



BOARD OF COUNTY COMMISSIONERS

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

MONDAY, MAY 15, 2023 AT 5:00PM
T. PAGE THARP BUILDING
KINCHAFOONEE CONFERENCE ROOM
WWW.LEE.GA.US

SPECIAL CALLED JOINT MEETING
DEVELOPMENT AUTHORITY

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

The Lee County Board of Commissioners and Lee County Development Authority met for a Special Called Joint Meeting on Monday, May 15, 2023 at 5:00pm. The meeting was held in the Kinchafoonee Conference Room of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present from the Board of Commissioners were Chairman Billy Mathis, Commissioner Dennis Roland, Commissioner Luke Singletary, Commissioner Chris Guarnieri, Commissioner George Walls, County Manager Christi Dockery, and County Clerk Kaitlyn Good. Those present from the Development Authority were Chairman Greg Crowder, Tim Davis, Bobby Donley, Phil Franklin, Al Manry, Keith Miller, Dr. Jason Miller, David Brokamp, and Executive Director Lisa Davis. Chairman Mathis called the meeting to order at 5:07PM.

CALL TO ORDER

(A) Discussion of various potential development projects around the County.

Handouts were provided to the Boards and staff members present.

Chairman Mathis opened the discussion regarding the Grand Island property (approximately 158 acres) by stating there were several areas of discussion needed, including: A recreational component, commercial component, residential component, the potential of an amphitheater, and the main roadway, all of which can be done in phases. Chairman Mathis suggested the commercial piece be the last bit of planning completed. The whole property needs to be extremely planned out and the residential area should be unique. The Development Authority could have an agreement with several local builders.

Regarding drainage, the large pond is the only one required for the property, all others have been filled in, with drainage going to the creek. The sewer expansion project is being planned for the area and the power line easement also runs through the property. Chairman Mathis stated this was the perfect time for additional commercial and recreational development, especially in that area, and this can be done with very little investment from the County. This area will likely become a high traffic generator with the commercial lots having more of an emphasis on local vendors, restaurants, and shops. The County-run amphitheater will also be draw to the property.

Chairman Crowder stated that the planned main road needs to be adjusted a little to accommodate the current recreation project proposal and also asked how the Boards felt regarding the hospital portion of the property. Chairman Mathis suggested leaving it as is so that even if it doesn't end up being a hospital, it can potentially be a medical office community. Commissioner Singletary added that while the main road was important, he questioned the necessity of the smaller road connecting that road to Ledo Road and asked staff if the County had a perpetual easement on the property on Ledo Road to be able to build the road. There is no easement seen on the Tax Assessor's website. Based on that, we cannot count on this being an entrance or exit just yet.

County Manager Christi Dockery mentioned the property owner may be willing to exchange land with Lee

County to combine his property with the county's land with the GA Power easement. Bobby Donley added that we could speak with the same property owner about doing a land exchange for another area of land to better carve out the residential area. Everyone present was in agreement that land should not be given away to any developers, but that an appropriate price should be considered, either for lease or purchase (to be determined by the Development Authority). Chairman Crowder stated that when staff has approached appraisers to evaluate the land, no one wants to appraise the property and provide a value because there is no infrastructure and part of it is not able to be developed. The objective is not for the Development Authority to own only the land that's undevelopable and sell all the "good land".

Bobby Donley added that the discussed ideas for residential area seems to fit what is called a Planned Unit Development (PUD), with single family attached housing that would be units with individual ownership, not rented. The lots would be purchased and the units built under a strict covenant or guide set by the Development Authority, but each owner may select their own builder. The PUD could be modified if needed.

Chairman Crowder stated that the developer of the recreation project wants to move fast and is ready to get started and explained that the Development Authority had previously decided to allow only 15 acres be utilized for the project, at least for Phase 1. Everyone present voiced support. The recreation project also included an amphitheater; however, it was agreed that the placement of said amphitheater in the developer's proposed plan was not as beneficial or desirable as the one the County had planned on the other side of the property. The developer wants the existing tennis courts to create pickle ball courts, so the entire project will be in that general area. The suggestion and idea also arose that the developer for the recreational project also build the portion of the main road for the section of property he would need it to be on.

This proposed project has the ability to tap into the existing water and sewer; however, the property will need a new lift station (takes approximately one year to build) to accommodate the full development of the entire property. There is currently water on Capstone Connector and Grand Island Drive. Commissioner Guarnieri also suggested doing a right of first refusal on the property. There will be strong restrictions and/or covenants for any development of the property. There will most likely need to be a developer or project manager in charge.

Discussions will continue amongst the Development Authority and Board of Commissioners about the property and any future potential projects. Another joint meeting will be planned.

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.

No citizens took part in the Public Forum

ANNOUNCEMENTS

- (A) **Lee County and the Cities of Leesburg and Smithville** are conducting a Public Hearing to update the Lee County Joint Comprehensive Plan on **Tuesday, May 23, 2023 at 5:30pm** in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763.
- (B) The next regularly scheduled County Commission meeting is **Tuesday, May 23, 2023 at 6:00pm**.
- (C) The offices of the Lee County Board of Commissioners will be **closed Monday, May 29, 2023** in observance of Memorial Day. County offices will reopen Tuesday, May 30, 2023 for regular business hours. **Residential garbage services will be delayed one day for the rest of the week.**

ADJOURNMENT

The meeting was adjourned at 6:12pm.

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.