



**LEE COUNTY BOARD OF COMMISSIONERS**  
T. PAGE THARP GOVERNMENTAL BUILDING  
102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, September 24, 2024 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

[WWW.LEE.GA.US](http://WWW.LEE.GA.US)

MEETING MINUTES

Voting Session

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**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

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The Lee County Board of Commissioners met in a voting session on Tuesday, September 24, 2024. 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 Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Billy Mathis, and Commissioner Dennis Roland. Staff in attendance were County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Commissioner George Walls was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. **CALL TO ORDER**

2. **INVOCATION**

A) Reverend Jim Morrow, First Methodist Church of Albany, to lead the invocation.

Reverend Jim Morrow led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the September 10, 2024 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the September 10, 2024 Board of Commissioners meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

B) Consideration to approve the minutes from the September 12, 2024 Special Called meeting of the Board of Commissioners.

Commissioner Roland made the **MOTION** to approve the minutes from the September 12, 2024 Special Called meeting of the Board of Commissioners. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

A) Recognition of County employees' years of service.

Chairman Luke Singletary recognized the following employees:

- 5 years: Eric Graham – PT Firefighter
- 5 years: Henry Barfield – Lieutenant, Firefighter/EMTA
- 5 years: Joseph Stodola – Firefighter/Paramedic

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

A) **Planning, Zoning & Engineering - Lanier Engineering, LLC. (Z24-012)** has submitted an application requesting to rezone a total of 14.862 acres, at the rear portion of the parcel, from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is Trioxlor 1, LLC. The subject property is located at 3268 Palmyra Road, parcel number 040B009, in Land Lots 267 and 268 of the First Land District of Lee County, Georgia. **Staff and the Planning Commission recommended approval, with the following condition:** The proposed development must reduce impacts on the bordering freshwater pond (and wetlands, if identified) to the extent possible. Wetlands preservation affects the quality of life of residents by reducing flood hazard potential and maintaining water quality, which is critical to health and the economy. **Public Hearing held September 10, 2024**

Commissioner Guarnieri made the **MOTION** to approve the application requesting to rezone a total of 14.862 acres, at the rear portion of the parcel, from R-1 (Single Family Residential District) to C-2 (General Business District) with the recommended condition from the Planning Commission. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

B) **Planning, Zoning & Engineering - Lanier Engineering, LLC. (T24-002)** has submitted a request to amend **Chapter 70 of The Code of Ordinances of Lee County, Article VI, Section 70-196**, so as to amend the requirement for sewer system in the R-2 Multi-Family Residential District, to provide the option of private community septic systems as follows: Public Water and sewer shall be required. In the event that accessibility to such is not available, the development shall have access to a Public Water system and shall be served by a Private Sewage Management System approved by the Environmental Health Department or the Georgia Department of Natural Resources, Environmental Protection Division, whichever is applicable. **Staff recommended denial and the Planning Commission recommended approval with a vote of 6-1. Public Hearing held September 10, 2024**

Commissioner Guarnieri made the **MOTION** to deny the request to amend Chapter 70 of the Code of Ordinances of Lee County, Article VI, Section 70-196 based on the review for the R-2 ordinance. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

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

A) **Consideration to appoint one (1) member to the Family & Children Services Board to fill a vacant, unexpired term of five (5) years, expiring 06/30/2026.** Letters of interest received from Heather Dutton and James "Hank" Vick.

Commissioner Roland made the **MOTION** to appoint James "Hank" Vick to the Family & Children Services Board to fill a vacant, unexpired term of five years, expiring 06/30/2026. Commissioner

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

- B) Consideration to approve a proposal from Jericho Design Group, LLC for the Courthouse addition project.

County Manager Christi Dockery stated that Judge Sizemore had previously presented this project to the Board. This proposal is a concept plan for Phase I.

Commissioner Mathis made the **MOTION** to approve a proposal from Jericho Design Group, LLC for a cost of \$26,200.00 to come from General Fund - Contingency funds for the concept plans for the Courthouse addition proposed at . Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

## 10. COUNTY MANAGER'S MATTERS

- A) Updates on County projects.

County Manager Christi Dockery discussed ongoing projects in the County, including: (1) River's Alive Event was a success with over 30 volunteers and 500 pounds of debris cleared; (2) Windstream has already completed over 189 locations and is continuing to work; and (3) following the Executive Order from Governor Brian Kemp for Tropical Storm Helene, Public Works is working on sandbags for citizens and EMA is monitoring the storm.

- B) Consideration to approve lighting agreements with Georgia Power for Main Street.

County Manager Dockery stated that staff recommends going with option 3, at a cost of \$10,417.71 to replace seven poles and globes that will be similar to those purchased by the City of Leesburg. Chairman Singletary asked for clarification that this payment was not per pole but a total payment, to which Ms. Dockery replied that it is a one-time prepayment.

Commissioner Guarnieri made the **MOTION** to approve lighting agreements with Georgia Power for Main Street for a prepayment cost of \$10,417.71 to come from General Fund - Contingency funds. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

- C) Consideration to approve a proposal from Lose Design for Phase I construction at the 100 acre park property.

Chairman Singletary stated that this is the same proposal and construction documents as previously presented, but there has been a price reduction due to a change in hourly rates. The new total is \$369,500.00 and this would include all design work for Phase I (30 acres) of the park.

Commissioner Mathis made the **MOTION** to approve a proposal from Lose Design for Phase I construction of 30 acres at the 100 acre park property for a total cost of \$369,500.00 to come from SPLOST VII funds. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

- D) Consideration to approve the proposal for Phase II Archaeological Testing for the boat ramp area on the 100 acre park property, as requested by the Georgia Department of Natural Resources.

County Manager Christi Dockery stated that the Georgia DNR asked for the County to participate in Phase II archaeological testing for the boat ramp on the 100 acres for \$11,721.00.

Commissioner Mathis made the **MOTION** to approve the proposal for Phase II Archaeological Testing for the boat ramp area on the 100 acre park property, as requested by the Georgia Department of Natural Resources, for a total of \$11,721,00 to come from SPLOST VII funds. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

Commissioner Roland asked for an update regarding the thinning of timber at the 100 acre park property. Ms. Dockery stated that they have been in contact and are currently awaiting more details.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

- A) Consideration to approve an ordinance to amend Chapter 22 of the Code of Ordinances to establish a new Article V to be known as "Short-Term Rental Host License". *First Reading held September 10, 2024*

County Attorney Jimmy Skipper stated that there have been no changes to the document since the previous meeting. If the Commission approves this ordinance, license fees will need to be approved at the next meeting.

Commissioner Mathis made the **MOTION** to approve an ordinance to amend Chapter 22 of the Code of Ordinances to establish a new Article V to be known as "Short-Term Rental Host License". Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Paul Clayton - Concerns for Old Leslie Road with the storms approaching and requesting sandbags.  
Sam Johnson - Discussed grading on Old Leslie Road.

Chairman Luke Singletary asked if anyone else would like to speak.

With no further comments or questions from the audience, the Public Forum was closed.

16. **ANNOUNCEMENTS**

- A) The next regularly scheduled County Commission Meeting is **Tuesday, October 8, 2024 at 6:00pm.**

17. **ADJOURNMENT**

The meeting adjourned at 6:15PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/897017658983497>

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CHAIRMAN

ATTEST:

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COUNTY CLERK