



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, November 12, 2024 AT 6:00 PM

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

1. CALL TO ORDER

2. INVOCATION

A) Pastor Aaron McCulley, Philema Road Baptist Church, to lead the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes for the Board of Commissioners meeting for October 22, 2024.

B) Consideration to approve the minutes from the October 25, 2024 Special Called Joint Meeting with the Lee County Board of Commissioners, Lee County Development Authority, and the Lee County Hospital Authority.

5. CONSENT AGENDA

6. NEW BUSINESS

A) Chief Appraiser Doug Goodin to present on HB 581. *HANDOUT*

7. PUBLIC HEARING

A) **Lanier Engineering, Inc. (Z24-016)** has submitted an application requesting a **conditional use** to construct an air cleaning, drying, and storage facility for pecans. The property owner is Farmland Reserve, Inc. The subject property is zoned AG-1 (Active Agriculture District), located at 1415 New York Road, Leesburg, GA 31763, parcel number 066003, in Land Lots 148 & 173 of the Fourteenth Land District of Lee County, Georgia. ***Planning Commission recommended approval, with the following additional condition: The existing trees along the New York Road frontage must be preserved as a buffer with respect to existing residential use across the road.***

B) **7B Oakland, LLC. (Z24-017)** has submitted an application requesting a **variance** to allow a reduction of the interior and perimeter setbacks as required in **Section 70-386**, and a reduction in the required width for landscape strips, as required in **Section 70-86(d)(4)**, for commercial

development. The side setback and landscape strip width requirement is 10-feet and the applicant is requesting a 5-foot reduction. The subject property is zoned C-2 (General Business District), located at 1365 US Highway 82 West, parcel number 029B317C, in Land Lot 263 of the Second Land District of Lee County, Georgia. *Planning Commission recommended approval, with a 5-1 vote.*

- C) **(T24-012):** A request to amend the C-2 General Business District ordinance **Chapter 70, Article XII, Section 70-383** and **Chapter 70, Article I, Section 70-6** of the Lee County Code of Ordinances with respect to adding “Hotel” as a permitted conditional use and adding a “Hotel” definition. *Planning Commission recommended approval.*

8. **DEPARTMENTAL MATTERS**

- A) **Building Inspection/ Business Licensing** - Consideration to approve an alcohol license for Mr. Max Pouliot, the new manager of Riverfront BBQ and Catfish House, located at 1533 A&B US 19 South.
- B) **E-911** - Consideration to approve a quote from Motorola to relocate equipment for the E-911 Center renovation project.
- C) **E-911** - Discussion of the bid for the E-911 Phone System. *HANDOUT*
- D) **Planning, Zoning & Engineering** - Consideration to approve an amendment to **Chapter 38, Article I, Section 38-3** so as to provide "GIS Deliverable" and "As-Built" (record) drawings definitions, to **Chapter 34, Article III, Division 1, Section 34-83** to provide "As-Built" (record) drawings definition, and to **Chapter 38, Article III, Division 2, Section 38-125(c)** of the **Lee County Code of Ordinances** with respect to amending closing out permits as related to the requirements for as-built (record) drawings. *Planning Commission recommended approval.*
- E) **Planning, Zoning & Engineering** - Consideration to approve an amendment to **Chapter 58, Article I, Section 58-8** of the **Lee County Code of Ordinances** so as to provide a definition of “As-Built (Record) Drawings”, a definition of "Plat", and a definition of "GIS Deliverable". *Planning Commission recommended approval.*
- F) **Planning, Zoning & Engineering** - Review of the October 3, 2024 Planning Commission meeting minutes.

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

10. **COUNTY MANAGER’S MATTERS**

- A) Updates on County projects.
- B) Consideration to approve the Meeting Calendar for the Board of Commissioners for 2025.
- C) Consideration to approve the Holiday Calendar for Board of Commissioners offices for 2025.
- D) Consideration to approve an agreement with the Lee County Chamber of Commerce regarding the provision of tourism services.
- E) Consideration to adopt a resolution approving the Final Capital Improvements Element (CIE) Annual Update. *Public Hearing held October 22, 2024*
- F) Consideration to approve a change order to the current contract with Affordable Painting to add painting services at the Lee County DFCS office.

11. **COMMISSIONER’S MATTERS**

- A) Discussion of Lumpkin Road stormwater issues.
- B) Discussion for laying rock on Sapp Road and Shrine Club Circle.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY’S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) Offices of the Lee County Board of Commissioners will be **closed Thursday, November 28, 2024 and Friday, November 29, 2024** in observance of the Thanksgiving holiday. Residential garbage collection services will not run on Thursday, November 28, 2024, but will be delayed by one day for the remainder of the week. Thursday routes will be picked up on Friday and Friday routes will be picked up on Saturday.
- B) The 36th Annual **“Spirit of Christmas Parade & Festival”** will be held on **Saturday, December 7, 2024**. Parade kickoff will be at **10:00am** on Main Street and will be immediately followed by a festival on Starksville Avenue North that includes vendors, entertainment, great food, children's play areas, and lots more. Admission is free and if you would like to be a sponsor, vendor, or participate in the parade, please contact the Chamber of Commerce at (229) 759-2422.
- C) The next regularly scheduled County Commission Meeting is **Tuesday, December 10, 2024 at 6:00pm**.
- D) The renewal process for 2024 Occupation Tax/Business Licenses began November 1, 2024. Please go to Lee County’s website at www.lee.ga.us for information or contact the Building Inspection office at (229) 759-3326 and a packet with an application and all information will be mailed to you. **All current business licenses will expire on December 31, 2024.**

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 am and 4 pm, Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven working days. The meeting rooms and buildings are handicap accessible.