



BOARD OF COUNTY COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING
102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

TUESDAY, JANUARY 11, 2022 AT 6:00 P.M.
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING AGENDA
WORK SESSION

COUNTY COMMISSIONERS

| | |
|-------------------------------|------------|
| Billy Mathis, Chairman | District 3 |
| John Wheaton, Vice-Chairman | District 1 |
| Luke Singletary, Commissioner | District 2 |
| Rick Muggridge, Commissioner | District 4 |
| George Walls, Commissioner | District 5 |

COUNTY STAFF

Christi Dockery, County Manager
Kaitlyn Sawyer, County Clerk
Jimmy Skipper, County Attorney

1. INVOCATION

Josh Posey, First Baptist Church of Leesburg, to lead the invocation.

2. PLEDGE OF ALLEGIANCE

3. CALL TO ORDER

(A) Selection of a Chairman for 2022 and by virtue of office, Chairman will serve on the following boards:

- DARTS Policy Coordinator – meets quarterly*
- SWGRC Council – meets monthly**
- Health Department – meets quarterly**

**Proxy to be appointed by Chairman of the Board/ Letter to DARTS*

***Chairman may appoint another Commissioner to serve in his stead.*

(B) Selection of a Vice-Chairman for 2022.

(C) Chairman to make appointments to the County's 2022 Standing Committees:

- Budget & Finance Committee
- Personnel Committee
- Road Committee

4. APPROVAL OF MINUTES

(A) Consideration to approve the minutes for the Board of Commissioners meeting for December 14, 2021.

A - G

5. CONSENT AGENDA

NONE

6. NEW BUSINESS

(A) Patsy Shirley, Executive Director of Lee County Family Connection, Inc., to provide an update on Family Connection programs.

7. PUBLIC HEARING

- (A) **Clifford Harpe, Jr. (Z21-008)** has submitted an application to the Lee County Planning Commission to allow for a second single family home on a legally subdivided lot of at least 3 acres in the AG-1 (Active Agriculture District). The property owner is the Estate of Katherine Anderson Magee Wilkinson, Parcel Number 041045 of land being part of Land Lot 40 of the 15th Land District of Lee County, Georgia.

Planning Department staff recommend approval and the Planning Commission voted unanimously to approve.

2 - 10

- (B) **Guy Joiner (Z21-009)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 3.00 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owners are William and Sherry Stith, Parcel Number 040D607000 of land being part of Land Lot 242 of the Second Land District of Lee County, Georgia. ***Planning Department staff recommend conditional approval and the Planning Commission voted to deny (5-2).***

11 - 20

- (C) **Joe and Beth Pollock (Z21-010)** have submitted an application to the Lee County Planning Commission requesting to rezone a total of 25.00 acres from AG (Active Agricultural District) to R-1L (Low Density, Single Family Residential District). The property owners are Joe and Beth Pollock, Parcel Number 054160046 of land being part of Land Lot 29 of the First Land District of Lee County, Georgia. ***Planning Department staff recommend denial and the Planning Commission voted unanimously for approval, with the following condition: That this be a one-time approval to divide (no future subdivision of this property) the 25 acre tract into a 15 acre tract and a 10 acre tract. This is approved based on the sale of the 10 acre tract.***

21 - 35

- (D) **Pinewood Solar, LLC (Z21-011), a Subsidiary of NextEra Energy Resources (NextEra):** Griffin Leone, Project Manager, has submitted an application to the Lee County Planning Commission proposing to construct and operate a large scale (1500 acres) ground mounted solar energy system as principal use in the AG-1 (Active Agriculture District) zone. There are multiple property owners as follows: Cross Creek Plantations LLC, Parcel 044 005; Cross Creek Plantations LLC, Parcel 044 002; Cross Creek Plantations LLC, Parcel 045 001; Griffith Farms LLC, Parcel 046 014; Griffith Farms LLC, Parcel 035 066; Lagg Farms LLC, Parcel 044 001; Michigan Homes, Inc., Parcel 035 015; R & S Farms Inc., Parcel 035 041; Jimmy C Smith, Parcel 035 100. The project site is located approximately 6 miles north of the City of Leesburg, south of State Route 377, and west of State Route 195 within four contiguous parcels. ***Planning Department staff recommend conditional approval and the Planning Commission voted for approval, with the conditions set forth by staff recommendation (see page 39) and the following additional condition (5-1): The commencement of construction is to begin within 18 months from the Lee County Board of Commissioners January 25, 2022 meeting.***

36 - 42

8. DEPARTMENTAL MATTERS

Building Inspection

- (A) Consideration to approve an alcohol license renewal for Temp Coffee & Brew for malt beverages and wine for the year 2022.

43 - 44

Planning, Zoning & Engineering

- (B) Review of the minutes of the October 7, 2021 Planning Commission meeting.
- (C) Review of the minutes of the January 6, 2022 Planning Commission meeting.

45 - 49

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9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) Consideration to appoint **four members** to the **Utilities Authority Board** for a term of one year. Current term expires 01/31/2022. New term expires 01/31/2023. Letter of interest in reappointment received from Johnny Barthlein, Ed Duffy, Troy Golden, and Commissioner George Walls (by virtue of office).

54 - 59

10. COUNTY MANAGER'S MATTERS

- (A) Updates on County projects.

60 - 65

- (B) Consideration to award the bid for the Water Improvement Project on US Hwy 82. 66 - 79
- (C) Consideration to approve a lease with American Tower. *HANDOUT*
- (D) Consideration to adopt a Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law. 80 - 81
- (E) Consideration to ratify an updated resolution to set qualifying fees for 2022 elections. 82 - 85
- (F) Consideration to approve a lease renewal with the State Properties Commission for the DFCS Office, located at 121 Fourth Street in Leesburg. *HANDOUT*

11. COMMISSIONER'S MATTERS

- (A) Discussion of LMIG 2022 application and potential projects. 86 - 92

12. UNFINISHED BUSINESS

NONE

13. COUNTY ATTORNEY'S MATTERS

NONE

14. EXECUTIVE SESSION

NONE

15. PUBLIC FORUM

Citizens will be allowed to address the Board of Commissioners regarding any issues or complaints. Individuals should sign up prior to the start of the meeting.

16. ANNOUNCEMENTS

- (A) The renewal process for 2022 Occupation Tax/Business License has begun. **All 2021 business licenses expired on December 31, 2021. On January 15, 2022, a late fee of \$50.00 will be added. On January 31, 2022, the late fee will increase to \$100.00.**
- (B) Offices of the Lee County Board of Commissioners will be **closed Monday, January 17, 2022** in observance of Martin Luther King Jr. Day.
- (C) The next regularly scheduled County Commission Meeting is **Tuesday, January 25, 2022 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 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible.