subject property is located at 165 Cedric Street, parcel number is 040D077, in Land Lot 270 of the Second Land District of Leesburg, Georgia. **Planning staff recommends approval with the following conditions: (1) Use under C-2 shall be limited to daycare for children aged 2-12 as proposed by the applicant and (2) Prior to expansion beyond the current level of daycare enrollment, the applicant shall provide a plan demonstrating the adequacy of driveway(s) on the parcel to accommodate additional traffic associated with pick-up and drop-off activity. Planning Commission recommends approval to rezone to C-1 instead of C-2.**

- C) **SF Rentals (Z25-033)** has submitted an application requesting to rezone 1.16 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is SF Rentals. The subject property is located on Aspen Drive at lot 89 Palmyra Subdivision Phase 7, parcel number is 029B218, in Land Lot 264 of the Second Land District of Leesburg, Georgia. **Planning staff and Planning Commission recommend approval.**
- D) **Lanier Engineering (Z25-031)** has submitted an application requesting a conditional use under Section 70-383 (h), of the Lee County Code of Ordinances, to construct an urgent care clinic which is not upon the primary campus of a hospital, or at the remote location of a hospital. The parcel is vacant and is zoned C-2 (General Business District). The property owner is Phoebe Putney Health System, Inc. The subject property is located at 1388 US HWY 82 W, parcel number is 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia. **Planning staff and Planning Commission recommend approval.**
- E) **(LP25-01) Lee County** is initiating a request to amend the Future Land Use Map of the Lee County Comprehensive Plan for the property Tract 2 located in Flint Ventures/ MSG Pecan Orchard Subdivision owned by LKC Groves, LLC. the request seeks to amend a total of 116.274 acres of the Future Land Use designation from Residential to Industrial. Lee County is also initiating a request to amend a portion of the property to the East owned by Lexwig, LLC. The request seeks to amend a total of 111.852 acres of the Future Land Use designation from Residential to Industrial. This amendment is intended to better reflect the County's long-range land use planning goals and support future light industrial development. The subject properties are located off Forrester Parkway and State Hwy 133, parcel numbers 039D082 and 039D120, in Land Lot 211 of the Second Land District of Leesburg, Georgia. **Planning staff recommends approval. Planning Commission did not provide a recommendation.**

8. **DEPARTMENTAL MATTERS**

- A) **Planning, Zoning & Engineering** - Review of the July 10, 2025 Planning Commission meeting minutes.
- B) **Planning, Zoning & Engineering** - Consideration to approve an application from **Lanier Engineering (Z25-027)** 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. Public Hearing held July 22, 2025**
- C) **Planning, Zoning & Engineering** - Consideration to approve an application from **Lanier Engineering (Z25-028)** 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 and Planning Commission recommend**

approval. Public Hearing held July 22, 2025

- D) **Planning, Zoning & Engineering** - Consideration to approve an application from **Lanier Engineering (Z25-029)** 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 recommends denial. Planning Commission recommends 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. Public Hearing held July 22, 2025***

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

- A) **Sheriff's Office** - Discussion of authorizing staff to begin the RFP process for the replacement of the fire alarm system at the Lee County Jail.
- B) **Sheriff's Office** - Consideration to ratify the emergency repair of a chiller at the Jail in the amount of \$20,908.60.

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to adopt a resolution authorizing leases of certain real estate property acquired by the County pursuant to the Hazard Mitigation Grant program to adjacent landowners. The eight (8) presented leases will expire December 31, 2030.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

- A) **Opioid Litigation** - Consideration to opt in to the Purdue Plan.
- B) **Opioid Litigation** - Consideration to sign the GESA release agreement.
- C) **Opioid Litigation** - Consideration to submit the 9-Defendant Settlements participation form.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next meeting of the Board of Commissioners will be held August 26, 2025 at 6:00pm.

17. **ADJOURNMENT**

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.