



# LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, July 9, 2024 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 Sam Hall, Rock Creek 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 June 25, 2024.

### 5. CONSENT AGENDA

### 6. NEW BUSINESS

A) Patsy James, Executive Director of Lee County Family Connection, to provide the year end report.

### 7. PUBLIC HEARING

### 8. DEPARTMENTAL MATTERS

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

A) Consideration to appoint **one (1) member** to the **Housing Authority Board** for a term of five (5) years. Current term expired 06/30/2024. New term expires 06/30/2029. Letter of interest received from Renea Miller.

### 10. COUNTY MANAGER'S MATTERS

A) Updates on County projects.

B) Consideration to award the bid for flooring in the Tharp Building.

C) Consideration to award the bid for painting in the Tharp Building.

D) Consideration to adopt Chapter 22, Article V: Motion Picture, Television, and Photographic

Production to the Lee County Code of Ordinances. *FIRST READING*

- E) Discussion of the 2025 LMIG application and potential projects.
- F) Discussion of DOT's round-a-bout project at the Haley Street/Cedric Street/SR 133 intersection and accompanying lighting agreement.
- G) Consideration to approve a corrective Warranty Deed from Oakland Plantation Partners, LLC for Oakland Crossing Drive and the Oakland Crossing Drive Extension.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next regularly scheduled County Commission Meeting is **Tuesday, July 23, 2024 at 6:00pm.**
- B) The Lee County Rivers Alive annual clean-up event will be **Saturday, August 17, 2024 from 9:00am to 1:00pm.** There will both be on water and on land opportunities to volunteer. A Waiver must be signed for participation. Please contact the Lee County Chamber of Commerce at (229) 759-2422 for more information.

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.



# BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, JUNE 25, 2024 AT 6:00 P.M.  
T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM  
WWW.LEE.GA.US

MEETING MINUTES  
VOTING 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

The Lee County Board of Commissioners met in a voting session on Tuesday, June 25, 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 Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Vice-Chairman Chris Guarnieri was absent. Staff in attendance was County Manager Christi Dockery and County Clerk Kaitlyn Good. Chairman Luke Singletary was present via phone. County Attorney Jimmy Skipper was absent. The meeting was also streamed on Facebook Live.

## CALL TO ORDER

Vice-Chairman Chris Guarnieri called the meeting to order at 6:00pm.

## INVOCATION

Commissioner Roland led the invocation.

## PLEDGE OF ALLEGIANCE

The Board and the audience said the Pledge of Allegiance in unison.

## APPROVAL OF MINUTES

- (A) **Consideration to approve the Board of Commissioners meeting minutes for June 11, 2024.**  
Commissioner Roland made the **MOTION** to approve the Board of Commissioners meeting minutes for June 11, 2024. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Guarnieri voting yea.
- (B) **Consideration to approve the minutes for the Finance Committee meeting for June 4, 2024.**  
Commissioner Roland made the **MOTION** to approve the minutes from the Finance Committee meeting on June 4, 2024. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Guarnieri voting yea.

## CONSENT AGENDA

NONE

## NEW BUSINESS

- (A) **Recognition of County employee years of service.**  
The following employee were recognized for their many years of service to Lee County:  
5 years: James Blanton – Deputy Sheriff, Uniform Division, Sheriff's Office

**PUBLIC HEARING**

NONE

**DEPARTMENTAL MATTERS**

**Planning, Zoning & Engineering**

- (A) **Consideration to approve a sign permit application submitted by Misabi, LLC (Z24-008) for the C-2 zoned multi-tenant lot located at 1553 US Hwy 19 South. This application was administratively denied.** Interim Planning Director Joey Davenport addressed the board regarding this application. Mr. Davenport stated this application was to add a total of two (2) large signs to the Ridezilla location. According to the sign ordinance, this property does not meet the requirements for needing two (2) signs; therefore, administration denied this request, so has been brought to the Board as an appeal.

Commissioner Mathis made the **MOTION** to approve a sign permit application for two signs submitted by Misabi, LLC (Z24-008) for the C-2 zoned multi-tenant lot located at 1553 US Hwy 19 South. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls and Commissioner Guarnieri voting yea.

**CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**

- (A) **Consideration to appoint one (1) member to the Family & Children Services Board for a term of five (5) years. Current term expires 06/30/2024. New term expires 06/30/2029. Letters of interest received from Melissa Edmondson (reappointment) and Cindy Robinson.** Commissioner Roland made the **MOTION** to appoint Melissa Edmondson to the Family & Children Services Board for a term of five (5) years expiring 06/30/2029. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Guarnieri voting yea.
- (B) **Consideration to appoint one (1) member to the Housing Authority Board for a term of five (5) years. Current term expires 06/30/2024. New term expires 06/30/2029. Letters of interest received from Renea Miller and Christopher Prokesh (reappointment).** Commissioner Roland made the **MOTION** to appoint Christopher Prokesh to the Housing Authority Board for a term of five (5) years, expiring 06/30/2029. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls and Commissioner Guarnieri voting yea.
- (C) **Consideration to appoint one (1) member to the Library Board of Trustees for a term of three (3) years. Current term expires 06/30/2024. New term expires 06/30/2027. Letters of interest received from Gary Knight (reappointment) and Corrine Sweet.** Commissioner Walls made the **MOTION** to appoint Gary Knight to the Library Board of Trustees for a term of three (3) years, expiring 06/30/2027. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Guarnieri voting yea.
- (D) **Consideration to appoint three (3) members to the Utilities Authority for a term of one (1) year. Current term expires 06/30/2024. New term expires 06/30/2025. Letters of interest received from Arthur Ford (reappointment), Levent Gokcen (reappointment), Philip Husain, Victor Stubbs (reappointment), Corrine Sweet, and Larry Walters.** Commissioner Roland made the **MOTION** to appoint Philip Husain, Victor Stubbs, and Larry Walters to the Utilities Authority for a term of one (1) year, expiring 06/30/2025. Chairman Singletary seconded the **MOTION**. Commissioner Mathis and Commissioner Walls voted nay. The **MOTION** was passed with Commissioner Guarnieri voting yea.
- (E) **Consideration to appoint two (2) members to the DARTS Citizens Transportation Committee for a term of two (2) years. Current term expires 07/01/2024. New term expires 07/01/2026. Letters of interest received from Brent Davis (reappointment), Van Mason, and Dr. Peter Ngwafu**

**(reappointment).**

Commissioner Roland made the **MOTION** to appoint Brent Davis and Van Mason to the DARTS Citizens Transportation Committee for a term of two (2) years, expiring 07/01/2026. Chairman Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis, Commissioner Walls, and Commissioner Guarnieri voting yea.

## **COUNTY MANAGER'S MATTERS**

(A) **Updates on County projects.**

County Manager Christi Dockery discussed ongoing projects in the County: (1) Recently professional photographs were taken of Department Heads; (2) the new website will be ADA compliant; (3) upcoming bicentennial celebration; (4) Coston Road is an ongoing project; (5) GEMA disaster recovery meetings; (6) Lumpkin Road update and following up with Mike Talley; (7) the Springdale Park has been completed, Callaway Park is still in progress; and (8) the Pirates Cove concrete pad has been finished, with fencing, lighting, enlarging trails. Due to large limbs hanging in the trees, which are inaccessible to Public Works crews, the bridges will not be repaired at this time.

(B) **Consideration to approve budget amendment 2024-01 for year-end adjustments to the FY2023-2024 budget.**

County Manager Christi Dockery and Finance Director Heather Jones summarized the budget amendment and it's inclusion of a one-time payment of approximately \$700,000.00 for the increased amount due (because of additional holiday, retention payment, and overtime cost) for the DB Retirement Plan for FY 2024-2025. Commissioner Mathis stated that it did not make sense to pay something for next year out of this year's budget, especially when it is still undecided what, if anything, to do in regards to employee salaries and the salary study. Ms. Dockery stated that there was money in Contingency for the current year and this would be a one-time prepayment. Ms. Jones added that any overpayments would turn into credits.

Commissioner Mathis made the **MOTION** to approve budget amendment 2024-01 for year-end adjustments to the FY2023-2024 budget, excluding the one-time payment towards the DB Plan. Chairman Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

(C) **Consideration to approve the Letter of Intent for a renewal lease of one (1) year for DFCS.**

County Manager Dockery stated that the rent rate had been increased approximately \$14,000.00. Commissioner Mathis asked if the County breaks even with this lease due to all the upgrades to include painting, flooring, signs, and repaving of the parking lot. Ms. Dockery stated that the parking lot has already been repaved; RFPs will be put out for the carpet and paint.

Commissioner Mathis made the **MOTION** to approve the Letter of Intent for a renewal lease of one (1) year for DFCS. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls and Commissioner Guarnieri voting yea.

(D) **Consideration to approve a one (1) year contract for Circuit Public Defender David T. Winheim.**

Commissioner Mathis made the **MOTION** to approve a one (1) year contract for Circuit Public Defender David T. Winheim. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls and Commissioner Guarnieri voting yea.

(E) **Consideration to adopt a resolution approving the final FY2024-2025 budget.**

Commissioner Roland made the **MOTION** to adopt a resolution approving the final FY2024-2025 budget. Chairman Singletary seconded the **MOTION**. Commissioner Mathis abstained. The **MOTION** passed with Commissioner Walls and Commissioner Guarnieri voting yea.

(F) **Consideration to approve a contract with the Georgia Board of Regents of the University of Georgia on behalf of the University of Georgia Cooperative Extension Service for employee salaries, taxes, and retirement for FY24-25.**

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Commissioner Roland made the **MOTION** to approve a contract with the Georgia Board of Regents of the University of Georgia on behalf of the University of Georgia Cooperative Extension Service for employee salaries, taxes, and retirement for FY24-25. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls and Commissioner Guarnieri voting yea.

(G) **Discussion of the General Obligation of Sales Tax Bonds for SPLOST VIII.**

County Manager Christi Dockery stated that this was brought to the Board at the last meeting. This Bond would allow the County to receive \$7 million before beginning to collect revenue in October 2025. This Bond would allow some projects allocated for SPLOST to begin approximately 3 or 4 years sooner. Chairman Singletary stated that he would not like to proceed with this. The present commissioners agreed.

(H) **Discussion of a potential text amendment relating to the permitting and licensing requirements for filming in Lee County.**

County Manager Christi Dockery stated that she was contacted by a company for filming and would like to draft an ordinance for permitting and licensing. Ms. Dockery informed the Board that Lee County is Georgia film ready. A draft ordinance would be brought to the Board for consideration at a future meeting.

**COMMISSIONER'S MATTERS**

NONE

**UNFINISHED BUSINESS**

NONE

**COUNTY ATTORNEY'S MATTERS**

NONE

**EXECUTIVE SESSION**

NONE

**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.*

Lee Purvis – Lumpkin Road flooding issue

Commissioner Roland addressed Mr. Purvis, discussing the recommendations from Mike Talley for Lumpkin Road.

Vice-Chairman Guarnieri asked if anyone else would like to speak.

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

**ANNOUNCEMENTS**

(A) The offices of the Lee County Board of Commissioners will be **closed Thursday, July 4, 2024** in observance of the Independence Day Holiday. County offices will reopen for regular business hours on Friday, July 5, 2024. **Residential garbage services will be delayed one day for the remainder of the week.**

(B) The next regularly scheduled County Commission Meeting is **Tuesday, July 9, 2024 at 6:00pm.**

**ADJOURNMENT**

Commissioner Roland made the **MOTION** to adjourn the meeting. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis voting yea. The meeting adjourned at 6:42PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/505954735204737>

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CHAIRMAN

ATTEST: \_\_\_\_\_  
COUNTY CLERK

*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.*

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DRAFT



# FY24 Year End Report

July 1, 2023 - June 30, 2024

LEE COUNTY  
**family connection**™

## Stable & Self-Sufficient Families

## Early Literacy Intervention Birth to age 8



4,030 Bags



73 Children



2,158 Books  
Plus 151 Summer Sets



65 Families  
203 Children  
94 Volunteers



7 Sessions  
42 Families  
42 Adults  
91 Children  
84 Volunteers

## Youth Leadership Development



3 Sessions  
28 Ambassadors  
Building our  
Future Leaders



84 Nominees  
65 Applicants  
30 JLLA Members  
5 Sessions  
29 Graduates

**SO MUCH MORE to come in 2024-2025**



## Housing Authority Board – Lee County

District	Name & Address	Phone & Email	Term	Appointing Authority
Resident	Sabrina Mason 118 Pine Avenue Leesburg, GA 31763		<b>1 Year Term</b> Expiring on 03/31/2025	<b>County</b>
2	Jennifer Johnston 137 Winifred Road Leesburg, GA 31763		<b>5 Year Term</b> Expiring on 08/31/2025	<b>County</b>
2	Gwendolyn Meriweather 199 Fairethorne Drive Leesburg, GA 31763		<b>5 Year Term</b> Expiring on 08/31/2026	<b>County</b>
2	Cicily Florence 175 Pine Summit Drive Leesburg, GA 31763		<b>5 Year Term</b> Expiring on 08/31/2028	<b>County</b>
5	VACANT		<b>5 Year Term</b> Expiring on 06/30/2024	<b>County</b>
4	Kerrie Davis 169 Huntingdon Dr Leesburg, GA 31763		<b>5 Year Term</b> Expiring on 06/30/2026	<b>County</b>

- All members must be Lee County residents.
- Meetings are held on a quarterly basis on the third Tuesday of January, April, July and October at 5:30 P.M. at 521 Pine Avenue, in Albany, GA.

-  
William Myles  
**CEO**

Email: wmyles@albanyha.com; Phone: (229) 434-4500; FAX: (229) 434-4502

-  
Sharon Tarver-Evans  
**Executive Administrator**

Email: sevans@albanyha.com; Phone: (229) 434-4500 (ext. 1001); FAX: (229) 434-4502

-  
P.O. Box 485, Albany, GA 31702

-  
Website: <http://portal.hud.gov/hudportal/HUD>

- Mileage is reimbursed for out of town meetings only

## Kaitlyn Good

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**Subject:** FW: Housing Authority Board of Lee County

Greetings,

I apologize for the delay; we were in Valdosta all this week for RDI. I will step aside to give someone else an opportunity to serve on the board.

Thank You,  
C. Prokesh

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**From:** Payton Harris <[payton.harris@lee.ga.us](mailto:payton.harris@lee.ga.us)>  
**Sent:** Wednesday, June 12, 2024 3:28 PM  
**To:** 'cprokesh@hotmail.com' <[cprokesh@hotmail.com](mailto:cprokesh@hotmail.com)>  
**Cc:** Sharon Evans <[sevans@albanyha.com](mailto:sevans@albanyha.com)>  
**Subject:** Housing Authority Board of Lee County

Good Afternoon Mr. Prokesh,

Your five year term on the Housing Authority Board of Lee County expires on June 30, 2024. Appointments for this board will be brought to the Board of Commissioners meeting on June 25, 2024. If you wish to be reappointed, please send me written notification by June 21, 2024.

Thank you,  
Payton Harris  
Deputy County Clerk  
Lee County Board of Commissioners  
102 Starksville Avenue North  
Leesburg, Georgia 31763  
Phone: (229) 759-6000 ext. 2221  
Fax: (229) 759-6050  
[payton.harris@lee.ga.us](mailto:payton.harris@lee.ga.us)  
[www.lee.ga.us](http://www.lee.ga.us)



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## Kaitlyn Good

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**Subject:** FW: FW: Application for upcoming board position  
**Attachments:** image001.jpg; image002.jpg; image003.jpg; image004.jpg

**From:** Renea the Realtor  
**Sent:** Thursday, March 7, 2024 11:30 AM  
**To:** Payton Harris <payton.harris@lee.ga.us>  
**Cc:** Kaitlyn Good <kaitlyn.good@lee.ga.us>  
**Subject:** Re: FW: Application for upcoming board position

Yes please



Renea Miller



ERA All in One Realty  
Associate Broker/Realtor ®



**Kiwanis**

Member of Kiwanis Club Dougherty/Albany  
Member since 2010 (Brandon, FL-2010-2014, Anchorage, AK-2014-2021 and Albany, GA-2021-present)  
Past Kiwanis Lt. Governor of AYS Division  
Kiwanis Club of Anchorage  
Past President

[Rate your experience with me](#)  
[ReneaSellsHomes@gmail.com](mailto:ReneaSellsHomes@gmail.com)  
[Reneasellshomes.com](http://Reneasellshomes.com)

On Thu, Mar 7, 2024, 11:22 AM Payton Harris <[payton.harris@lee.ga.us](mailto:payton.harris@lee.ga.us)> wrote:

Good Morning,

I apologize but we just realized the March vacancy is open for Housing Authority residents only. However, we do have a Housing Authority position coming up in June. Please let me know if you would like to be considered for this position.

Thank you,

Payton Harris

Deputy County Clerk

**From:** Renea the Realtor  
**Date:** December 31, 2023 at 11:26:15 PM EST  
**To:** Christi Dockery <[cdockery@lee.ga.us](mailto:cdockery@lee.ga.us)>  
**Subject:** Fwd: Application for upcoming board position

I am interested in the Housing Authority position for March 2024.

Renea Miller



## MEMORANDUM

### LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** County Updates

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#### ADA Compliant Website

- NTS currently working on the Website

#### Agricultural/ Recreation Complex

- Located on 100 acres on Leesburg Bypass — 231 State Route 3
- Proposed plans provided July 29, 2020
- Resolution adopted and lease agreement signed on September 22, 2020 with Georgia Department of Natural Resources for a Boat Ramp
  - Renewed January 11, 2022
  - Estimated Start Date: Fall 2023
  - DNR hired EMC Engineering to survey property for canoe/kayak ramp
  - DNR staff notified us that the DNR Commissioner has signed the Boat Ramp agreement for the Lee County construction project
  - Engineering design began in January 2023
  - An Environmental study will be conducted in the next few weeks
- Improvements to the Property
  - Renovation of Covered Building: New roof, fresh paint, picnic tables, electrical system, well
  - Bobby Donley, Lanier Engineering, provided proposed site plan
    - Proposal submitted to the BOC for review
  - Trails: ¾ mile walking trail that runs along a 46 foot high ridgeline above the Kinchafoonee Creek and has a seasonal view of the waterway
    - Eight (8) picnic tables as well as a number of trash cans have been placed along this trail on the creek side
    - Directional signs for the area ordered (i.e. Parking, No Parking, trail markers, boundary signs, etc.)
- Future Improvements
  - Define the location of the road
  - Grade and place compacted crushed stone GAB/recycled asphalt on the area on top of the ridgeline for a parking area
  - Placing a gate at the trailhead so that the area can be closed to public for safety during high water events
- Planning/Designing Committee created by the Board at the May 11, 2021 meeting
  - **Committee Members:** Art Ford, Tim Sumners, Tom Sumners, Bobby Donley, Lisa Davis, David Dixon, Judy Powell, Rick Muggridge, Commissioner Luke Singletary, County Manager Christi Dockery, Parks & Recreation Director Jeremy Morey
    - **Meetings:** June 14, 2021, November 15, 2021, January 11, 2022
  - Staff is working with a local engineering firm to develop a plan
- Professional Services Agreement with Lose Design approved and signed on August 8, 2023

Updated: July 5, 2024

- Onsite meeting held Friday, September 15, 2023
- Concept plan meeting held Friday, February 2, 2024
- Final plans presented to BOC on March 12, 2024
  - To be completed in phases
  - Includes: Multipurpose building, tennis courts, pickleball courts, RV campsite, walking and cross country trail, pavilions, amphitheater, practice fields, and a flexible lawn area
- Next Step: Development of bid documents for construction

### **Bicentennial Anniversary – June 9, 2025**

- Preliminary discussions ongoing with staff and Chamber of Commerce staff on projects and ideas for a community celebration for Lee County’s first 200 years

### **Census Numbers (2020)**

- Lee County: 33,179
- Smithville: 593
- Leesburg: 3,480

### **Commercial Land Development Permits**

- Boaters World – Ridezilla – Hwy 19
- City of Leesburg Water Improvements
- Dawson Road Commercial Subdivision Lots 3-8 – US Hwy 82
- DeSoto Silicon Ranch Phase II & III
- Drake Properties – Downtown Leesburg Restaurant Passion
- Eliano’s Coffee – US Hwy 19
- Flint Ventures Commercial Subdivision – US Hwy 19
- Forrester Crossing Phase I – New Office Building
- Giovingo Properties Sanitary Sewer Expansion – US Hwy 82
- Gold Star EMS – Fussell Road
- Hibachi Express Drive-thru Expansion – US Hwy 19
- Lamon Office Building – Ledo Road
- Lee County Utilities Authority Water & Sewer Improvements
- Marlow Lane Sewer Utilities Extension – US Hwy 82
- Mavis Tire – US Hwy 19
- New Jerusalem Grove Baptist Church – Smithville
- Oakland Express convenience store – US Hwy 82
- Oxford Business Park
- Seven Brew – US Hwy 82 (to include proposed package store)
- Three (3) Proposed Package Stores – US Hwy 19, Philema Road, and US Hwy 82
- Gas Station – US Hwy 82
- Woodgrain Millwork Expansion – US Hwy 82

### **DeSoto Solar Project**

- Staff anticipates pushing power to the grid on both the DeSoto II and the DeSoto III projects by the end of this year
- Both projects to be fully completed by the end of Spring 2024
- Received first \$235,000.00 annual payment
- DeSoto I is fully completed and operating well
  - Sheep expected to be on the DeSoto I project by the end of summer or early fall 2024

## GEMA

- GEMA representatives will be working with local government, businesses, and citizens to create a Disaster Recovery and Redevelopment Plan
  - There will be at least three stakeholder meetings
- Consists of a zero-cost match
  - First meeting was held in the Kinchafoonee Room on Friday, April 26, 2024
    - A representative from the County and from the school system was in attendance
    - The City of Leesburg was also invited but was not in attendance
  - Second meeting held Tuesday, June 25, 2024
  - Third meeting to be held Wednesday, August 21, 2024

## GIS

- Implemented Pictometry

### Road Layer

- Including road width, length, and speed limits

### Utilities Mapping Project

- Purpose: To map all utilities in Lee County
  - Includes water mains, water valves, water towers, fire hydrants, sewer lines, sewer manholes, sewer pump stations, fiber, gas, telephone, etc. as well as feature type, pipe size, pipe material, valve size
  - Also mapping greenspace, stormwater holding ponds, Hazard Mitigation lots, etc.
- Goal: To have an internet map in ArcGIS Online where utility workers can view utility maps on a tablet in the field

## GDOT

- The Georgia Department of Transportation has activated a virtual Public Information Open House website for the GDOT project PI 0017962 Lee County
  - Comments are welcome and will be accepted until July 26, 2024
  - Link: [SR 3 - US 19 at CS 507 - Church St - Intersection improvements - PI 0017962 \(arcgis.com\)](#)

## LMIG Funds

- **FY2024**
  - Funds Received from GDOT: \$690,908.06
    - Total, with 30% match from Lee County: **\$898,180.48**
  - Application approved September 18, 2023
  - Grant Funds received September 19, 2023
  - BOC awarded bid on December 12, 2023 to Oxford Construction Company
  - Roads: Chokee Road, Country Drive, Knollwood Drive, Springlake Drive, and Wiregrass Way
  - Completed June 2024

## LRA Funds

- March 2024: Governor Kemp announced an additional \$250 million in Local Road Assistance Administration funds (LRA) was to be included in the amended FY 2024 budget
- Same application process and eligible activities/ projects as for the traditional LMIG
- No required match
- Lee County's formula amount for this grant is **\$855,690.09**
- Application submitted May 31, 2024
  - Road Projects: English Drive, Hickory Grove Road, New York Road from Mossy dell Road to SR 195
- Application approved June 5, 2024
- Funds received June 6, 2024
- LRA funds and future LMIG funds will be combined for the next road resurfacing RFP

### **Main Street Governmental Building Parking Lot Project**

- Repair of the parking lot of the Governmental Building located on Main Street that houses the Environmental Health, USDA, and UGA County Extension offices
- BOC awarded the project to Blackout Sealcoating on May 14, 2024 for \$11,956.70
- May 20, 2024: Notice of Award issued
- June 2024: Project completed

### **New York Road Bridge Repair**

- BOC approved the Bridge repair for the Choakee Creek Bridge on New York Road
- April 9, 2024: Southern Concrete Construction Company awarded this bid for \$30,000.00
- April 12, 2024: Official Notice to Proceed issued
- Completed June 2024

### **Playground Upgrades**

#### **Pirates Cove**

- New exercise equipment has been purchased for Pirates Cove Nature Park
- Zane Grace Construction to install a 48x48x6 concrete pad
  - BOC awarded project on May 14, 2024 for \$20,493.00
  - Notice of Award sent May 20, 2024
  - Notice to Proceed sent May 21, 2024
  - Concrete poured May 8, 2024
- Project in progress

#### **Callaway Park**

- Additional playground equipment has been purchased with SPLOST
- Complete, fencing and solar lights to be installed

#### **Springdale Park**

- Additional playground equipment has been purchased with SPLOST
- Complete, fencing and solar lights to be installed

### **Sidewalks**

- Georgia Department of Transportation, GDOT, has approved the City of Leesburg's request for funding assistance for sidewalks on State Route 3, State Route 32, and Firetower Road
- GDOT is committing up to \$304,000.00, or 70% of the project cost, whichever is less
- December 22, 2022: Board voted to pay the County's share of the cost for sidewalks on Firetower Road (\$13,500.00)
- Ongoing progress

### **Smithville Road Bridge**

- Georgia Department of Transportation, GDOT, plans to replace the bridge over the Muckaloochee Creek on Smithville Road
- Construction and Maintenance Easements received from adjoining property owners and recorded
- Estimated Start Date: August 15, 2024
  - Detour will be implemented during this construction as bridge will be closed to thru traffic
  - Estimated completion date: January 7, 2025

### **Speed Limit Ordinance**

- Approved by BOC at April 26, 2022 meeting
- Staff has submitted documents to GDOT
- Requested DOT examine Old Leesburg Road/State Route 133
- Awaiting GDOT review and approval

### **SPLOST VII**

- Collection Period: October 1, 2019 - September 30, 2025



- Ballot amount: \$20,825,603.00
  - Current collection: \$22,272,812 as of June 2024 (107%)

### **SPLOST VIII**

- Citizens voted on referendum March 12, 2024
  - Vote passed
- Collection Period: October 1, 2025 - September 30, 2031
- September 12, 2023: BOC approved placing on the March 2024 ballot
- Meeting with Lee County, Leesburg, and Smithville officials held Tuesday, October 10, 2023 with all entities in agreement
- IGA and projects list approved by the BOC on October 24, 2023
- Completed IGA submitted to the Elections and Registration Office November 10, 2023

### **Storm Drainage Repair/ Holding Ponds**

- Lumpkin Road
  - BOC approved a contract with Lanier Engineering to survey in March 2020
    - Survey completed June 2020
    - BOC currently reviewing plans and options
- Liberty Holding Pond (Doublegate)
  - BOC approved a contract with engineer Mike Talley to design
  - BOC approved a contract with Lanier Engineering to survey in February 2019
  - Under review

### **TSPLOST II**

- Joint meeting held Tuesday, June 21, 2022 at 5:00pm
- Voters approved continuation of TSPLOST II in November 2022
- Collection Period: April 1, 2024 – March 31, 2029

### **Telecommunications Tower**

- To be located at the Smithville Fire Station
- Partnering with Motorola
- Conditional Use and Variance: Approval recommendation from the Planning Commission on May 2, 2024 and approved by the BOC on May 14, 2024 following a Public Hearing
- Estimated Completion: August 2024

### **Utilities Authority**

- SAG Well Grant - \$1,200,000.00 – LC match \$300,000.00
- The funding would be used to improve the reliability and redundancy of Lee County’s drinking water supply by providing a 1.0 million gallon per day well and treatment facility to provide safe, reliable, and potable drinking water
- The drinking water supply will allow the community to avoid lapses in service during peak water usage months and allow the drinking water to be treated to EPA standards

### **Westover Extension**

- GDOT project - DARTS support
- Will connect Westover Road and Ledo Road at Capstone Connector
- Oxford Construction Company awarded bid from GDOT
  - Project ongoing
- Staff is working with GDOT and DARTS on signal and safety issues for Ledo Road intersection
- Estimated Completion Date: December 2024
- Discussions with GDOT regarding a traffic study and signal installation ongoing
- GDOT committed to conducting a traffic study of this intersection once the project is completed

- July 10, 2024: North Westover Boulevard traffic is scheduled to move to the lanes closest to the Albany Mall so that construction of the roundabout can continue
  - Speed limit is 25 mph
- Project is currently scheduled to be complete at the end of this year

### **Windstream – Kinetic Fiber Installation**

- Kinetic staff is currently staking installation areas throughout the County
- Engineering design is expected to be completed by January 2024
- Crews will begin fiber installation in early 2024 with anticipated completion of over 4,234 underserved properties by the end of 2026
- Project is required to be completed by 2026 with minimum speeds of 100 Mbps download and 100 Mbps upload
- Funding for this project includes:
  - Grant award from Georgia’s State & Local Fiscal Recovery Funds - \$12,541,241.00
  - Kinetic funding of \$7,337,804.00 with Lee County’s match of \$1,200,000.00
  - ARPA funding
  - Total Investment: \$21,079,046.00
- Groundbreaking held Wednesday, February 7, 2024 at Oakland Court
- Approximately 75 permits issued
- Total footage of 501,601, with 295,817 feet being aerial for 58%, and buried is 42% with 205,784

## **RFPs and RFQs**

### **Open**

#### **Painting for the Interior of the Tharp Building**

- ARPA funds expenditures approved by BOC at April 23, 2024 meeting
- Bid Opening: July 3, 2024
- Bid results to be presented to the Board on July 9, 2024

#### **Flooring for the Interior of the Tharp Building**

- Approved by BOC at April 27, 2021 meeting
- ARPA funds expenditures approved by BOC at April 23, 2024 meeting
- Bid Opening: July 3, 2024
- Bid results to be presented to the Board on July 9, 2024

### **Recently Awarded**

#### **Coston Road Paving Project**

- Approved by BOC at September 26, 2023 meeting
- Pre-Bid Meeting: November 16, 2023
- Re-published February 2024
- Pre-Bid Meeting: March 14, 2024
- Bid Opening: April 4, 2024
- BOC awarded the bid to Advanced Engineering Services on April 9, 2024 for \$49,800.00
- April 10, 2024: Notice of Award
- April 25, 2024: Notice to Proceed
- Survey should be done by the end of this week July 5<sup>th</sup> and will begin engineering design immediately upon receipt of the survey

### **Road Resurfacing Projects (including LMIG 2024)**

- Pre-Bid Meeting: November 28, 2023
- Bid Opening: December 11, 2023
- Approved by BOC at September 12, 2023 meeting
- BOC awarded bid on December 12, 2023 to **Oxford Construction Company** at a total cost of **\$5,032,661.75**
- **Roads**: Argyll Place, Aylesbury Place, Berkeley Road, Cambridge Road, Carillon Court, Carowinds Drive, Chokey Road, Coosaw Court, Country Drive, Creek Isle Drive, Creekshire Court, Creekview Drive, Danbury Lane, Doris Drive, Foxworth Drive, Halifax Place, Huntingdon Drive, Johns Drive, Knollwood Drive, Lavender Lane, Longleaf Drive, Margate Drive, Marion Court, Midway Street, Morning Mist Drive, Muckalee Lane, New York Road, Pebble Ridge Drive, Pineview Drive, Pinewood Road, Red Bay Court, Springlake Drive, Towne Lane, Victorian Court, Village Lane, Warrington Road, Willard Court, Winnstead Drive, and Wiregrass Way
  - **Roads currently being worked on**: Creek Isle Drive, Creekshire Court, Creekview Drive, and Muckalee Lane
  - **Estimated Completion Date**: June 2024

### **Future**

#### **Renovation of the E-911 Center**

- Approved by BOC at April 23, 2024 meeting
- Staff writing RFP documents
- Projected Bid Opening: August 2024

#### **Expansion of the Public Works Office Building**

- Approved by BOC at April 23, 2024 meeting
- Staff writing RFP documents
- Projected Bid Opening: August 2024

#### **Sewer Extension on Hwy 19**

- Approved by BOC at June 22, 2021 meeting
- Staff writing RFQ documents
- Projected Bid Opening TBD
- The plans and easement plats are completed and ready for submittal from Lanier Engineering
- Estimated Completion: December 2024

#### **Fencing**

- Approved by BOC at April 25, 2023 meeting
- Staff writing RFP documents
- To be placed at several County facilities
- Projected Bid Opening: TBD

#### **LED Lighting in the Fire Stations**

- Previous Pre-Bid Meeting: September 20, 2022
- Previous Bid Opening: October 19, 2022
- Results brought to the Board on October 25, 2022
  - Bids rejected
- Project to be reopened at a future date

#### **LED Lighting in all County Buildings**

- Approved by BOC at March 23, 2021 meeting
- Projected Bid Opening: TBD



## MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Lee County Board of Commissioners  
**SUBJECT:** Consideration to award the bid for flooring in the Tharp Building.  
**MEETING DATE:** Tuesday, July 9, 2024

---

### **MOTION/RECOMMENDATION**

Motion to award the bid for flooring in the Tharp Building.

Staff recommends awarding the bid to **New World Restoration, LLC**, the lowest responsive bidder, at a total cost of **\$99,125.81**.

### **BACKGROUND**

The Lee County Board of Commissioners accepted sealed written bids from qualified vendors for **the purchase, preparation, and installation of carpet tiles** in the existing carpeted areas of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North.

A **pre-bid meeting was held on Tuesday, June 4, 2024 at 10:00am** in the Opal Cannon Auditorium of the T. Page Tharp Building located at 102 Starksville Avenue North Leesburg, Georgia 31763. **All bidders must have attended the pre-bid meeting to submit a bid.** Sealed bids were marked “**Flooring Services**” and delivered to the Lee County Clerk’s Office at the T. Page Tharp Building located at 102 Starksville Avenue North Leesburg, Georgia 31763, **no later than 10:00am Wednesday, July 3, 2024**. All bids were opened during a **public bid opening at 10:05am Wednesday, July 3, 2024**, in the Opal Cannon Auditorium of the T. Page Tharp Building located at 102 Starksville Avenue North Leesburg, Georgia 31763.

Sealed written bids were received from (2) vendors:

**New World Restoration, LLC**

\$99,125.81

**Katz Floor Covering**

\$119,700.00

Following the bid opening, staff reached out to respective references for each vendor, receiving positive feedback.

### **ATTACHMENT**

1. Received Bid Forms- Flooring

**Bid Form**  
**Flooring Services**  
**T. Page Tharp Governmental Building**  
**RFP #062424-01**

Name of Bidder/ Vendor: New World Restoration LLC.

Contact Person: Jonathan Zolanich

Mailing Address: 3445 Bethesda Park Ct.

Lawrenceville Ga 30044

Telephone: 770-374-45-67

Email: Newworldrestoration@hotmail.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.


The purchase and installation of carpet tile flooring to replace all existing carpeted areas, with a 20 year warranty at minimum, of the T. Page Tharp Governmental Building.

T. Page Tharp Building (approximately 15,000 sq. ft.)

Labor: 48,750

Materials: 50,375.81

Total Bid Amount = 99,125.81

Authorized Signature:  Title: C.E.O

Name Printed: Jonathan Zolanich Date: 6/28/2024

**Bid Form**  
**Flooring Services**  
**T. Page Tharp Governmental Building**  
**RFP #062424-01**

Name of Bidder/ Vendor: KATZ Floor Covering  
Contact Person: Chuck KATZ  
Mailing Address: 260 Cedric St  
Leesburg, VA 31763  
Telephone: 229-889-0082  
Email: Chuck@KATZFloor.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

The purchase and installation of carpet tile flooring to replace all existing carpeted areas, with a 20 year warranty at minimum, of the T. Page Tharp Governmental Building.

T. Page Tharp Building (approximately 15,000 sq. ft.)

Labor: \_\_\_\_\_

Materials: \_\_\_\_\_

Total Bid Amount = \_\_\_\_\_

111,200<sup>00</sup>  
P&P Bndt 3,500<sup>00</sup>  
Repire Allowance 5,000<sup>00</sup>  
\$ 119,700<sup>00</sup>

Authorized Signature:  Title: Pisck

Name Printed: Chuck KATZ Date: 7-3-24

.....

# Katz Floorcovering, Inc.

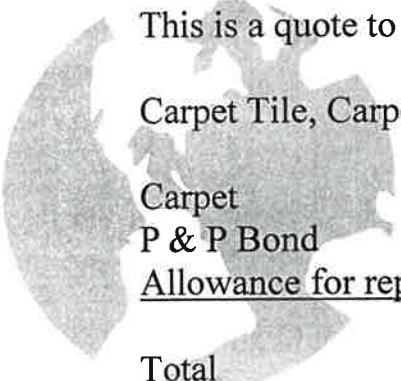
July 3, 2024

## Flooring Quote

Flooring Services  
Lee County T. Page Tharp Governmental Building  
RFP #062424-01

This is a quote to remove old carpet and install new in all carpet areas.

Carpet Tile, Carpet Pad, & Roll Carpeting on Steps and Landings.



Carpet	111,200.00
P & P Bond	3,500.00
Allowance for repairs	5,000.00
<hr/>	
Total	119,700.00

I have seen Addendum 1 & 2

Thank you,

Chuck Katz



President

.....

*We've Got you Covered*



## MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Lee County Board of Commissioners  
**SUBJECT:** Consideration to award the bid for painting in the Tharp Building.  
**MEETING DATE:** Tuesday, July 9, 2024

---

### MOTION/RECOMMENDATION

Motion to award the bid for painting in the Tharp Building.

Staff recommends awarding the bid to **Affordable Painting & Remodeling**, the lowest responsive bidder, at a total cost of **\$75,000.00**.

### BACKGROUND

The Lee County Board of Commissioners accepted sealed written bids from qualified vendors for the purchase of **painting services for the interior walls, doors, and trim of the T. Page Tharp Governmental Building**, located at 102 Starksville Avenue North.

A **pre-bid meeting was held on Wednesday, June 5, 2024 at 10:30am** in the Opal Cannon Auditorium of the T. Page Tharp Building located at 102 Starksville Avenue North Leesburg, Georgia 31763. **All bidders must have attended the pre-bid meeting to submit a bid.** Sealed bids were marked “**Painting Services**” and delivered to the Lee County Clerk’s Office at the T. Page Tharp Building located at 102 Starksville Avenue North Leesburg, Georgia 31763, **no later than 10:30am Wednesday, July 3, 2024**. All bids were opened during a **public bid opening at 10:35am Wednesday, July 3, 2024**, in the Opal Cannon Auditorium of the T. Page Tharp Building located at 102 Starksville Avenue North Leesburg, Georgia 31763.

Sealed written bids were received from (2) vendors:

**Affordable Painting & Remodeling**

\$75,000.00

**New World Restoration**

\$79,900.00

Following the bid opening, staff reached out to respective references for each vendor, receiving positive feedback.

### ATTACHMENT

1. Received Bid Forms- Painting



**Bid Form**  
**Painting Services**  
**T. Page Tharp Governmental Building**  
**RFP #062424-02**

Name of Bidder/ Vendor: Affordable Painting & Remodeling  
Contact Person: Jody or Gina Price  
Mailing Address: 570 Creekside Dr.  
Leesburg GA 31763  
Telephone: 229 347 3882 or 229 347 3883  
Email: affordablepaintinc@gmail.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.

**Painting services for the interior of the T. Page Tharp Governmental Building.**

**T. Page Tharp Building**

Labor: 47,812.50  
Materials: 15,937.50  
Total Bid Amount = \$75,000.00

Authorized Signature: Gina Price Title: VP  
Name Printed: Gina Price Date: 7.3.24

**Bid Form**  
**Painting Services**  
**T. Page Tharp Governmental Building**  
**RFP #062424-02**

Name of Bidder/ Vendor: New World Restoration LLC.

Contact Person: Jonathan Zolanich

Mailing Address: 3445 Bethesda Park Ct  
Lawrenceville Ga 30044

Telephone: 770-374-45-67

Email: New World restoration@hotmail.com

It is agreed by the undersigned bidder that the signature and submission of this bid represents the bidder's acceptance of all terms, conditions, and requirements of the bid specifications and, if awarded, the bid will represent the agreement between the parties. No addendums will be allowed unless initiated by the County.


Painting services for the interior of the T. Page Tharp Governmental Building.

**T. Page Tharp Building**

Labor: 68,566

Materials: 11,334

Total Bid Amount = 79,900

Authorized Signature:  Title: C.E.O.

Name Printed: Jonathan Zolanich Date: 6/28/2024



## MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Lee County Board of Commissioners  
**SUBJECT:** Consideration to adopt Chapter 22, Article V: Motion Picture, Television, and Photographic Production to the Lee County Code of Ordinances. *FIRST READING*  
**MEETING DATE:** Tuesday, July 9, 2024

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### **MOTION/RECOMMENDATION**

Staff recommends adopting an ordinance for filming in Lee County, as drafted by County Attorney Jimmy Skipper. Implementing an ordinance of this nature will help the County to provide guidelines, conduct an application process, and issue permits for these filming projects.

### **BACKGROUND**

Lee County is currently considered a Georgia Camera Ready community. Camera Ready is a website that helps filmmakers find different locations for their projects. Staff has previously received requests to film within the County. By putting an ordinance in place, it can help to alleviate any concerns that may arise in the event that filmmakers contact the County.

According to the Georgia Film Office, “Its temperate climate, great variety of locations, the world’s busiest airport (Hartsfield-Jackson Atlanta International Airport), large crew base, and pro-business focus, Georgia is now a leading destination in the world for filming. The Camera Ready Communities program is in place to connect producers with skilled county liaisons who provide resources like film studios, lodging, assistance with local permitting laws, and more. Georgia’s infrastructure is perfect for filming studios as well. The state currently has 4 million square feet of stage space, and to meet growing demand, companies like Gray Television are hard at work creating new state-of-the-art facilities.”

### **ATTACHMENT**

1. Ordinance-Filming 6-5-24 (002)

## **CHAPTER 22, ARTICLE V - MOTION PICTURE, TELEVISION AND PHOTOGRAPHIC PRODUCTION**

### **Sec. 22-200 - Title.**

This Article shall be known as the Motion Picture, Television and Photographic Production Ordinance of Lee County.

### **Sec. 22-201 - Definitions.**

For the purposes of this Article, the terms “Motion Picture, Television and Photographic Production” shall mean activity attendant to staging or shooting (video taping or filming) commercial motion pictures, television shows, programs or commercials, and to the taking of single or multiple photographs for sale or use for a commercial purpose where a commercial photographer sets up stationary equipment on public or private property or the public right-of-way in any one location for longer than fifteen (15) consecutive minutes.

### **Sec. 22-202 - Permit—Required.**

No person shall use any public right-of-way, or any public or private property, facility, or residence for the purpose of producing, taking or making any commercial motion picture, television or photographic production as defined in this Article without a permit issued in accord with the provisions of this Article.

### **Sec. 22-203 - Permit—Exemptions.**

The provisions of this Article shall not apply to the following:

1. Current news productions, which includes reporters, photographers or camera persons in the employment of a newspaper, news service, broadcasting station or similar entity engaged in the broadcasting of a news event.
2. Productions which are conducted by Lee County, the Lee County School Systems, municipalities within Lee County, public educational and governmental access organizations, or other governmental entities as approved by the Board of Commissioners of Lee County.
3. Productions which are conducted within legally established commercial motion picture/television/still photography studios.
4. Student filming.

### **Sec. 22-204 - Permit—Application.**

Any person desiring a permit under the provisions of this Article shall make application for such a permit on the approved form provided by Lee County. Such form must be signed and accompanied by all required fees, the hold harmless agreement, and the insurance certificate required by this Article prior to the application being processed. The application shall be submitted to the \_\_\_\_\_ Department of Lee County, and if the application meets the criteria of this Article, the Director of the \_\_\_\_\_ Department, or his or her designee, shall issue such permit no later than ten (10) working days after the submission of the final application.

**Sec. 22-205 - Permit—Fees.**

Each application shall be accompanied by the following fees:

1. the payment of a processing fee to Lee County in an amount established by the governing body of Lee County from time to time for the purpose of reimbursing the County for the staff time required to evaluate the application and establish any required conditions of approval of the application. The processing fee may be waived, at the discretion of the County Manager, for charitable and nonprofit organizations which qualify under 26 U.S.C. 501(c)(3) of the United States Internal Revenue Code, if the County Manager determines that substantial benefits will inure to the County as a result of such activity.

2. In the event that the approved activity shall require or be authorized to utilize public property for such activity, the applicant shall pay to the County a daily property use fee in an amount established from time to time by the governing body of Lee County in order to reimburse the County for staff time required to monitor the activity, as well as to compensate the County for the use of public property and its unavailability for ordinary and usual purposes resulting from the filming activity. The property use fee may be waived by the County Manager, for charitable and nonprofit organizations which qualify under 26 U.S.C. 501(c)(3) of the United States Internal Revenue Code, if the County Manager determines that substantial benefits will inure to the County as a result of such activity.

**Sec. 200-206 - Permit—Issuance; Conditions.**

The Director of the \_\_\_\_\_ Department, or his or her designee shall issue a permit as provided for in this Article when the Director determines the following:

1. The conduct of such activity will not unduly interfere with traffic or pedestrian movement or endanger public safety and that no roads or streets will be completely closed to traffic for an unreasonable period of time. The amount of time constituting an “unreasonable amount of time” shall be determined by the Director of the \_\_\_\_\_ Department based upon the circumstances involved as to each such road or street closure request. Such circumstances shall include, but shall not be limited to, the time of day, the usual and customary amount of traffic traveling such road or street at the time of the requested closure, the anticipated inconvenience to the traveling public resulting from the requested closure, the number of persons and vehicles anticipated to be engaged in the

activity during the requested closure, the anticipated length of time of the requested closure, and such other circumstances which may impact the Director's determination as to the amount of time for such road or street closure which would be reasonable. Seventy-two (72) hours prior notice of any requested street or highway closures shall be provided prior to the closure of any streets or highways.

2. The conduct of any such activity will not unduly interfere with normal governmental or County operations, threaten to result in damage or detriment to public property, or result in the County incurring costs or expenditures in either money or personnel time not reimbursed in advance by the applicant.

3. The conduct of any such activity will not constitute a fire hazard or a safety hazard, or any other type of hazard and that all reasonable safety precautions will be taken as determined by the Director of the \_\_\_\_\_ Department, in consultation with the Sheriff of Lee County and the Chief of Fire and Emergency Services Department of Lee County.

The decision of the Director of the \_\_\_\_\_ Department or his or her designee to issue, conditionally issue, or deny a permit applied for under this Article shall be final unless appealed in writing within five (5) working days of the decision to the County Manager. The County Manager shall render a decision to issue, conditionally issue or uphold the denial of a permit within five (5) working days of the date of the filing of the appeal. The decision of the County Manager shall be final and not subject to appeal.

**Sec. 200-207 - Cost of additional services.**

If deemed necessary by the Director of the \_\_\_\_\_ Department, or his or her designee, additional police, code enforcement, fire, or other County services shall be provided for the purpose of protecting, assisting and regulating the proposed activity. The estimated cost of providing such additional services shall be paid in advance to the County by the applicant.

**Sec. 200-208 - Insurance.**

1. Prior to the issuance of a permit under this Article, , and during the time period that the permitted activity is ongoing, the applicant shall purchase and maintain liability insurance coverage in an amount to be determined by the Director of the \_\_\_\_\_ Department, but in no event, shall the coverage amount of such insurance be less than Five Hundred Thousand Dollars (\$500,000.00), to protect the County and its employees and agents against claims of third persons for personal injury, wrongful death and property damage, and to indemnify the County for damage to County property arising out of the activity. The County shall be named as an additional insured in such policy or policies of insurance. Such insurance shall be evidenced by the standard general liability special endorsement form of coverage, or some other equivalent written insurance agreement or policy of insurance, and shall be issued by a liability insurance company licensed to do

business in Georgia with a Best rating of A or above. Written evidence of such insurance shall be provided in such form as may be required by the Director of the \_\_\_\_\_ Department prior to the commencement of the activity.

2. In addition to the liability insurance referenced above, the applicant shall also submit written verification that applicant has worker's compensation insurance coverage in the amounts required by Georgia law, unless Georgia law does not require the applicant to purchase and maintain such insurance coverage

**Sec. 200-209 - Hold harmless agreement.**

Prior to the issuance of any permit under this Article, the applicant shall execute and deliver a hold harmless agreement in favor of Lee County in such form as may be required by Lee County.

**Sec. 200-210 - Conditions; restrictions.**

The following conditions and restrictions shall be applicable to any person permitted for activities under the terms of this Article:

1. The applicant shall maintain a copy of the photography/motion picture permit issued under this Article on-site at all times.

2. The applicant shall also comply with any and all conditions or restrictions the County may impose as a condition to issuing a permit under this Article. No changes in conditions or restrictions shall be made by the permittee or applicant without first obtaining the written approval of the Director of the \_\_\_\_\_ Department or his or her designee.

3. Minor changes to the activities authorized under the permit may be approved by the Director of the \_\_\_\_\_ Department or his or her designee prior to completion of filming in the form of a written attachment to the permit as long as such changes do not materially increase the scope, size, or duration of the permitted activity .

4. A Permittee shall only have nonexclusive use of County facilities in connection with conducting the permitted activity unless otherwise approved in advance by the Director of the \_\_\_\_\_ Department granted in writing.

5. Neither Lee County nor its employees or agents shall be responsible for disturbances caused by third parties during as a result of or during filming activities.

**Sec. 200-211 - Cleanup/restoration.**

The applicant shall conduct operations in an orderly fashion with continuous attention to the storage of equipment not in use, maintenance of the area and the cleanup of trash and debris. The areas used shall be cleaned of trash and debris to the County's satisfaction daily

during the course of the permitted activities within two (2) hours of the completion of the daily activities or within such other time period as established in the permit. Applicant shall be responsible for repairing and restoring any area damaged as a result of the permitted activities to the condition in which it was at the commencement of the permitted activities before leaving the site upon the expiration of the permit, upon the termination of the permitted activities, or upon the revocation of the permit. If the site is not repaired or restored to the County's satisfaction, the Director of the \_\_\_\_\_ Department or his or her designee shall have the necessary restoration and/or repairs performed and applicant shall reimburse County for the cost of such work within ten (10) calendar days of the expiration of the permit, the termination of the permitted activities, or upon the revocation of the permit. In the event applicant fails to so reimburse the County, the County may secure its reimbursement from either a cash or surety bond which shall be posted with the County to ensure faithful performance of such restoration. Such faithful performance bond shall be filed at the time that the permit application is approved in the amount of not less than Five Thousand Dollars (\$5,000.00), or in any higher amount determined by the Director of the \_\_\_\_\_ Department or his or her designee to be reasonably required under the circumstances. The amount of the bond shall in no way limit the applicant's liability or responsibility for the costs of repairs or restoration in the event such costs exceed the bond amount.

#### **Sec. 200-212. Expiration, Termination, or Revocation of Permit.**

1. Each permit issued under this Article shall have an expiration date and no permitted activities shall be undertaken or performed by the permittee after such date unless the Director of the \_\_\_\_\_ Department shall grant an extension of such permit for a period not exceeding 15 working days for good cause shown.

2. Upon completion of the permitted activities, and whether or not the permit has expired by its terms or the applicant has completed the permitted activities prior to the expiration date of the permit, the applicant shall notify the county in writing that the permitted activities have been terminated and the County shall inspect the activity site or sites within three (3) working days of the date of such written notice. The County shall within two (2) working days after such inspection notify the applicant in writing of any additional clean-up, repair, or restoration which is required with respect to the site or sites permitted.

3. Each permit issued under this Article shall be subject to revocation in the event that the applicant fails to comply with this Article, any administrative regulations adopted pursuant to this Article, any provision of state law, or any provision of the Code of Ordinances of Lee County. Notice of a proposed revocation of an applicant's permit issued under this Article shall be provided in writing to the applicant within two (2) working days of the County's discovery of the grounds for the proposed revocation, and the applicant shall have three (3) working days after receipt of such written notice to respond to such notice in writing. The Director of the \_\_\_\_\_ Department shall review the proposed grounds for revocation and the response of the applicant, and shall then determine if the permit should be revoked based upon the grounds asserted. If the permit is revoked, all permitted activities shall



cease under the permit thereafter as of the applicant’s receipt of the notice of revocation unless the applicant appeals the revocation in writing within five (5) working days of the decision to the County Manager. The County Manager shall consider the matter and render a decision to affirm or reverse the revocation decision within five (5) working days of the date of the filing of the appeal. The decision of the County Manager shall be final and not subject to appeal.

**Sec. 200-212 - Administrative regulations.**

The governing body of Lee County shall also be authorized to adopt a Resolution or Resolutions from time to time establishing administrative regulations applicable for the enforcement of this Article.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

BE IT FURTHER ORDAINED that this ordinance shall become effective at midnight upon the date of its adoption by the governing body of Lee County.

SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Board of Commissioners  
of Lee County, Georgia**

By: \_\_\_\_\_  
Luke Singletary, Chairman

Attest: \_\_\_\_\_  
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

DATE OF ADOPTION: \_\_\_\_\_



**MEMORANDUM  
LEE COUNTY BOARD OF  
COMMISSIONERS**

**TO:** Lee County Board of Commissioners  
**SUBJECT:** Discussion of the 2025 LMIG application and potential projects.  
**MEETING DATE:** Tuesday, July 9, 2024

---

**MOTION/RECOMMENDATION**

Discussion of the LMIG 2024 application and potential road projects.

**BACKGROUND**

In August 2024, the Georgia Department of Transportation will begin accepting applications for the FY 2025 LMIG Program. Staff anticipates the county's formula amount for 2025 will be approximately \$691,000, plus our 30% local match of approximately \$208,000.00 comes to an estimate of \$899,000 to put towards various road projects. **All electronic LMIG applications must be received no later than February 1, 2025.**

**The estimated cost to resurface a road is \$230,000.00 per mile and the estimated cost to pave a road is \$1.25 million per mile.**

**ATTACHMENT**

1. List of Roads 7-2-2024
2. Funding LRA

Priority	Road Name	Grade	From	To	Miles	Width	Details	Estimated Cost	
1	Mossy Dell Rd	71	S.R. 32	New York Rd	2.91	20	Level and Resurface	\$ 825,000.00	Slight to Moderate Alligator Cracking on 60% of Road, Severe Edge Unraveling, Really Bad Section in Creek Crossing
2	Graves Spring Rd	73	Forrester Rd	S.R. 32	5.20	20	Level and Resurface	\$ 1,326,000.00	Alligator Cracking on Wheel Paths on 25% of Road That Will Lead To Base Failure Soon, Some Base Failure Already Present
3	Pryor Road	65	County Line	County Line	1.30	20	Level and Resurface	\$ 331,500.00	Severe Base Failure on 20% of Road, Alligator and Block Cracking Also Present
	Cutts Road	70	Chokee Rd	Pryor Rd	0.76	20	Level and Resurface	\$ 193,800.00	Some Potholes and Alligator Cracking on 30% of Road, Unraveling Edges and Some Base Failure
4	Winnifred	72	Cookville Rd	Do Co Line	2.63	20	Level, Resurface , Widen	\$ 933,650.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting, Severe Edge Unraveling Causing Potholes and Making Road Narrower
5	Smithville Road	73	Leesburg City Limits	1.5 North Leesburg City Limits	1.50	20	Level and Resurface	\$ 360,000.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting, Edges are Unraveling Causing Potholes
6	Fussell Rd	76	U.S. 82	Palmyra Rd	2.22	20	Level, Resurface , Widen	\$ 790,000.00	Small amount of base failure and alligator cracking along edges, potholes and edge unraveling
7	Muckalee Creek Road	75	Lovers Lane Rd	End	0.83	20	Level and Resurface	\$ 191,000.00	Road has narrow and deteriorated pavement with very faded striping
8	Northampton				1.70		Level and Resurface	\$ 435,000.00	
	Leland Ferrell Drive	72	Lovers Lane	Northampton Rd	1.50	24	Level and Resurface	\$ 345,000.00	Several Deep Depressions Caused by Base Failure or Lime Sinks, Moderate to Severe Block Cracking and Weathering Pavement
	White Horse Drive	73	Cul-de-Sac	Leland Ferrell Dr	0.13	24	Level and Resurface	\$ 30,000.00	
	Brandt Ct	75	Leland Ferrell Dr	Cul-de-Sac	0.07	24	Level and Resurface	\$ 16,000.00	
Holly Plantation				2.49		Level and Resurface	\$ 575,000.00		
9	Ambleside Drive	76	Winnifred Rd	End	0.99	26	Level and Resurface	\$ 225,000.00	Several Deep Depressions Caused by Base Failure or Stumps, Minor Weathering of Asphalt
	Hawkstead Drive	76	Cul-de-Sac	Ambleside Dr	0.98	28	Level and Resurface	\$ 228,000.00	
	Harwich Lane	76	Ambleside Dr	Hawkstead Dr	0.09	26	Level and Resurface	\$ 22,000.00	
	Dadford Drive	76	Winnifred Rd	Hawkstead Dr	0.43	26	Level and Resurface	\$ 100,000.00	
	Hickory Grove Plantation				1.42			\$ 350,000.00	
10	Glen Arven Drive	78	Winnstead Dr	White Column Dr	0.52	27	Mill and Inlay	\$ 125,000.00	Minor Block Cracking with Some Patches From Pavement Failure and Potholes, Some Alligator Cracking from Base Failure.
	Susina Drive	77	Winnstead Dr	Willow Lake Dr	0.38	27	Mill and Inlay	\$ 95,000.00	
	Willow Lake Drive	77	Glen Arven Dr	Cul-de-Sac	0.38	27	Mill and Inlay	\$ 95,000.00	
	White Column	75	Hickory Grove Rd	Glen Arven Dr	0.14	27	Mill and Inlay	\$ 35,000.00	
	Pinewood Rd	78	U.S. 19	Deer Run Ln	3.05	20	Level and Resurface	\$ 780,000.00	
12	Quail Chase				1.23			\$ 299,000.00	Minor Block Cracking with Some Protruding Bumps Probably From Roots. Edgefield Has A 100' Long Section of Rutted Base That Needs Repair.
	Quail Chase Drive	78	Oakland Rd	New Pavement Sec	0.51	27	Mill and Inlay	\$ 125,000.00	
	Browning Court	77	Quail Chase Dr	Cul-de-Sac	0.25	27	Mill and Inlay	\$ 60,000.00	
	Ashley Court	77	Quail Chase Dr	Cul-de-Sac	0.25	27	Mill and Inlay	\$ 60,000.00	
	Edgefield Drive	75	Quail Chase Dr	Cul-de-Sac	0.22	27	Mill and Inlay	\$ 54,000.00	
13	Miller Road	82	White Pond Rd	Stocks Dairy Rd	2.11	24	Level and Resurface	\$ 538,000.00	Some potholes on west end and block cracking on west end. Overall road is in good shape.
14	Jordan Rd	76	Pinewood Rd	Leesburg City Limit	1.88	20	Level and Resurface	\$ 425,000.00	Small amount of base failure along road with some slight edge unraveling
15	Marlow Lane	69	N Doublegate	W Doublegate	0.48	27	Level and Resurface	\$ 110,000.00	Bad Alligator Cracking and Rutting in the Travel Lanes
16	Larkspur Drive	73	Winnstead Dr	Martindale Dr	0.51	24	Level and Resurface	\$ 117,000.00	Block Cracking and Moderate Alligator Cracking
17	Red Tip Lane	75	Wiregrass Wy	Martindale Dr	0.39	24	Level and Resurface	\$ 90,000.00	Block cracking, some areas with alligator cracking and base failure

Ledo Road and Forrester Road should also be									
	Ledo Rd	78	U.S. 82	U.S. 19	3.51	24-62	Level and Resurface	?????	Would Need to Split with City of Albany, Some Potholes Beginning to Form, Stress Cracking and Settling Also Present
	Forrester Pkwy	78	U.S. 19	Philema Rd	5.35	24	Level and Resurface	\$ 1,350,000.00	Some Cracking and Settling of Road Makes Ride Rough

**Funds Available for Road Projects  
(as of May 31, 2024 )**

TSPLOST Funds Available	\$	6,912,495.94	(If we unencumber LCMC road)
SPLOST Funds available	\$	1,015,000.00	(If we unencumber LCMC road)
LMIG 2025 (DOT Funds)			\$ 690,908.06 (Estimated Anticipated Funding)
Additional LRA Funds	\$	855,690.09	
Less funding for committed LRA roads (English Dr , Hickory Grove Rd and New York Rd)	\$	(1,053,000.00)	
Total Funds Available for Roads	\$	<u><b>7,730,186.03</b></u>	

Funds Available for Roads for Each District	\$	1,546,037.21
---------------------------------------------	----	--------------

Current Amounts Spent on Roads by District as of February 2024

Commissioner Dennis Roland	\$	3,492,797.33
Chairman Luke Singletary	\$	3,047,011.16
Commissioner George Walls	\$	2,907,081.26
Billy Mathis	\$	2,718,721.70
Vice Chairman Chris Guarnieri	\$	1,713,458.37
<b>Total</b>	\$	<b>13,879,069.82</b>



**MEMORANDUM  
LEE COUNTY BOARD OF  
COMMISSIONERS**

**TO:** Lee County Board of Commissioners  
**SUBJECT:** Discussion of DOT's round-a-bout project at the Haley Street/Cedric Street/SR 133 intersection and accompanying lighting agreement.  
**MEETING DATE:** Tuesday, July 9, 2024

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**MOTION/RECOMMENDATION**

Staff recommends supporting the lighting maintenance and operation of the roundabout at SR 133 / Cedric Street.

**BACKGROUND**

Several years ago, GDOT began conducting an investigation into the intersection of SR 133 and Cedric Street at the request of the BOC. An additional letter of support in reference to the proposed roundabout was submitted from the BOC in August 2023. Following the investigation, GDOT is now proposing that a roundabout be constructed at this intersection to address the number of angle crashes that occur here. In order to move forward with the concept and to schedule public outreach meetings, GDOT requires a letter of support from the county expressing support for the project.

GDOT is requesting a revised support letter from Lee County in support of the proposed roundabout at SR 133 / Cedric Street to include verbiage supporting the lighting maintenance and operation of the roundabout.

The current let date is November 15, 2026, and the estimated cost is \$2,205,823.82. GDOT will be paying for the project, and only need Lee County to complete a lighting agreement and pay for any landscaping in the area. There are existing light poles in the area.

**ATTACHMENT**

1. 0019707\_Cedric\_Lighting\_Agreement\_DRAFT
2. Cedric Street Lighting Agreement Cost Attach.

May 1, 2024

Randy Rathburn Jr., P.E.  
Asst. District Engineer/District Traffic Engineer  
District 4 – Tifton, GA  
710 2nd Street West  
Tifton, GA 31794

**RE: Indication of Support – 0019707 SR 133 @ Cedric Street Roundabout Safety**

Dear Mr. Rathburn,

Lee County Board of Commissioners supports the Georgia Department of Transportation’s proposed roundabout at the intersection of SR 133 and Cedric Street.

Lee County Board of Commissioners also hereby commits to the maintenance of required power, lighting, and landscaping as part of this project. We agree to a formal Local Government Lighting Project Agreement during the preliminary design phase.

Should you have any questions or additional requests, please contact:

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Signature

---

Printed Name

---

Title

# Preconstruction Status Report

<b>PI NUMBER:</b>	0019707	<b>SR 133 @ CR 109/CEDRIC STREET</b>					
<b>COUNTY:</b>	Lee	<b>SPONSOR:</b>	GDOT	<b>MEASURE:</b>	E	<b>BASELINE LET DT:</b>	11/13/26
<b>LENGTH(MI):</b>	0.40	<b>MPO:</b>	Albany	<b>DESIGN FIRM:</b>	Kimley-Horn and Associates, Inc.	<b>SCHED LET DT:</b>	12/7/26
<b>PROJ NO:</b>		<b>TIP#:</b>		<b>PRIORITY CD:</b>	16489	<b>MGMT LET DT:</b>	11/15/26
<b>PROJ MGR:</b>	Carter, Lakisha	<b>MODEL YR:</b>		<b>DOT DIST:</b>	4	<b>MGMT ROW DT:</b>	
<b>AOHD INITIALS:</b>	GSP	<b>TYPE WORK:</b>	Roundabout	<b>CONG. DIST:</b>	002	<b>WHO LETS?:</b>	GDOT Let
<b>OFFICE:</b>	Program Delivery	<b>CONCEPT:</b>	ROUNDABOUT	<b>COMPLETE STREETS:</b>		<b>LET WITH:</b>	0
<b>CONSULTANT:</b>	Consultant Design (contract with GDOT)	<b>PROG TYPE:</b>	Safety	<b>SUFF:</b>			
							<b>PRINT DATE:</b> 05/28/24
							<b>PAGE:</b> 1

BASE START	BASE FINISH	TASKS	START DATE	FINISH DATE	ACTUAL START	ACTUAL FINISH	%
4/27/23	5/2/24	Concept Development Phase LOE	2/28/23	5/2/24	2/28/23	5/2/24	100
4/27/23	11/30/23	Concept Report Development LOE	3/9/23	12/4/23	3/9/23	12/4/23	100
5/25/23	5/12/25	Environmental Activity LOE (11412 through 18100)	5/11/23	5/30/23	5/11/23	5/30/23	100
5/25/23	5/14/24	Environmental Resource Identification Summary	5/11/23	6/5/24	5/11/23		98
1/11/24	5/2/24	Database Summary	2/1/23	12/19/23	2/1/23	12/19/23	100
2/14/24	2/27/24	PM Review and Submit Finalized Concept Report for Approval	2/14/24	2/26/24	2/14/24	2/26/24	100
5/2/24	5/2/24	Management Concept Approval Complete	5/2/24	5/2/24	5/2/24	5/2/24	100
5/3/24	11/14/24	Preliminary Roadway Plans LOE (Designer Activities)	5/2/24	12/6/24	5/2/24		0
9/20/24	9/20/24	Public Information Open House or Comment Period Held	10/24/24	10/24/24			0
2/28/25	2/28/25	PFPR Inspection	3/24/25	3/24/25			0
5/19/25	11/14/25	Final Roadway Plans LOE (Designer Activities)	6/10/25	12/8/25			0
12/29/25	12/29/25	FFPR Inspection	1/20/26	1/20/26			0
9/7/26	9/7/26	Submit Final Plans	9/29/26	9/29/26			0

**Design :** Clark Kennedy, Kimley-Horn, Clark.Kennedy@kimley-horn.com

Kimley-Horn, Master Contract TOOTO2202205, expire 7/15/25.  
 Concept, Database, design: MOSD-22-006 NTP 12/7/22

[LDC 05/09/2024]

**EIS :** No ROW phase | PCE not appvd | Kobe/Hart 16May24

**Programming :** LUMP SUM SAFETY|100% FED FUNDS|PE LS 0016489

**Railroad :** Norfolk Southern - Central of Georgia - possible coordination needed.

**Railroad Safety :** Based on Concept Report no impacts at crossing are expected. Will need to continue monitoring project & review PFPR plans when available to determine if RR Safety Coordination is required. (rlc 4/17/24)

**Traffic Op :** Programmed on 12/9/22.Design via MOSD, no ROW. Transitioned to OPD on 12/15/22. (NEN,12/15/22)

**Utility :** On schedule; Cost Est to PM 6/22/23

Phase	Approved	Proposed	Lump Yr	Program	Cost	Fund	Status	Date Auth
PE	2023	2023	2023	LUMP	\$30,000.00	YS30F	AUTHORIZED	1/3/23
CST			2027	LUMP	\$1,200,000.00	YS30F	PRECST	
UTL			2027	LUMP	\$100,000.00	YS30F	PRECST	

COST EST AMTS			STIP AMOUNTS		
			Activity	Cost	Fund
PE	\$30,000.00		PE	\$0.00	YS30F
CST	\$1,200,000.00		CST	\$0.00	YS30F
UTL	\$100,000.00		UTL	\$0.00	YS30F

**Project Manager**

Scope: Single-lane roundabout - Concept Valid

Schedule: On schedule for baseline.

The resource ID completed. No A3M needed.

Next Milestone: PM request PFPR 1/31/25

Risk/Issues: None

Budget: PE in house \$23.7K | Contract \$0

Charging number for GDOT personnel: 0019707-PE

Cost Estimates: Will be submitted to Eng. Services by 5/31/24  
 CST: 2,205,823.82  
 UTL: No Change

[LDC 05/09/24]

AFTER RECORDING RETURN TO:  
E. DUNN STAPLETON  
WATSON SPENCE LLP  
POST OFFICE BOX 2008  
ALBANY, GEORGIA 31702-2008

CLERK: PLEASE CROSS REFERENCE TO:  
DEED BOOK 2428, PAGE 84,  
LEE COUNTY LAND RECORDS

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**CORRECTIVE  
WARRANTY DEED**

GEORGIA, DOUGHERTY COUNTY

THIS INDENTURE, made the \_\_\_\_ day of March, 2024, between **OAKLAND PLANTATION PARTNERS, LLC, a Georgia limited liability company**, of the State of Georgia, hereinafter called "Grantor", and **BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA**, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the property more particularly described on **Exhibit A** attached hereto and by this reference made a part hereof.

The purpose of this deed is to correct the defective execution and an incorrect plat reference in that certain prior warranty deed from Grantor to Grantee, dated October 1, 2022, filed on May 30, 2023, recorded in Deed Book 2428, page 84, Lee County land records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, subject to applicable zoning ordinances, visible easements, and restrictions and easements of record.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons whomsoever.

*[Signatures on next page]*



IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized Managers on the day and year above written.

Oakland Plantation Partners, LLC, a Georgia limited liability company

By: [Signature]  
Barry D. Carr, Manager

By: [Signature]  
John T. Phillips, III, Manager

Signed, sealed and delivered in the presence of:

(see Affidavit in Deed Book 883, Page 144, Lee County land records)

[Signature]  
Unofficial Witness

[Signature]  
Notary Public

My Commission Expires: 11-9-25

(Affix Notary Seal Here)  
22-V-106



**EXHIBIT A**

Legal Description  
Right-of-way to be Dedicated to Lee County  
By Oakland Plantation Partners, LLC  
**Oakland Crossing Drive (1<sup>st</sup> Phase)**

All that tract or parcel of land lying and being in Land Lot 229, Second Land District, Lee County, Georgia, and being more particularly described as follows.

The 80 foot wide right-of-way of Oakland Crossing Drive. Reference plat prepared by Lanier Engineering, Inc. entitled "Right-of-way and Easement Plat, Oakland Crossing Drive Phase 1," dated 10/03/22, and recorded in the public land records of Lee County, Georgia in Plat Book PCG, Page 7 .

Legal Description  
Right-of-way & Easement to be Dedicated to Lee County  
By Oakland Plantation Partners, LLC  
**Oakland Crossing Drive Extension (2<sup>nd</sup> Phase)**

All those tracts or parcels of land lying and being in Land Lots 229 and 230, Second Land District, Lee County, Georgia, and being more particularly described as follows.

The 80 foot wide right-of-way of Oakland Crossing Drive consisting of 4.403 acres; and the 60 foot wide drainage easement extending from the northwestern right-of-way line of Oakland Crossing Drive to the southern right-of-way line of Oakland Parkway consisting of 1.946 acres. Reference plat prepared by Lanier Engineering, Inc. entitled "Right-of-way Plat, Oakland Crossing Drive Phase 2," dated 06/24/22, and recorded in the public land records of Lee County, Georgia in Plat Book PCG, Page 8.

eFiled & eRecorded  
 DATE: 10/27/2022  
 TIME: 7:35 AM  
 PLAT BOOK: 000PCG  
 PAGE: 00007  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1278182067  
 CLERK: Sara Clark  
 Lee County, GA

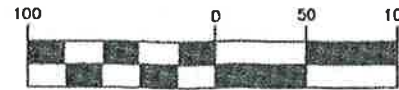
**SURVEY DATA**  
 E.O.C. PLAT: 1 IN 1,408,753  
 E.O.C. FIELD: 1 IN 133,744  
 ANGULAR ERROR: 00" PER ANGLE POINT  
 ADJUSTED BY: COMPASS RULE  
 EQUIPMENT USED: TOPCON GTS 223

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

30' ACCESS, DRAINAGE, AND UTILITY EASEMENT; AND TWO 20' SANITARY SEWER EASEMENTS SHOWN HEREON WERE SHOWN ON THE APPROVED AND RECORDED MINOR SUBDIVISION PLAT, OAKLAND PARKWAY COMMERCIAL SUBDIVISION, A REDIVISION OF LOT 11A AS RECORDED IN PLAT BOOK PCF, SLIDE 226

LINE	DIRECTION	LENGTH
L1	N44°20'02"E	30.00'
L2	N45°39'58"W	60.00'
L3	N44°20'02"E	20.00'
L4	S45°39'58"E	60.00'
L5	S44°20'02"W	20.00'
L6	S45°39'58"E	20.00'

**GRAPHIC SCALE**



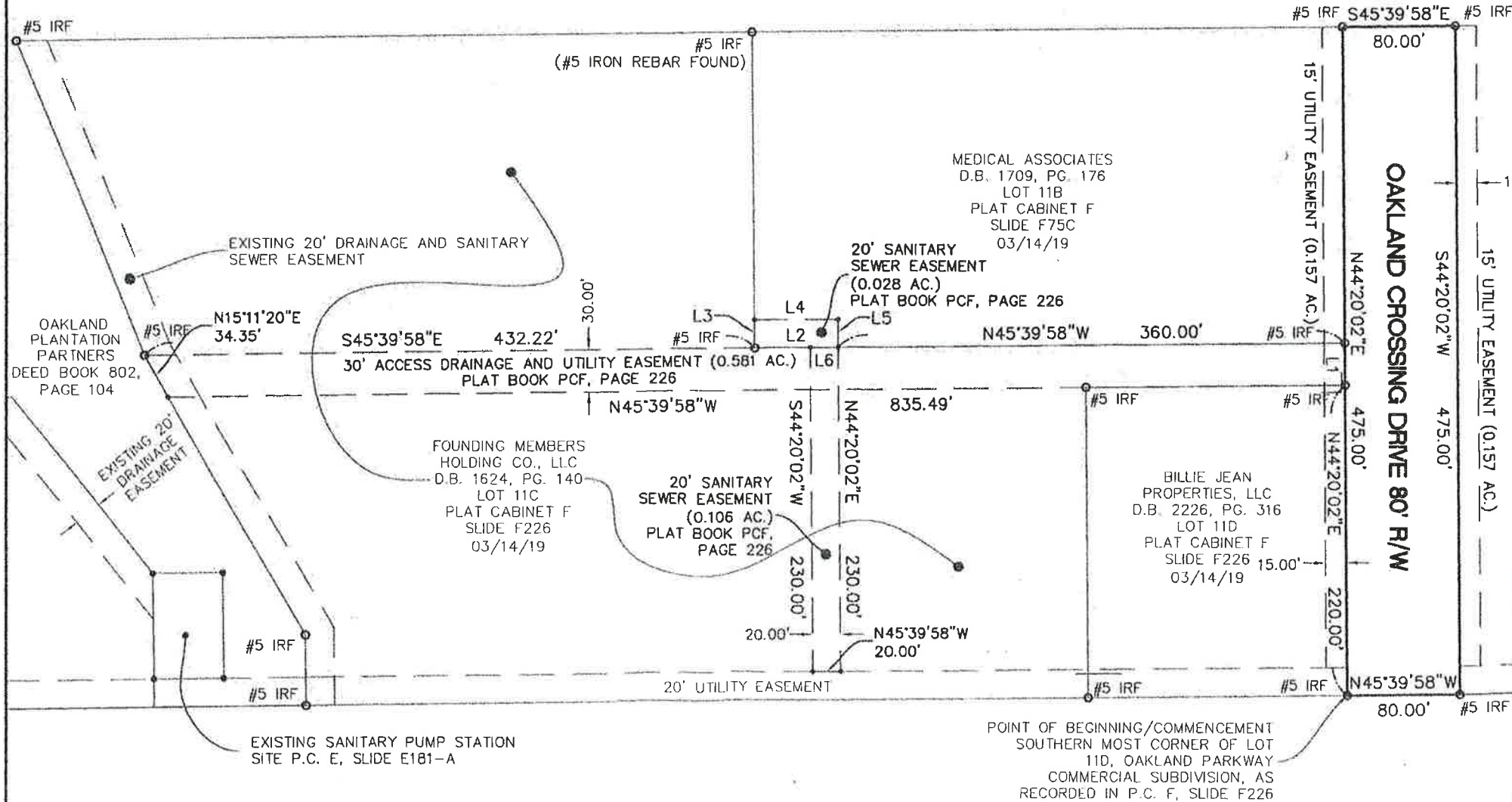
( IN FEET )  
 1 inch = 100 ft.



LOCATION MAP  
 1" = 1 MILE ±

CLERK OF COURTS RECORDING BOX

OAKLAND PLANTATION PARTNERS  
 DEED BOOK 802, PAGE 104



**SURVEYOR CERTIFICATION:**  
 THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Gene W. Webb  
 GA. REG. LAND SURVEYOR NO. 2923  
 LANIER ENGINEERING, INC.  
 GA. LAND SURVEYING FIRM NO. 991

10/27/22  
 DATE

**RIGHT-OF-WAY AND EASEMENT PLAT**  
**OAKLAND CROSSING DRIVE PHASE 1**  
 PART OF LAND LOT 229, SECOND LAND DISTRICT  
 LEE COUNTY, GEORGIA

**LANIER ENGINEERING INC.**

1504 W. THIRD AVENUE ALBANY, GEORGIA 31707  
 (229) 438-0522 FAX (229) 438-0921

SURVEYED	DSG	SCALE	1" = 100'	PROJ. NO.	13087	DATE	10/03/22	SHEET NUMBER
DRAWN	DCG/EWW	CHECKED		DWG	13087RW&EASE	SUR. DATE	08/06/18	1 OF 1

GEORGIA ROUTE 520 / U.S. ROUTE 82 200' R/W

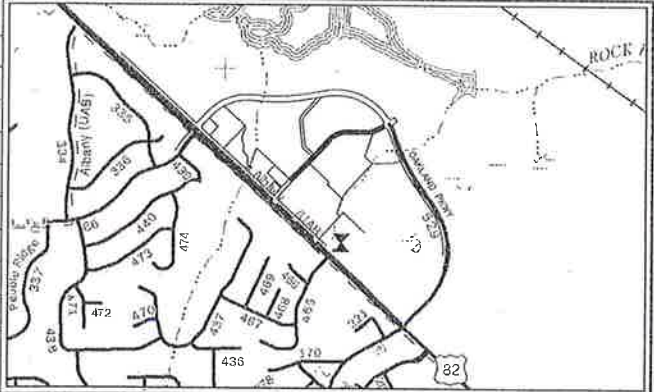
PB  
 PCG  
 Pg  
 1

eFiled & eRecorded  
 DATE: 10/27/2022  
 TIME: 7:37 AM  
 PLAT BOOK: 000PCG  
 PAGE: 00008  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 1278182067  
 CLERK: Sara Clark  
 Lee County, GA

CLERK OF COURTS RECORDING BOX

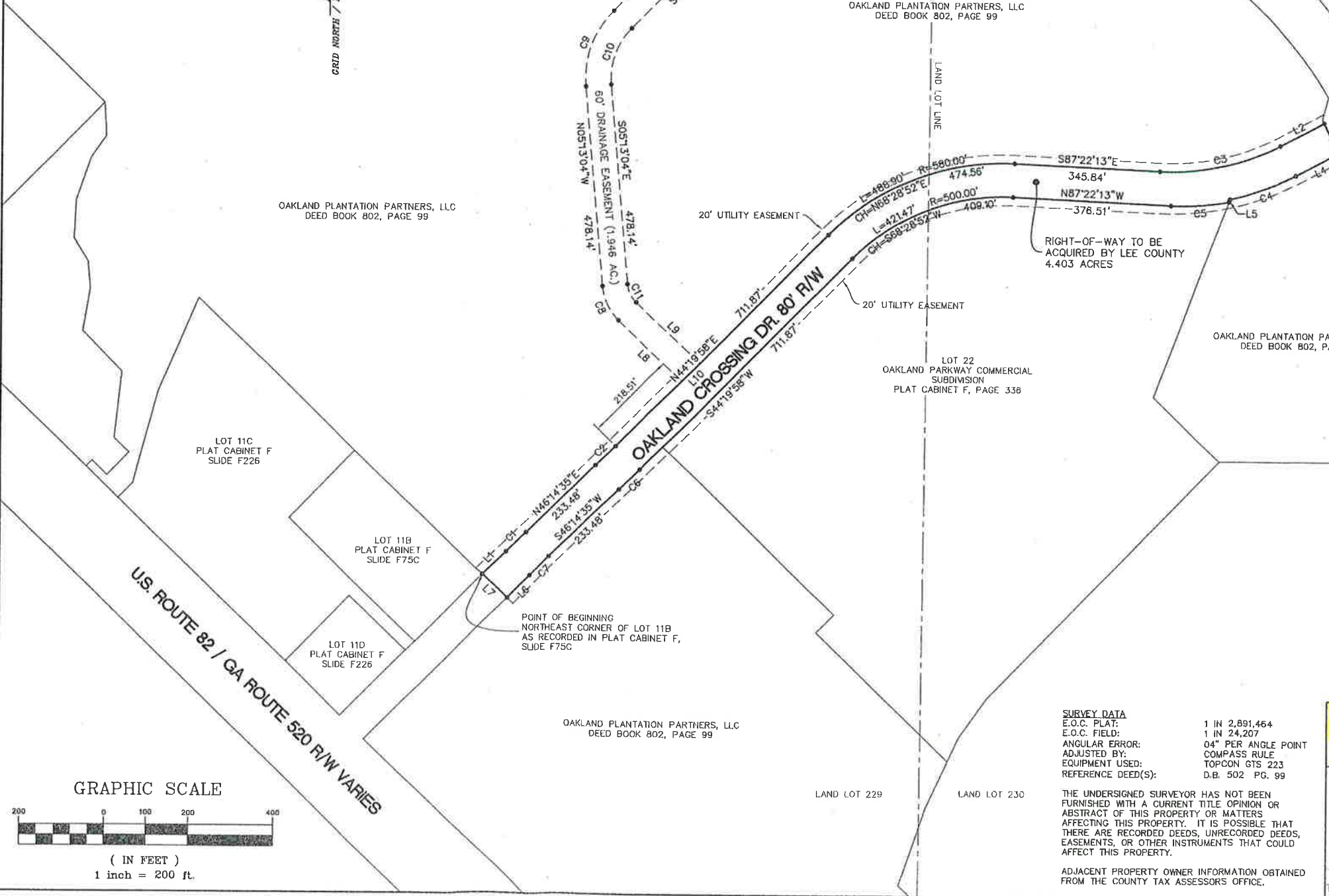


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	68.02'	2040.00'	N45°17'16"E	68.01'
C2	65.35'	1960.00'	N45°17'16"E	65.35'
C3	295.18'	560.00'	N77°31'44"E	291.78'
C4	166.02'	640.00'	S69°51'35"W	165.56'
C5	137.54'	600.00'	S86°03'45"W	137.24'
C6	68.02'	2040.00'	S45°17'16"W	68.01'
C7	65.35'	1960.00'	S45°17'16"W	65.35'
C8	91.78'	130.00'	N25°26'33"W	89.88'
C9	198.91'	230.00'	N19°33'27"E	192.77'
C10	147.02'	170.00'	S19°33'27"W	142.48'
C11	49.42'	70.00'	S25°26'33"E	48.40'



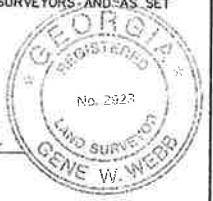
LOCATION MAP  
 1"=1MILE±

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N44°19'58"E	76.32'
L2	N62°25'41"E	118.69'
L3	S27°34'19"E	80.00'
L4	S62°25'41"W	118.69'
L5	S20°28'32"W	7.46'
L6	S44°19'58"W	76.32'
L7	N45°40'02"W	80.00'
L8	N45°40'02"W	208.16'
L9	S45°40'02"E	208.16'
L10	S44°19'58"W	60.00'



**SURVEYOR CERTIFICATION:**  
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Gene W. Webb*  
 GENE W. WEBB  
 GA. REG. LAND SURVEYOR NO. 2923  
 LANIER ENGINEERING, INC.  
 GA. LAND SURVEYING FIRM NO. 991  
 DATE: 10/27/22



**SURVEY DATA**  
 E.O.C. PLAT: 1 IN 2,891,464  
 E.O.C. FIELD: 1 IN 24,207  
 ANGULAR ERROR: 04" PER ANGLE POINT  
 ADJUSTED BY: COMPASS RULE  
 EQUIPMENT USED: TOPCON GTS 223  
 REFERENCE DEED(S): D.B. 502 PG. 99

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM THE COUNTY TAX ASSESSORS OFFICE.

**RIGHT-OF-WAY AND EASEMENT PLAT**  
**OAKLAND CROSSING DRIVE PHASE 2**  
 PART OF LAND LOTS 229 AND 230, SECOND LAND DISTRICT  
 LEE COUNTY, GEORGIA

**LANIER ENGINEERING INC.**  
 1504 W. THIRD AVENUE ALBANY, GEORGIA  
 31707 (229) 438-0522 FAX (229) 438-0921  
 EMAIL GWEBB@LANIER-ENGINEERING.COM

SURVEYED	MSH	SCALE	1" = 200'	PROJ. NO.	21202	DATE	08/24/22	SHEET NUMBER	
DRAWN	DCG	CHECKED		DWG	21202 RW PLAT	SUR. DATE	09/15/21		1 OF 1

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