



## BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, MARCH 14, 2023 6:00 P.M.

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM  
WWW.LEE.GA.US

MEETING MINUTES  
WORK SESSION

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### COUNTY COMMISSIONERS

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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The Lee County Board of Commissioners met in a work session on Tuesday, March 14, 2023. 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 Billy Mathis, Commissioner Dennis Roland, Commissioner Chris Guarnieri, and Commissioner George Walls. Staff in attendance was County Manager Christi Dockery, County Attorney Jimmy Skipper, and County Clerk Kaitlyn Good. Vice-Chairman Luke Singletary was absent. The meeting was also streamed on Facebook Live. Chairman Mathis called the meeting to order at 6:02pm.

### INVOCATION

Pastor Shane Mullins, Move Christian Church, led the invocation.

### PLEDGE OF ALLEGIANCE

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

### CALL TO ORDER

### APPROVAL OF MINUTES

- (A) **Consideration to approve the Board of Commissioners meeting minutes for February 28, 2023.**  
Commissioner Roland made the **MOTION** to approve the Board of Commissioners meeting minutes for February 28, 2023. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

### CONSENT AGENDA

NONE

### NEW BUSINESS

- (A) **Jennifer Stephens, Community Supports Day Coordinator for ASPIRE, to address the Board regarding Intellectual/ Developmental Disabilities Month.**

Ms. Stephens, along with Caroline Chandler, Division Director, discussed the theme for this year, "I can do it too!" by stating that they wish to spread the message that individuals with intellectual and developmental disabilities can do whatever anyone else can do and their mission at ASPIRE is to support them in any way possible, including striving for employment and volunteer opportunities.

**Consideration to adopt a Proclamation declaring March 2023 as Intellectual/ Developmental Disabilities Month, on behalf of ASPIRE Behavioral Health and Developmental Disabilities.**

Commissioner Roland made the **MOTION** to adopt a Proclamation declaring March 2023 as Intellectual/

Developmental Disabilities Month, on behalf of ASPIRE Behavioral Health and Developmental Disabilities. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

## **PUBLIC HEARING**

- (A) **Langford & Associates, Inc. (Z23-002) has submitted an application to the Lee County Planning Commission requesting a conditional use to allow for construction of a residential dwelling. The property owner is Stuart Franklin and the Parcel Number is 042 004. The lot is a total of 6.201 acres and is currently zoned AG-1, being part of Land Lot 3 of the 14th Land District, Lee County, Georgia. Planning Department staff and the Planning Commission recommend approval.**  
Chairman Mathis opened the Public Hearing.

Commissioner Roland commented that he believes there to be a home on the subject property. Chairman Mathis asked staff to verify.

With no comments or questions from the Board or audience, the Public Hearing was closed.

- (B) **An ordinance to amend Chapter 70, Article V, Section 70-162 (T23-001) of the Lee County Code of Ordinances with respect to permitted uses that may be located in an R-1 Single-Family Residential District; to provide authority for the construction of accessory structures located in an R-1 Single-Family Residential District where the accessory structure is located or to be located upon a vacant lot adjacent to a lot which has constructed on it a single-family residence and the single-family residence is owned by the owner of the adjacent lot where the accessory structure is to be located; to provide for acreage limitations; to provide for additional restrictions; to provide for repeal of conflicting ordinances; to provide for an effective date; and for other purposes. Planning Department staff and the Planning Commission recommend approval.**  
Chairman Mathis opened the Public Hearing.

With no comments or questions from the Board or audience, the Public Hearing was closed.

## **DEPARTMENTAL MATTERS**

### **Planning, Zoning & Engineering**

- (A) **Consideration to adopt a resolution granting final approval of Brittany Lakes Subdivision Phase 2.**  
Commissioner Roland made the **MOTION** to adopt a resolution granting final approval of Brittany Lakes Subdivision Phase 2 pending Attorney Skipper's approval and submittal of updated legal work. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.
- (B) **Consideration to adopt a resolution granting final approval of Buck Run Subdivision Phase 5.**  
Commissioner Roland made the **MOTION** to adopt a resolution granting final approval of Buck Run Subdivision Phase 5 pending Attorney Skipper's approval and submittal of updated legal work. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.
- (C) **Consideration to adopt a resolution granting final approval of Live Oak Subdivision Phase 3B.**  
Commissioner Roland made the **MOTION** to adopt a resolution granting final approval of Live Oak Subdivision Phase 3B pending Attorney Skipper's approval and ditch regrading. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

## **CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**

- (A) **Consideration to appoint three (3) members to the Community Foundation Board of Trustees for a term of two (2) years. Current term expires 03/25/2023. New term expires 03/25/2025. Letters of interest in reappointment received from Sherry Askey and Elaine Ruckel.**  
Commissioner Roland made the **MOTION** to reappoint Sherry Askey and Elaine Ruckel to the Community Foundation Board of Trustees for a term of two (2) years, expiring 03/25/2025. Commissioner Guarnieri

seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

### **COUNTY MANAGER'S MATTERS**

(A) **Updates on County projects.**

County Manager Christi Dockery discussed ongoing projects in the County: (1) Georgia Department of Transportation has notified the County that they will be evaluating the intersection of Cedric/ Haley, Old Leesburg Roads for safety solutions; (2) the Gym project is proceeding and is close to completion (Chairman Mathis requested a tour prior to next meeting); and (3) LMIG 2023 is ongoing with Reeves awaiting permits from the railroad for Lumpkin Road West and Cedric Street.

(B) **Consideration to adopt a Text Amendment for Chapter 38, Article VII, Division 3, adding Section 28-299.1 relating to post-development stormwater management and runoff reduction. First Reading held February 28, 2023**

Commissioner Roland made the **MOTION** to adopt a Text Amendment for Chapter 38, Article VII, Division 3, adding Section 28-299.1 relating to post-development stormwater management and runoff reduction. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

### **COMMISSIONER'S MATTERS**

NONE

### **UNFINISHED BUSINESS**

NONE

### **COUNTY ATTORNEY'S MATTERS**

(A) **Consideration to approve a Preliminary Engagement Letter between the Hospital Authority and Stifel regarding the \$30M revenue bond issue contemplated by the Hospital Authority in connection with the LCMC project.**

Commissioner Guarnieri made the **MOTION** to approve a Preliminary Engagement Letter between the Hospital Authority and Stifel regarding the \$30M revenue bond issue contemplated by the Hospital Authority in connection with the LCMC project. Commissioner Walls seconded the **MOTION**. The **MOTION** passed 3-1 with Chairman Mathis voting yea and Commissioner Roland voting nay.

(B) **Consideration to waive the potential conflicts of interest with respect to County Attorney Skipper's involvement with Lee County Hospital project.**

Chairman Mathis began the discussion by stating that County Attorney Skipper is the attorney for the Lee County Board of Commissioners, the Development Authority, and the Hospital Authority. This could become a potential conflict of interest, and in the event one of the entities does not agree one of entities may acquire outside counsel.

Commissioner Guarnieri made the **MOTION** to waive the potential conflicts of interest with County Attorney Skipper. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

### **EXECUTIVE SESSION**

NONE

### **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.*

Paul Clayton – State of Old Leslie Road

## ANNOUNCEMENTS

- (A) The next regularly scheduled County Commission Meeting is **Tuesday, March 28, 2023 at 6:00pm.**
- (B) The Under the Oaks Art Fest will be held Thursday, March 16, 2023 from 5:00 to 7:00pm at the Lee County Chamber of Commerce.

## ADJOURNMENT

The meeting adjourned at 6:20PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/727152915617761/>

*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.