



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, MAY 14, 2024 AT 6:00 P.M.
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING AGENDA
WORK SESSION

COUNTY COMMISSIONERS

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

COUNTY STAFF

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

		<u>PAGE</u>
1.	<u>CALL TO ORDER</u>	
2.	<u>INVOCATION</u> Pastor Aaron McCulley, Philema Road Baptist Church, to lead the invocation.	
3.	<u>PLEDGE OF ALLEGIANCE</u>	
4.	<u>APPROVAL OF MINUTES</u>	
	(A) Consideration to approve the minutes for the Board of Commissioners meeting for April 23, 2024.	A - E
	(B) Consideration to approve the minutes from the Budget Workshop held April 23, 2024.	F - G
5.	<u>CONSENT AGENDA</u> NONE	
6.	<u>NEW BUSINESS</u>	
	(A) Doug Collins, County Extension Coordinator, to introduce new personnel.	
7.	<u>PUBLIC HEARING</u>	
	(A) <u>Wetherald Behavioral Health (Z24-004)</u> have submitted an application requesting to rezone a total of 12.391 acres from R-1 (Single-Family Residential District) to C-4 (Traditional Office District). The property owner is CG Boyd Properties, LLC. The subject property is located at 552 US HWY 82 West, parcel number 017A002, in Land Lot 191 of the Second Land District of Lee County, Georgia. <i>Planning Commission recommends approval, with the condition that the permitted uses in C-4 should not be allowed to include personal care homes, child-welfare facilities, and hospital use.</i>	1 - 29
	(B) <u>Lee County Emergency Response Department (Z24-005)</u> has submitted an application requesting a conditional use to allow a communications tower and related appurtenances, being greater than 100 feet in height. The property owner is Lee County Board of Commissioners. The subject property is located at 2345 US 19 North, Smithville (Fire Station #4), parcel number 020003, in Land Lot 38 of the Thirteenth Land District of Lee County, Georgia. <i>Planning Commission recommends approval.</i>	30 - 33

(C)	<u>Lee County Emergency Response Department (Z24-005)</u> has submitted an application requesting a variance to allow a reduction of setback requirements for a communications tower and related appurtenances, from a 50-foot rear setback and 20-foot side setback to 10 foot for the rear and side. The property owner is Lee County Board of Commissioners. The subject property is located at 2345 US 19 North, Smithville (Fire Station #4), parcel number 020003, in Land Lot 38 of the Thirteenth Land District of Lee County, Georgia. <i>Planning Commission recommends approval.</i>	34 - 45
(D)	A request to amend the zoning ordinance Chapter 70, Article III, Section 70-84 (T24-001) of the Lee County Code of Ordinances with respect to accessory building allowance for lots of five acres or more, located in Residential Districts. <i>Planning Commission recommends approval with the following changes: (a) The maximum number of accessory buildings to be five for lots 43,561 square feet to five acres, (b) seven maximum number of accessory buildings for lots five acres to 25 acres, (c) seven maximum number of accessory buildings for lots 25 acres or more, (d) the accessory building square footage for lots 43,561 square feet to five acres to be 1,000 square feet for the first five acres, plus 750 square feet for each additional ½ acre, not to exceed a total of 7,000 square feet of floor area, (e) accessory building square footage on lots five acres to 25 acres to be 7,000 square feet for the first five acres, plus 250 square feet for each additional acre, not to exceed a total of 12,000 square feet of floor area, and (f) accessory building square footage for lots 25 acres or more to the maximum total allowable floor area shall be determined in accordance with AG-1 requirements.</i>	46 - 50
8.	<u>DEPARTMENTAL MATTERS</u>	
	<u>Parks & Recreation</u>	
(A)	Consideration to approve a quote for a concrete pad for the installation of playground equipment at Pirate's Cove. <i>HANDOUT</i>	
	<u>Planning, Zoning, & Engineering</u>	
(B)	Review of the minutes for the April 4, 2024 Planning Commission meeting.	51 - 55
	<u>911</u>	
(C)	Discussion of implementing a new phone system. <i>HANDOUT</i>	
9.	<u>CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES</u>	
	<u>Utilities Authority</u>	
(A)	Discussion of providing funds in support of the completion of the meter project.	56 - 57
10.	<u>COUNTY MANAGER'S MATTERS</u>	
(A)	Updates on County projects.	58 - 64
(B)	Consideration to approve repairs to the parking lot of the Main Street Governmental Building. <i>HANDOUT</i>	65
(C)	Consideration to approve a short-term lease for property located at 103 Laramore Road for the use of a Fire Substation and Polling Place.	66 - 70
(D)	Consideration to approve a purchase agreement for property located at 103 Laramore Road.	71 - 80
(E)	Consideration to approve an Intergovernmental Agreement with the Secretary of State's Office.	81 - 82
11.	<u>COMMISSIONER'S MATTERS</u>	
(A)	Discussion of 2024 Local Road Assistance Administration funds (LRA) and potential projects.	83 - 84
(B)	Consideration to approve hiring Phillips Consulting to put out an RFP to thin timber on the 100 acres.	85 - 101

12. UNFINISHED BUSINESS

- (A) Discussion of Lumpkin Road East.

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) In honor of National Public Works week, we would like to cordially invite all employees, their families and citizens to join us on Friday, May 24, 2024 from 1pm ~ 4pm, for an open house at the Public Works Department, located at 759 Hwy 32 East.
- (B) The offices of the Lee County Board of Commissioners will be **closed Monday, May 27, 2024** in observance of Memorial Day. County offices will reopen Tuesday, May 28, 2024 for regular business hours. **Residential garbage services will be delayed one day for the rest of the week.**
- (C) The next regularly scheduled County Commission Meeting is **Tuesday, May 28, 2024 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.