



# BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, SEPTEMBER 12, 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

- |   | <u>PAGE</u> |
|---|-------------|
| 1. <b><u>INVOCATION</u></b><br>Youth Pastor Spencer Kinkade, First Baptist Church of Albany, to lead the invocation.  |             |
| 2. <b><u>PLEDGE OF ALLEGIANCE</u></b>   |             |
| 3. <b><u>CALL TO ORDER</u></b>  |             |
| 4. <b><u>APPROVAL OF MINUTES</u></b><br>(A) Consideration to approve the minutes for the Board of Commissioners meeting for August 22, 2023.  | A - C       |
| 5. <b><u>CONSENT AGENDA</u></b><br>NONE   |             |
| 6. <b><u>NEW BUSINESS</u></b><br>NONE   |             |
| 7. <b><u>PUBLIC HEARING</u></b><br>(A) A Public Hearing will be held to set the millage rate.<br><br>Consideration to adopt a resolution to set the 2023 millage rate.  | 1 - 4       |
| (B) <b>Joy and Robert Pilcher (Z23-009)</b> have submitted an application for the proposed re-zoning of an 18.856-acre property located at 120 White Column Drive for the purpose of operating an event center on their property. All that tract or parcel of land lying and being in Land Lots 228, 229, 252, and 253 of the Second Land District of Lee County, Georgia, and being all of Lot 1 of a minor subdivision of Hickory Grove Antebellum Estate, according to a map or plat of the subdivision recorded in Superior Court of Lee County, Georgia. The parcel # is 018C 157. The Current Zoning is R-1 and the Proposed Zoning is C-3. <b>Planning Commission recommended denial with a vote of 5 – 1.</b> | 5 - 31      |
| 8. <b><u>DEPARTMENTAL MATTERS</u></b><br><b><u>Parks and Recreation</u></b><br>(A) Discussion of the “Pocket Parks” revitalization project. <i>HANDOUT</i>  |             |

**Planning, Zoning and Engineering**

- (B) Consideration to approve a variance application for **Shirley Lorraine Mills (Z23-010)** requesting the replacement of a mobile home, with a new mobile home being larger than the 1,500 sq. ft. maximum allowed size for an in-law suite. The subject property is 376 Middle Rd South and has a total of 31.92 acres. This property lies within the First Land District of Lee County, Georgia. This property is currently zoned Agricultural and the parcel # is 059 021. **Planning Commission unanimously recommended approval.** 32 - 39

**Public Works**

- (C) Consideration to declare vehicles surplus. 40

**9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**

- (A) Consideration to appoint **one (1) member** to the **Housing Authority Board** for a term of five (5) years. Current term expired 08/31/2023. New term expires 08/31/2028. Letter of interest in appointment received from Cicily Florence. 41 - 43

- (B) Consideration to appoint **one (1) member** to the **Tax Assessors Board** to fill a current vacancy with an unexpired term of three (3) years. Current term expires 05/31/2024. Letters of interest in appointment received from Bobby Yandell and Cicily Florence. 44 - 47

**10. COUNTY MANAGER'S MATTERS**

- (A) Updates on County projects. 48 - 52

- (B) Consideration to approve a Utility Easement with the City of Leesburg for property on the State Route 3 bypass. 53 - 70

- (C) Consideration to approve proposed SPLOST VIII projects. 71 - 74

- (D) Consideration to approve a quote for the Classification and Compensation Study. 75

- (E) Consideration to authorize submission of the 2024 LMIG application. 76 - 83

- (F) Consideration to authorize staff to put out a bid for road projects. 84 - 88

**11. COMMISSIONER'S MATTERS**

NONE

**12. UNFINISHED BUSINESS**

NONE

**13. COUNTY ATTORNEY'S MATTERS**

- (A) Consideration to adopt 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.*** Public Hearing held July 11, 2023 89 - 92

**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, September 26, 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.