



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

Tuesday, September 9, 2025 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

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

MEETING MINUTES  
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**

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 work session on Tuesday, September 9, 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 Co-Assistant County Managers Joey Davenport and Heather Jones, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. County Manager Scott Addison was 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 Spencer Kinkade, First Baptist Church of Albany, to lead the invocation.

Pastor Spencer Kinkade led the invocation.

3. **PLEDGE OF ALLEGIANCE**

The Board and the audience said the Pledge of Allegiance in unison.

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the August 26, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the August 26, 2025 Board of Commissioners meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

7. **PUBLIC HEARING**

A) **Lanier Engineering (Z25-034)** has submitted an application to the Lee County Planning Commission requesting to rezone 116.274 acres from C-2 (General Business District) to I-1 (Light Industrial). The property owner is LKC Groves, LLC. The subject property is located on Forrester Parkway and State Hwy 133, parcel number is 039D082, in Land Lot 211 of the Second Land

District of Leesburg, Georgia. **Planning staff recommends approval with the following condition: Any use that involves (a) storage and movement of hazardous materials or (b) manufacturing and/or assembly should be individually reviewed. Planning Commission recommends approval with the conditions: A maximum building height of 50 feet and 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 6:03pm.

Bobby Donley, Lanier Engineering, was present for questions. Commissioner Guarnieri asked if this would be similar to that done on the east side of the railroad, to which Mr. Donley replied that it would be like the previous requests that had been passed for this area.

With no further comments or questions from the audience, the Public Hearing was closed at 6:04pm.

## 8. **DEPARTMENTAL MATTERS**

- A) **Building Inspection/ Business Licensing** - Consideration to approve a retail sales license for off-premises consumption of malt beverages and wine for Mr. San Antonio Taylor, General Manager of the new Wawa located at 1384 Hwy 82 West.

Commissioner Mathis made the **MOTION** to approve a retail sales license for off-premises consumption of malt beverages and wine for Mr. San Antonio Taylor, General Manager of the new Wawa located at 1384 Hwy 82 West. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- B) **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**

Commissioner Guarnieri made the **MOTION** to approve the conditional use application with the following conditions: (a) a curb cutoff on Hwy 82 access is required and (b) a 12 foot mature buffer is required. Commissioner Roland seconded the **MOTION**. Commissioner Mathis recused himself because of potential conflicts. The **MOTION** passed with Commissioner Walls voting yea.

- C) **Planning, Zoning & Engineering** - Review of the August 7, 2025 Planning Commission meeting minutes.

The minutes were reviewed as presented.

- D) **Public Works** - Consideration to ratify the purchase of a Pac-Mac KB20 20' Grapple Loader truck from Sansom Equipment Company at a cost of \$220,021.00, utilizing funds received from insurance.

Commissioner Roland made the **MOTION** to ratify the purchase of a Pac-Mac KB20 20' Grapple Loader truck from Sansom Equipment Company at a cost of \$220,021.00, utilizing funds received from insurance. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

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

- A) Consideration to appoint two (2) members to the **Planning Commission** for two (2) unexpired four (4) year terms, with one (1) term expiring 01/31/2027 and one (1) term expiring 01/31/2029. Letters of interest in appointment received by Lee Bradley, John Clay, and Robert Haas.

Commissioner Mathis made the **MOTION** to appoint the following two (2) new members to the Planning Commission: Lee Bradley to fulfill an unexpired four (4) year term expiring 01/31/2027 and John Clay to fulfill an unexpired four (4) year expiring 01/31/2029. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

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

Commissioner Mathis made the **MOTION** to table this item to the September 23, 2025 meeting of the Board of Commissioners. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.

Co-Assistant County Managers Joey Davenport and Heather Jones provided updates on the following County projects: (1) The letter from DOR for SPLOST VIII has been received, and that collection is slated to start October 1; (2) the Oakland Library roofing project recently held its pre-bid meeting and with the bid meeting being next week, the Board should expect results at their next meeting; (3) the Code Enforcement/Animal Control Building is progressing and is approximately 75% completed; (4) regarding the Courthouse addition project, quotes are currently being requested for surveying; and (5) the Pirate's Cove project is progressing and nearing completion as well.

- B) Consideration to adopt a resolution authorizing the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation.

Commissioner Roland made the **MOTION** to adopt a resolution authorizing the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

- C) Consideration to approve the Professional Engineering Services Cost Agreement from Axis Engineering Consultants at a cost of \$12,000.00 for Coston Rd Drainage and Easement.

Commissioner Walls made the **MOTION** to approve the Professional Engineering Services Cost Agreement from Axis Engineering Consultants at a cost of \$12,000.00 for Coston Rd Drainage and Easement to come from TSPLOST funds. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Guarnieri voting yea.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Mr. San Antonio Taylor of Wawa thanked the Board and stated the store was currently in the interviewing process with hopes to fill 50 jobs and be open at the end of October.

With no other questions or comments from the Board, staff, or audience, the Public Forum was closed.

16. **ANNOUNCEMENTS**

A) The next Board of Commissioners meeting will be held Tuesday, September 23, 2025 at 6:00pm.

17. **ADJOURNMENT**

The meeting adjourned at 6:14PM.

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CHAIRMAN

ATTEST:

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COUNTY CLERK