



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, September 9, 2025 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

Scott Addison, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

1. CALL TO ORDER

2. INVOCATION

A) Pastor Spencer Kinkade, First Baptist Church of Albany, to lead the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the August 26, 2025 Board of Commissioners meeting.

5. CONSENT AGENDA

6. NEW BUSINESS

7. PUBLIC HEARING

A) **Lanier Engineering (Z25-034)** has submitted an application to the Lee County Planning Commission requesting to rezone 116.274 acres from C-2 (General Business District) to I-1 (Light Industrial). The property owner is LKC Groves, LLC. The subject property is located on Forrester Parkway and State Hwy 133, parcel number is 039D082, in Land Lot 211 of the Second Land District of Leesburg, Georgia. ***Planning staff recommends approval with the following condition: Any use that involves (a) storage and movement of hazardous materials or (b) manufacturing and/or assembly should be individually reviewed. Planning Commission recommends approval with the conditions: A maximum building height of 50 feet and a restriction of the following permitted uses from Sec. 70-452: (d) Carpet manufacturing, (j) research and testing laboratories, and (q) natural gas and petroleum products storage and sales.***

8. DEPARTMENTAL MATTERS

A) **Building Inspection/ Business Licensing** - Consideration to approve a retail sales license for off-premises consumption of malt beverages and wine for Mr. San Antonio Taylor, General Manager of the new Wawa located at 1384 Hwy 82 West.

B) **Planning, Zoning & Engineering** - Consideration to approve a conditional use application, under Section 70-383 (h), for **Lanier Engineering (Z25-031)** to construct an urgent care clinic which is not upon the primary campus of a hospital, or at the remote location of a hospital. The parcel is vacant and is zoned C-2 (General Business District). The property owner is Phoebe Putney Health

System, Inc. The subject property is located at 1388 US HWY 82 W, parcel number is 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia. **Planning staff and Planning Commission recommend approval. Public Hearing held August 12, 2025**

- C) **Planning, Zoning & Engineering** - Review of the August 7, 2025 Planning Commission meeting minutes.
- D) **Public Works** - Consideration to ratify the purchase of a Pac-Mac KB20 20' Grapple Loader truck from Sansom Equipment Company at a cost of \$220,021.00, utilizing funds received from insurance.

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

- A) Consideration to appoint two (2) members to the **Planning Commission** for two (2) unexpired four (4) year terms, with one (1) term expiring 01/31/2027 and one (1) term expiring 01/31/2029. Letters of interest in appointment received by Lee Bradley, John Clay, and Robert Haas.
- B) Consideration to appoint one (1) member to the **Tax Assessor's Board** for a term of three (3) years. Current term expired 08/31/2025. New term expires 08/31/2028. Letter of interest in appointment received from Tim Sumners (reappointment).

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to adopt a resolution authorizing the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation.
- C) Consideration to approve the Professional Engineering Services Cost Agreement from Axis Engineering Consultants at a cost of \$12,000.00 for Coston Rd Drainage and Easement.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next Board of Commissioners meeting will be held Tuesday, September 23, 2025 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 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.