



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, JANUARY 24, 2023 AT 6:00 P.M.
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING AGENDA
VOTING SESSION

COUNTY COMMISSIONERS

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|--------------------------------|------------|
| Billy Mathis, Chairman | District 3 |
| Luke Singletary, Vice-Chairman | District 2 |
| Dennis Roland, Commissioner | District 1 |
| Chris Guarnieri, Commissioner | District 4 |
| George Walls, Commissioner | District 5 |

COUNTY STAFF

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

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| | <u>PAGE</u> |
| 1. <u>INVOCATION</u> Pastor Robin Chaplin, Victory Baptist Church, to lead the invocation. | |
| 2. <u>PLEDGE OF ALLEGIANCE</u> | |
| 3. <u>CALL TO ORDER</u> | |
| 4. <u>APPROVAL OF MINUTES</u> (A) Consideration to approve the minutes for the Board of Commissioners meeting for January 11, 2023. | A - G |
| 5. <u>CONSENT AGENDA</u> NONE | |
| 6. <u>NEW BUSINESS</u> (A) Recognition of employees' years of service. | 1 |
| 7. <u>PUBLIC HEARING</u> NONE | |
| 8. <u>DEPARTMENTAL MATTERS</u> <u>Planning, Zoning, and Engineering</u> (A) Consideration to approve an application from SR DeSoto 2 & 3, LLC (Z22-004) 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. <i>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 shall ensure that design and engineering for land</i> | 2 - 73 |

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 I project approved per the existing Memorandum of Understanding before Phase II commences and have the Phase II project approved per the existing Memorandum of Understanding before Phase III commences. **Public Hearing held December 13, 2022**

9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) Consideration to appoint **two (2) members** to the **Planning Commission** for a term of four (4) years. Current term expires 01/31/2023. New term expires 01/31/2027. Letters of interest received from Juliette D. Bush, Johnny Golden, and Jason Sheffield (reappointment). 74 - 78
- (B) Consideration to appoint **four (4) member** to the **Utilities Authority** for a term of one (1) year. Current term expires 01/31/2023. New term expires 01/31/2024. Letters of interest in appointment received from Amy Addison, Chad Arnold, Johnny Barthlein (reappointment), Aaron McCulley, Bob Usry, and George Walls (reappointment; By Virtue of Office). 79 - 86
- (C) **Tax Assessor's Office** – Consideration to approve a quote for services from K&G Consulting. 87

10. COUNTY MANAGER'S MATTERS

- (A) Updates on County projects. 88 - 93

11. COMMISSIONER'S MATTERS

- (A) Discussion of the hospital project. 94 - 95

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. *Second Reading Held January 11, 2023* 96 - 99
- (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. *Second Reading Held January 11, 2023* 100 - 103
- (C) Consideration to adopt an amendment to Chapter 38 Article VI Soil Erosion and Sedimentation Prevention. *Second Reading Held January 11, 2023* 104
- (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 Held January 11, 2023* 105 - 112
- (E) Consideration to adopt a Resolution Terminating a Temporary Moratorium upon the Zoning, Permitting, Construction, and Operation of Package Stores. 113 - 114
- (F) Discussion of Chapter 70, Article V, Section 70-162 with respect to permitted uses in an R-1 Single Family Residential District, specifically the construction of accessory structures. 115 - 116

- (G) Consideration to approve a First Amendment to Intergovernmental Agreement between Lee County and the Lee County Development Authority with respect to the Development and Construction of a Hospital in Lee County, Georgia as an Economic Development Project dated 9/15/22.

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 **Tuesday, February 14, 2023 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.