



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, DECEMBER 13, 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
Chris Guarnieri, Commissioner	District 4
George Walls, Commissioner	District 5

COUNTY STAFF

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

1. INVOCATION

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

PAGE

2. PLEDGE OF ALLEGIANCE

3. CALL TO ORDER

4. APPROVAL OF MINUTES

(A) Consideration to approve the minutes for the Board of Commissioners meeting for November 8, 2022.

A - D

5. CONSENT AGENDA

NONE

6. NEW BUSINESS

(A) Recognition of employees' years of service.

1

(B) Jackie Entz Shores, Artesian Alliance Director of Education, to present information on the DEA Traveling Exhibit. *HANDOUT*

(C) Justin Elliott of Mauldin and Jenkins to present the FY2021-2022 audit. *HANDOUT*

7. PUBLIC HEARING

(A) **SR DeSoto 2 & 3, LLC (Z22-004):** Connor Echols has submitted an application to the Lee County Planning Commission requesting a Conditional Use for a large scale (1,566 total acres) ground mounted solar energy system as a principal use in the AG-1 (Active Agriculture District). Project is known as SR DeSoto 2 & 3, LLC. There are multiple property owners as follows: Silicon Ranch Corporation, Wherrell 41, LLC, Roger Howell, John & Eddie Berryhill for a total of (944 acres) fenced/developed area, collectively, ("Landowners") of land being part of Land Lots 188, 189, 195, 196, 197, 221, 222, 227, & 228 of the Fourteenth Land District, of Lee County, Georgia. The property involved is presently zoned AG-1. ***Planning Commission members and Planning Department staff and consultants recommend approval, with the following conditions, to be fulfilled at the owner/developer's expense: (1) The applicant shall ensure that design and construction of structures shall meet or exceed the standards indicated on the concept plan, narrative, and other documents submitted with the conditional use application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Lee County Code of Ordinances; (2) The applicant***

2 - 73

shall ensure that design and engineering for land development meets storm water management requirements to minimize stormwater runoff and ensure the quality of water exiting the site; (3) The applicant shall ensure that low impact construction techniques are utilized to avoid soil compaction during and after construction; (4) The applicant shall ensure that monthly water quality testing is conducted per GA EPD standards and send the monthly reports to the County. Any sampling and reporting conducted by GA EPD should also be shared with the County; (5) The applicant should ensure that a wildlife management assessment is conducted to provide a recommendation on mitigation and share all updates on wildlife management with the County on a monthly basis; and (6) The applicant shall complete the abovementioned and have the Phase II project approved per the existing Memorandum of Understanding before Phase III commences.

8. DEPARTMENTAL MATTERS

Building Inspection/ Business Licenses

- (A) Consideration to approve the alcohol license renewals for 2023. 74 - 75

Planning, Zoning, and Engineering

- (B) Review of the December 1, 2022 Planning Commission meeting minutes. 76 - 80
- (C) Review of the 2023 Planning Commission meeting calendar. 81

9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) Consideration to appoint **one member** to the **Elections & Registration Board** for a term of four years. Current term expires 12/31/2022. New term expires 12/31/2026. Letters of interest in reappointment received from George Houston. 82 - 84

- (B) Consideration to appoint **two members** to the **Health Board** for a term of six years. Current term expires 12/31/2022. New term expires 12/31/2028. Letters of interest received from Tina Marbury and Jamie Swain (reappointment). 85 - 89

- (C) Consideration to appoint **one member** to the **Joint Development Authority of Baker, Dougherty, Lee, and Terrell Counties** for a term of one year. Current term expires 12/31/2022. New term expires 12/31/2023. Letters of interest received from David Brokamp (reappointment) and John Hudgens. 90 - 93

- (D) Consideration to appoint **one member** to the **Planning Commission** to fulfill a current vacancy for a term of four years. Vacancy is a result of Chris Guarnieri's resignation. Current term expires 1/31/2023. Letters of interest in appointment received from Kyle Luckie. 94 - 96

Utilities Authority

- (E) Consideration to adopt a Resolution Authorizing the Third Amendment to the Intergovernmental Contract between the Lee County Utilities Authority and the Lee County Board of Commissioners regarding the Issuance of Revenue Bond, Series 2022. 97 - 132

10. COUNTY MANAGER'S MATTERS

- (A) Updates on County projects. 133 - 138

- (B) Consideration to approve a six-month (01/01/2023 – 06/30/2023) proposed contract and budget for the Office of the Circuit Public Defender David T. Winheim. 139 - 158

- (C) Consideration to approve an application for Hazard Mitigation grant funds. 159 - 169

- (D) Consideration to adopt a resolution approving the Final Capital Improvements Element (CIE) Annual Update. *Public Hearing held November 8* 170 - 181

- (E) Consideration to award the bid for the 2023 LMIG Road Projects. 182 - 184

11. COMMISSIONER'S MATTERS

(A) Consideration to adopt a Resolution to Activate a Hospital Authority. 185 - 187

12. UNFINISHED BUSINESS

NONE

13. COUNTY ATTORNEY'S MATTERS

- (A) Consideration to adopt an amendment to Chapter 58 Article IV, Section 58-86 of the Code of Ordinances Related to Approval of Minor Subdivisions and Plat Requirements with Respect to Such Minor Subdivisions. *FIRST READING* 188 - 191
- (B) Consideration to adopt an amendment to Chapter 58 Article IV, Section 58-122 of the Code of Ordinances Related to Approval of Major Subdivisions and Plat Requirements with Respect to Such Major Subdivisions. *FIRST READING* 192 - 195
- (C) Consideration to adopt an amendment to Chapter 38 Article VI Soil Erosion and Sedimentation Prevention. *FIRST READING* 196
- (D) Consideration to adopt an amendment to Chapter 6 of the Code of Ordinances Relating to the Sale and Consumption of Alcoholic Beverages, specifically regarding the Licensure of Package Stores. *FIRST READING* 197 - 203
- (E) Consideration to adopt a Resolution Terminating a Temporary Moratorium upon the Zoning, Permitting, Construction, and Operation of Package Stores. 204 - 205
- (F) Consideration to adopt a Resolution Extending a Temporary Moratorium upon the Zoning, Permitting, Construction, and Operation of Ancillary Healthcare Facilities. 206 - 207
- (G) Consideration to adopt a Resolution Extending a Temporary Moratorium upon the Zoning, Permitting, Construction, and Operation of Mini Warehouses. 208 - 209

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 next regularly scheduled County Commission Meeting is **Wednesday, January 11, 2023 at 6:00pm.**
- (B) The renewal process for 2022 Occupation Tax/Business License began November 1, 2022. **All current business licenses will expire on December 31, 2022.** Please contact Building Inspection at (229) 759-3326 for any questions.
- (C) Offices of the Lee County Board of Commissioners will be **closed Friday, December 23, 2022 and Monday, December 26, 2022** in observance of Christmas and **Monday, January 2, 2023** in observance of New Year's Day.

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 lifelong 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.