



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, JULY 11, 2023 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
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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1.	<u>INVOCATION</u> Apostle Malden Batten, The Church of Leesburg, 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 June 27, 2023.	A - D
5.	<u>CONSENT AGENDA</u> NONE	
6.	<u>NEW BUSINESS</u> (A) Tommy Gregors, Director of Artesian Alliance, to address the Board regarding programs and facility improvements.	
7.	<u>PUBLIC HEARING</u>	
	(A) <u>Brittany Land Company, LLC (Z23-006)</u> has submitted a request to rezone two (2) lots at a total of 49.297 acres from AG to R-1. This property lies in Parcels 025 044 & 026 016 in Land Lot 71 of the Second Land District of Lee County, Georgia. <i>Planning Commission recommends approval, with the following condition, as presented on the staff report: The proposed development must reduce impacts on floodplains (and wetlands, if identified) to the extent possible.</i>	1 - 5
	(B) <u>Oakland Plantation Partners, LLC (Z23-007)</u> has submitted a variance application to allow the following setbacks: 18' front, 10' rear, and 5' side for each lot. This is currently zoned R-2. The total number of acres is 39.316. This property is located off of Oakland Parkway in Parcel 017D 004. <i>Planning Commission recommends approval with a 3 – 2 vote.</i>	6 - 16
	(C) An ordinance to amend Chapter 70 of the Code of Ordinances of Lee County (the Lee County Zoning Code) so as to amend definitions as required by 2022 Georgia Laws Act 881 (HB 1405) . <i>Planning Commission recommends approval.</i>	17 – 43

- (D) An ordinance to amend Section 70-6 of the Code of Ordinances of Lee County relating to definitions under the Lee County Zoning Code so as to **revise the definition of “home occupation, residential”**. *Planning Commission recommends denial with a 4 – 1 vote.* 44 - 54
- (E) An ordinance to amend Chapter 70, Article III, Section 70-94 of the Code of Ordinances of Lee County relating to **greenspace**, so as to establish the process to determine unbuildable land and undevelopable land. *Planning Commission recommends approval, with the following amendment: A minimum of twenty-five percent (25%) of the remaining developable land shall be preserved as greenspace regardless of service level.* 55 - 57
- 8. DEPARTMENTAL MATTERS**
- Building Inspection/ Business Licensing**
- (A) **Milan Patel (Z23-005)** has submitted an application for a proposed new business which would include the construction of a package store on U.S. Hwy 82, utilizing two (2) currently vacant lots at 1.19 acres each, for a total of 2.38 acres. The property owner is R. L. Joiner, Jr., et al. The subject property consists of Parcels 029B 004 & 029B 003 in Land Lot 263 of the Second Land District of Lee County, Georgia. 58 - 64
- E-911**
- (B) Consideration to approve the placement of the new telecommunications tower in North Lee County. 65 - 67
- 9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**
- (A) Discussion of the Board of Tax Assessors.
- 10. COUNTY MANAGER’S MATTERS**
- (A) Updates on County projects. 68 - 72
- (B) Consideration to declare vehicles and equipment surplus. 73 - 74
- (C) Discussion of LMIG 2024. 75 - 78
- 11. COMMISSIONER’S MATTERS**
- (A) Discussion of parks and greenspace.
- (B) Discussion of abandoned houses.
- 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 next regularly scheduled County Commission Meeting is **Tuesday, July 25, 2023 at 6:00pm.**

- (B) The **Lee County Rivers Alive** annual clean-up event will be **Saturday, July 29, 2023 from 9:00am to 1:00pm**. There will both be on water and on land opportunities to volunteer. A waiver must be signed for participation. Please contact the Lee County Chamber of Commerce at (229) 759-2422 for more information.

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.