



# LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, February 11, 2025 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

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

MEETING AGENDA

Work 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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### 1. CALL TO ORDER

### 2. INVOCATION

A) Pastor Robin Chaplin, Victory Baptist Church, to lead the invocation.

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the January 28, 2025 Board of Commissioners meeting.

### 5. CONSENT AGENDA

### 6. NEW BUSINESS

### 7. PUBLIC HEARING

- A) **(Z25-002)** Lanier Engineering Inc. has submitted an application to the Lee County Planning Commission requesting to rezone a portion of the 14.5 acres from C-1 (Neighborhood Commercial District) and R-1 (Single Family Residential District) to C-2 (General Business District). The property owner is Artesian Holdings, LLC and the applicant is Lanier Engineering, Inc. The subject property fronts Marlow Lane just southwest of U.S. Hwy 82 W, parcel number is 029B020, in Land Lot 262 of the Second Land District of Lee County, Georgia. *Planning Commission recommends denial.*
- B) **(Z25-003)** Pinewood Solar has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Jimmy C Smith. The subject property consists of 23.28 acres, is zoned AG-1 (Active Agriculture District), and is located at 237 E Lumpkin Road, Leesburg, GA 31763, parcel number 035076, in Land Lot 242 of the Third Land District of Lee County, Georgia. *Planning Commission recommends approval.*
- C) **(Z25-004)** Pinewood Solar, LLC has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Griffith Farms, LLC. The subject property consists of 73.71 acres, is zoned AG-1 (Active Agriculture District), and

is located at the intersection of Lumpkin Road E and Smithville Road N, Leesburg, GA 31763, parcel number 035079, in Land Lot 244 of the Second Land District of Lee County, Georgia.

***Planning Commission recommends approval.***

- D) **(Z25-005)** Pinewood Solar, LLC has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is R & S Farms, Inc. The subject property consists of 130.97 acres, is zoned AG-1 (Active Agriculture District), and is located at Lumpkin Road West, Leesburg, GA 31763, parcel number 035100, in Land Lot 244 of the Thirteenth and Fourteenth Land District of Lee County, Georgia. ***Planning Commission recommends approval.***
- E) **(Z25-006)** Pinewood Solar, LLC has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Michigan Homes. The subject property consists of 202.5 acres, is zoned AG-1 (Active Agriculture District), and is located at U.S. HWY 19 N, Leesburg, GA 31763, parcel number 035113, in Land Lot 245 and 246 of the Thirteenth Land District of Lee County, Georgia. ***Planning Commission recommends approval.***
- F) **(Z25-007)** has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Wingate WD & Mary E & Cross Creek Plantations, LLC. The subject property consists of 2,000 acres, is zoned AG-1 (Active Agriculture District), and is located between State Route 195 and Old Leslie Road, Leesburg, GA 31763, parcel number 044002, in Land Lots 145,10,176,11,43,44,21,12,20S1/2 of 22 of the Thirteenth and Fourteenth Land District of Lee County, Georgia. ***Planning Commission recommends approval.***
- G) **(Z25-008)** Pinewood Solar, LLC has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Wingate WD & Mary E & Cross Creek Plantations, LLC. The subject property consists of 689 acres, is zoned AG-1 (Active Agriculture District), and is located at 1305 State HWY 195, Leesburg, GA 31763, parcel number 045001, in Land Lots 145,175, and 208 of the Third Land District of Lee County, Georgia. ***Planning Commission recommends approval.***
- H) **(Z25-009)** Pinewood Solar, LLC has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-313 (i), of the Lee County Code of Ordinances, to construct transmission poles over 100 feet tall. The property owner is Griffith Farms, LLC. The subject property consists of 317.48 acres, is zoned AG-1 (Active Agriculture District), and is located at 608 State HWY 195, Leesburg, GA 31763, parcel number 046001, in Land Lot 016 of the Second Land District of Lee County, Georgia. ***Planning Commission recommends approval.***

## 8. **DEPARTMENTAL MATTERS**

- A) **Building Inspection** - Consideration to approve an alcohol license for Mr. Albert Butterfield, Regional Director for Chili's Grill & Bar, located at 2821 Ledo Road.
- B) **Fire & EMS** - Consideration to ratify the repair of Fire Engine Three.
- C) **Planning, Zoning & Engineering** - Review of the January 9, 2025 Planning Commission meeting minutes.

D) **Public Works** - Discussion of Lumpkin Road Pipe Project.

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

10. **COUNTY MANAGER'S MATTERS**

A) Update on County projects.

B) Consideration to declare vehicles and equipment surplus.

C) Consideration to purchase vehicles and equipment with surplus funds.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

A) The next meeting of the Lee County Board of Commissioners will be February 28, 2025.

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.