



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, August 26, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING AGENDA

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

Scott Addison, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

1. CALL TO ORDER

2. INVOCATION

A) Pastor Matthew Schluckebier, Life Church, to lead the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the August 12, 2025 Board of Commissioners meeting.

5. CONSENT AGENDA

6. NEW BUSINESS

A) Recognition of employees' years of service.

7. PUBLIC HEARING

8. DEPARTMENTAL MATTERS

A) **Code Enforcement** - Robert Vincent, Chief Marshal, to present on recent significant changes in the approach to the enforcement of code violations.

B) **EMA** - Consideration to renew an agreement with the United States Department of the Interior for the creek gauges for a period of one (1) year beginning October 1, 2025 at a cost of \$16,000.00. Current agreement expires September 30, 2025.

C) **Planning, Zoning & Engineering** - Consideration to adopt a resolution for final subdivision approval of Sawtooth Oaks Phase I.

D) **Planning, Zoning & Engineering** - Consideration to approve a conditional use application, under Section 70-383 (h), for **Lanier Engineering (Z25-031)** 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. Public Hearing held August 12, 2025**

- E) **Planning, Zoning & Engineering** - Consideration to approve an application from **Tokela Huston (Z25-032)** 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. Public Hearing held August 12, 2025***
- F) **Planning, Zoning & Engineering** - Consideration to approve an application from **SF Rentals (Z25-033)** 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. Public Hearing held August 12, 2025***
- G) **Planning, Zoning & Engineering** - Consideration to approve an amendment (**LP25-01**) to 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. Public Hearing August 12, 2025***

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

- A) Consideration to appoint one (1) member to the **Tax Assessor's Board** for a term of three (3) years. Current term expires 08/31/2025. New term expires 08/31/2028. Letter of interest in appointment received from Tim Sumners (reappointment).

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to approve an agreement with Reliable Engineering for the design, bid, and construction administration for the 2026 LMIG resurfacing projects at a cost of \$20,250.00.
- C) Consideration to approve an agreement with Reliable Engineering for the design, bid, and construction administration for the 2026 TSPLOST resurfacing projects at a cost of \$56,250.00.
- D) Consideration to submit a letter of support for the Southwest Georgia Community Action Council's application to the USDA Rural Development Housing Preservation Grant program.
- E) Consideration to approve the temporary construction easements of parcels 2, 3, and 4 for the City of Leesburg.

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, September 1, 2025** in observance of the Labor Day Holiday. County offices will reopen for regular business hours on Tuesday, September 2, 2025. Residential garbage collection will be delayed one day for the remainder of the week.

B) The next Board of Commissioners meeting will be held September 9, 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.