



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, October 8, 2024 AT 6:00 PM

T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING AGENDA

Work Session

COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2

Chris Guarnieri, Vice-Chairman, District 4

Dennis Roland, Commissioner, District 1

Billy Mathis, Commissioner, District 3

George Walls, Commissioner, District 5

COUNTY STAFF

Christi Dockery, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

1. CALL TO ORDER

2. INVOCATION

A) Apostle Mauldin Batten, Church of Leesburg, to lead the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the September 24, 2024 Board of Commissioners meeting.

5. CONSENT AGENDA

6. NEW BUSINESS

A) Consideration to adopt a Proclamation naming October 2024 as Careers in Construction Month.

B) Mike Talley, Flint River Consulting, to discuss stormwater.

7. PUBLIC HEARING

A) A Public Hearing will be held to set the millage rate.

Consideration to adopt a resolution to set the 2024 millage rate.

B) **Amber Barragan (Z24-013)** has submitted an application requesting a variance from the R-1 Single-Family Residential District Section 70-164, setback requirements, and is also requesting permission to encroach on Lee County Board of Commissioners property (storm water management area). The applicant hired a pool company who deviated from the County approved site plan and placed the concrete pool deck and pool structure over the rear lot line and onto the property owned by the Lee County Board of Commissioners. Applicant is also requesting permission to place the required pool fencing on Lee County Board of Commissioners property in order to abide by the State of Georgia's Environmental Health Regulations Chapter 511-3-5 Rule.18 (11) Barriers and the 2018 International Pool and Spa Code as adopted by the Georgia Department of Community

Affairs. The property owner is Amber Barragan. The subject property is zoned R-1 and is located at 132 Morning Mist Drive, parcel number 040 D 366, in Land Lot 271 of the Second Land District of Lee County, Georgia. ***Planning Commission recommends approval.***

8. **DEPARTMENTAL MATTERS**

- A) Review of the September 5, 2024 Planning Commission meeting minutes.
- B) **Planning, Zoning & Engineering** - Consideration to approve a Task Order in accordance with the already established Master Services Agreement with WSP for Multi-Family Residential Policy and R-2 Zoning Amendment Support.
- C) **Public Works** - Consideration to authorize staff to publish an RFP for an office building for Code Enforcement and Animal Control personnel.

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

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to approve the Budget Calendar for FY 2025-26.
- C) Consideration to adopt a resolution authorizing the lease of certain real property acquired by the County pursuant to the Hazard Mitigation Grant Program.
- D) Consideration to adopt an amendment to the Build Agreement with Kinetic by Windstream.
- E) Consideration to ratify the purchase of a compressor for the Oakland Library Chiller.

11. **COMMISSIONER'S MATTERS**

- A) Discussion of the 2025 LMIG application and potential projects.
- B) Discussion of the purchase of a mobile generator.
- C) Discussion of C-2 (General Business District) setback requirements.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

- A) Consideration to approve fees to accompany the newly adopted Chapter 22 Article V of the Code of Ordinances, "Short-Term Rental Host License".

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next regularly scheduled County Commission Meeting is **Tuesday, October 22, 2024 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.



LEE COUNTY BOARD OF COMMISSIONERS
T. PAGE THARP GOVERNMENTAL BUILDING
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Tuesday, September 24, 2024 AT 6:00 PM

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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, September 24, 2024. The meeting was held in the Opal Cannon Auditorium of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Billy Mathis, and Commissioner Dennis Roland. Staff in attendance were County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Commissioner George Walls was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. **CALL TO ORDER**

2. **INVOCATION**

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

Reverend Jim Morrow led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

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

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

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

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

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

A) Recognition of County employees' years of service.

Chairman Luke Singletary recognized the following employees:

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

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

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

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

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

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

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

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

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

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

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

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

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

10. COUNTY MANAGER'S MATTERS

- A) Updates on County projects.

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

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

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

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

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

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

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

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

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

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

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

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

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

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

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

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

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

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

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

16. **ANNOUNCEMENTS**

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

17. **ADJOURNMENT**

The meeting adjourned at 6:15PM.

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

CHAIRMAN

ATTEST:

COUNTY CLERK

Lee County Proclamation

WHEREAS, Careers in Construction Month is an annual month designated to help increase public awareness of the opportunities available in construction.

WHEREAS, during this month, employers, associations and schools are encouraged to conduct job fairs, panel discussions, and local community events to inform students of the vast employment opportunities in construction;

WHEREAS, the construction industry is one of our nation’s largest industries, employing more than 5 million individuals in the U.S.;

WHEREAS, we are pleased to honor the construction trades professional and the critical role they play in the development of our community, state, and nation;

WHEREAS, through a collaborative effort that reaches policymakers as well as local educators and high school students, our goal is to effectively address some of the issues that have contributed to chronic labor shortages and misperceptions of careers in construction, to develop a skilled workforce for the future; and

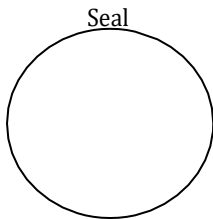
WHEREAS, the NAHB Student Chapters program is dedicated to enriching the educational experience of students by offering them first-hand exposure to the real world of the building industry through NAHB membership, educational programming, and networking opportunities.

NOW, THEREFORE, I, Luke Singletary, Chairman of the Lee County Board of Commissioners, do hereby proclaim October 2024 as

CAREERS IN CONSTRUCTION MONTH

in Lee County, Georgia and I urge all citizens to join me in this special observance.

AND IT IS FURTHER RESOLVED that this Proclamation, unanimously adopted by the Lee County Board of Commissioners as of this 8th day of October, 2024, be spread upon the minutes of this body and that a suitable copy thereof be presented to Mr. John Wanner and the construction students of Lee County High School.



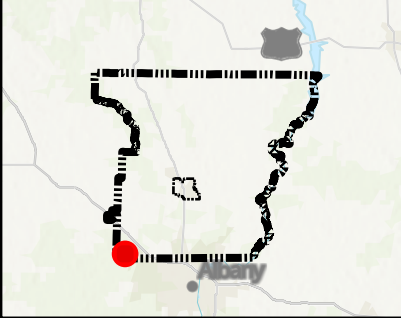
Chairman

Attest

Storm water Ponds Donley Dr - Ambleside Dr

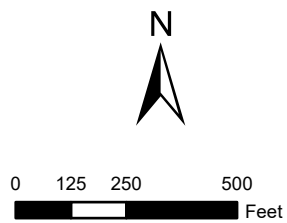


Owner: Lee County
Board of Commissioners
Acres: 18.71
Parcel ID: 018B306



Legend

- StormPonds
- Parcels
- Lee County BOC Owned Parcel
- Easements

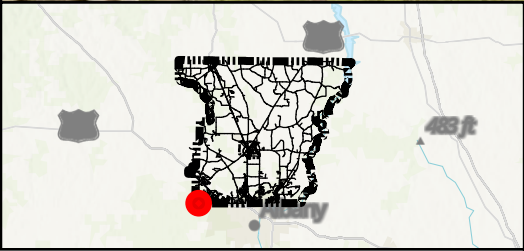


DISCLAIMER
All information available should be used for reference only and should not be considered a legal document. Lee County makes no claims and no warranties concerning the validity or accuracy of the GIS data presented on this map. At any given time data/and or information may not reflect recent changes.

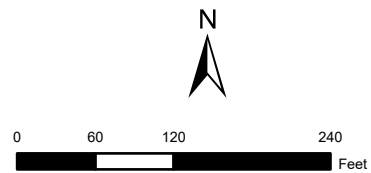
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Date Exported: 10/01/24



Winifred Road Pond



Legend



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User: kacee.smith
Date Exported: 10/01/24



NOTICE

The Lee County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Opal Cannon Auditorium, T. Page Tharp Governmental Building, 102 Starksville Ave N Leesburg, Georgia 31763 on Tuesday, October 8, 2024 at 6:00 PM and pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2024 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

		COUNTY WIDE	2019	2020	2021	2022	2023	2024
C o u n t y w i d e	V A L U E	Real & Personal	1,011,518,354	1,039,499,420	1,258,945,411	1,250,786,570	1,274,335,833	1,328,009,739
		Motor Vehicles	21,993,930	19,463,790	16,525,390	15,449,550	14,921,480	14,680,910
		Mobile Homes	5,001,710	4,823,728	5,025,918	4,888,411	5,915,184	5,871,755
		Timber - 100%	3,003,194	244,962	1,350,970	4,295,404	5,828,525	3,843,762
		Heavy Duty Equipment	140,360	48,843	42,015	10,238	56,080	187,052
		Gross Digest	1,041,657,548	1,064,080,743	1,281,889,704	1,275,430,173	1,301,057,102	1,352,593,218
		Less Exemptions	130,174,273	135,972,819	141,216,365	149,353,578	139,426,747	151,257,197
	NET DIGEST VALUE	911,483,275	930,307,924	1,140,673,339	1,126,076,595	1,161,630,355	1,201,336,021	
	R A T E	Gross Maintenance & Operation Millage	17.1130	16.8440	15.5900	15.8160	16.1060	16.0400
		Less Rollback (Local Option Sales Tax)	3.0150	2.7460	3.1600	3.4100	3.7000	3.6600
NET M&O MILLAGE RATE		14.0980	14.0980	12.4300	12.4060	12.4060	12.3800	
T A X	TOTAL M&O TAXES LEVIED	\$12,850,091	\$13,115,481	\$14,178,570	\$13,970,106	\$14,411,186	\$14,872,540	
	Net Tax \$ Increase	\$135,471	\$265,390	\$1,063,088	(\$208,463)	\$441,080	\$461,354	
	Net Tax % Increase	1.07%	2.07%	8.11%	-1.47%	3.16%	3.20%	



RESOLUTION TO ESTABLISH THE
2024 TAX LEVY

STATE OF GEORGIA

COUNTY OF LEE

Resolved and ordered by the Lee County Board of Commissioners, State of Georgia, at a legally assembled meeting on October 8, 2024 being an advertised meeting for the said Board to establish the tax rate for the 2024 year as follows:

COUNTY GOVERNMENT OPERATIONS (INCORPORATED AREA)

- 16.04 gross mills for the expenses of general county government operations in accordance with the FY 2024-25 budget beginning July 1, 2024 and extending to June 30, 2025.
- 3.66 mills for the rollback of the 1% Local Option Sales Tax.
- 12.38 net mills for the county government operations for the incorporated area.

COUNTY GOVERNMENT OPERATIONS (UNINCORPORATED AREA)

- 16.04 gross mills for the expenses of general county government operations in accordance with the FY 2024-25 budget beginning July 1, 2024 and extending to June 30, 2025.
- 3.66 mills for the rollback of the 1% Local Option Sales Tax.
- 12.38 net mills for the county government operations for the unincorporated area.

COUNTY SCHOOL OPERATIONS

- 16.964 gross mills for the expenses of county school operations.
- .8000 mills for the expenses of principle and interest on county-wide school bonds.
- 17.764 net mills for county school operations.

TOTAL

- 30.144 total net mills for the incorporated area (12.38 + 17.764)
- 30.144 total net mills for the unincorporated area (12.38 + 17.764)
- .00 state millage
- 30.144 total mills for the incorporated area (12.38 + 17.764 + 0.000)
- 30.144 total mills for the unincorporated area (12.38 + 17.764 + 0.000)

Signed and adopted by the Lee County Board of Commissioners, this 8th day of October 2024.

Luke Singletary, Chairman

The above is a true and exact copy of the 2024 tax levy as appears on record in the office of the Lee County Board of Commissioners.

(SEAL)

Kaitlyn Good, County Clerk

Adopted: October 8, 2024



LEE COUNTY
Planning Department
Lee County, Georgia
Staff Report

Variance Application Review – Barragan, 132 Morning Mist Drive, Land Lot 271 – 2nd District

Application Name: Variance Application
Date: 10/3/2024
Applicant Name: Amber Barragan
Property Owner: Amber Barragan
Location: Land Lot 271, 2nd Land District
Parcel Size: 0.23 acres
Existing Zoning: R-1



Application Summary

The applicant requires variances for a pool constructed within the rear yard setback and for exceeding the 40% impervious surface threshold of the property. As stated in the applicant’s letter, this is request concerning construction that has already taken place on the subject property. Within Sec. 70-164 the standards for R-1 include requirements for 10-foot setbacks from side and rear property lines and additionally specify a 40% maximum lot coverage.

Sec. 70-164. - Area, height, bulk, and placement requirements.

<i>Dwelling Units Per Acre of Developable Land — R-1</i>	
<i>Well and septic</i>	<i>1 per every 2 acres</i>
<i>Water and septic</i>	<i>1 per every 1 acre</i>
<i>Water and sewer</i>	<i>3 per every 1 acre</i>
<i>Minimum Lot Width at Setback</i>	
<i>Well and septic</i>	<i>150'</i>
<i>Water and septic</i>	<i>100'</i>
<i>Water and sewer</i>	<i>Staff review*</i>
<i>Minimum Front Building Setback</i>	
<i>Front</i>	<i>35'</i>
<i>Side and rear</i>	<i>10'</i>

Maximum lot coverage	40%
Maximum building height	50'

**Each lot shall have, at a minimum, a 30-foot wide access to a public road.*

- (1) Lot length shall not be more than four times the lot width.*
 - (2) This height limitation shall not apply to grain elevators, silos, windmills, elevator legs, cooling towers, water towers, chimneys and smokestacks, or church spires.*
 - (3) With the exception of well and septic tank developments, all new roads in this district shall be curb and gutter roads as specified in [chapter 38](#) of this Code.*
 - (4) All new roads in this district shall directly connect to existing, paved, public roads.*
 - (5) All final lot sizes shall be approved by the county health department.*
- (Ord. of 12-2-2002, § 70-164)*

In this case, the pool was constructed to within approximately 4 feet of the rear property line, with adjacent concrete pavement extending over the property line onto County-owned property. A variance is required to allow the pool to remain within the setback and to allow in excess of 40% of lot coverage. This zoning-related analysis for variance does not address the factor of pavement extending beyond the property line, which is a real estate issue for Lee County and the applicant to address separately. (Note: fences are not subject to setback requirements and may be constructed within the property lines of the applicant’s property in accordance with Sec 70-97.)

The following is assessment of the Lee County Zoning Ordinance criteria for variances.

Variance Review Comments Summary

A variance may be granted by the Board of Commissioners, after review of the Planning Commission, in cases where the variance is determined to not be contrary to the public interest, and where owing to special conditions a literal enforcement of a specified zoning requirement will result in unnecessary hardship. A variance may be granted in a case of unnecessary hardship determine by the following criteria:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography, and;
- (2) The application of the chapter to this particular piece of property would create an unnecessary hardship, and;
- (3) Such conditions are peculiar to the particular piece of property involved, and;
- (4) Release if granted, would not cause substantial detriment to the public interest or impair the purposes and intent of this chapter, provided, however, that no variance may be granted for a use of land or building which is prohibited by this article.

The evaluation criteria for a hardship variance are generally met in this case. The applicant’s letter makes it clear that the pool contractor, who obtained the appropriate permits for the project, ultimately failed to construct the pool according to the permit, resulting in the need for the variances. This situation is particular to this subject property in that the pool has been constructed on the property prior to realization of noncompliance with setbacks and lot coverage requirements. Relief from the rear property setback would not be expected to cause substantial detriment to the public interest or impact the purpose and intent of the zoning ordinance as the adjacent property to the rear

is owned by Lee County and the current and expected future use of that County-owned property, a stormwater retention pond and surrounding land, is not understood to be incompatible with a close-adjacent pool.

With regards to the 40% maximum lot coverage limitation, it is estimated that the existing house and driveway exceeded 40% lot coverage prior to construction of the pool and its surrounding concrete pavement. The lot is unusually small for an R-1 lot, and as a result it would not be possible to construct a pool on this particularly small parcel without a variance from the lot coverage requirement.

If approved, the variance to allow the pool to remain in its current location would be associated with expectation that an appropriate fence will be constructed within the applicant's property boundaries, following an acceptable real estate resolution with Lee County to address the extent to which construction of pavement has trespassed onto County-owned property.



LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

VARIANCE APPLICATION

OWNER: Amber Barragan
ADDRESS: 132 Morning Mist DR.

DAYTIME PHONE #: _____ EMAIL: _____

ADDRESS OR LOCATION OF PROPERTY: 132 Morning Mist DR

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I (We) the undersigned request in connection with the property hereinafter described:

Present Zoning R1 Present Use of Property: Resident

271 Land Lot Number 2nd Land District .23 # of Acres

Reasons for requesting variance:
Kobs over pour my pool
DECK on to city property.

ALSO ATTACH: (1 copy of each) Plat of property, including vicinity map

Legal description Containing Metes and Bounds

I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.

WITNESS _____ OWNER Amber Barragan G.

DATE: 8/22/24

DATE: 8/22/24

Application Fee: 150.00 Date Paid: 8/22/24 Received by: _____

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.

Applicant Name: _____

Address: _____

Phone #: _____ Email: _____

After Recording Return To:
Watson Spence LLP
Real Estate Department
PO Box 2008
Albany, GA 31702

Order No.: 190253

LEE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 153.00
DATE 7-22-19
[Signature]
CLERK OF SUPERIOR COURT

088-2019-20758

GEORGIA, LEE COUNTY
FILED FOR RECORD ON
July 22, 2019
TIME 4:00 PM BOOK 2072 PG 138
RECORDED 7-22-19
[Signature]
SARA CLARK, CLERK
S.C.L.C. GA

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DOUGHERTY

THIS INDENTURE, made this 19th day of July, 2019, between Chad E. Kirkpatrick and Julie R. Kirkpatrick, of the County of Lee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Amber L. Barragon-Gonzalez, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and 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,

All that tract or parcel of land lying and being in Land Lot 271 in the Second Land District, Lee County, Georgia, and being all of Lot 155 of Huntingdon Subdivision, Section 4, according to a map or plat of said subdivision as same is recorded in Plat Cabinet "E", Slide E-139-B, in the office of the Clerk of Superior Court of Lee County, Georgia.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 19th day of July, 2019.

[Signature]
Chad E. Kirkpatrick
[Signature]
Julie R. Kirkpatrick

Signed, sealed and delivered in the presence of:
[Signature]
Evans, III, Unofficial Witness
[Signature]
Lori F. Cook, Notary Public

My Commission Expires: September 10, 2022



After Recording Return To:
Watson Spence LLP
Real Estate Department
PO Box 2008
Albany, GA 31702

Order No.: 190253

LEE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 153.00
DATE: 7-22-19
Peggy Everson
CLERK OF SUPERIOR COURT
088-2019-20758

GEORGIA, LEE COUNTY
FILED FOR RECORD ON
July 22, 2019
TIME 4:00 PM BOOK 2072 PG. 138
RECORDED 7-22-19
Peggy Everson
SARA CLARK, CLERK
S.C.L.C., GA

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DOUGHERTY

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WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and 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,

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SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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.

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IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 19th day of July, 2019.

[Signature]
Chad E. Kirkpatrick
[Signature]
Julie R. Kirkpatrick

Signed, sealed and delivered in the presence of:
[Signature]
Evans G. Plowden, III, Unofficial Witness
[Signature]
Lori F. Cook, Notary Public

My Commission Expires: September 10, 2022



To Whom it may concern,

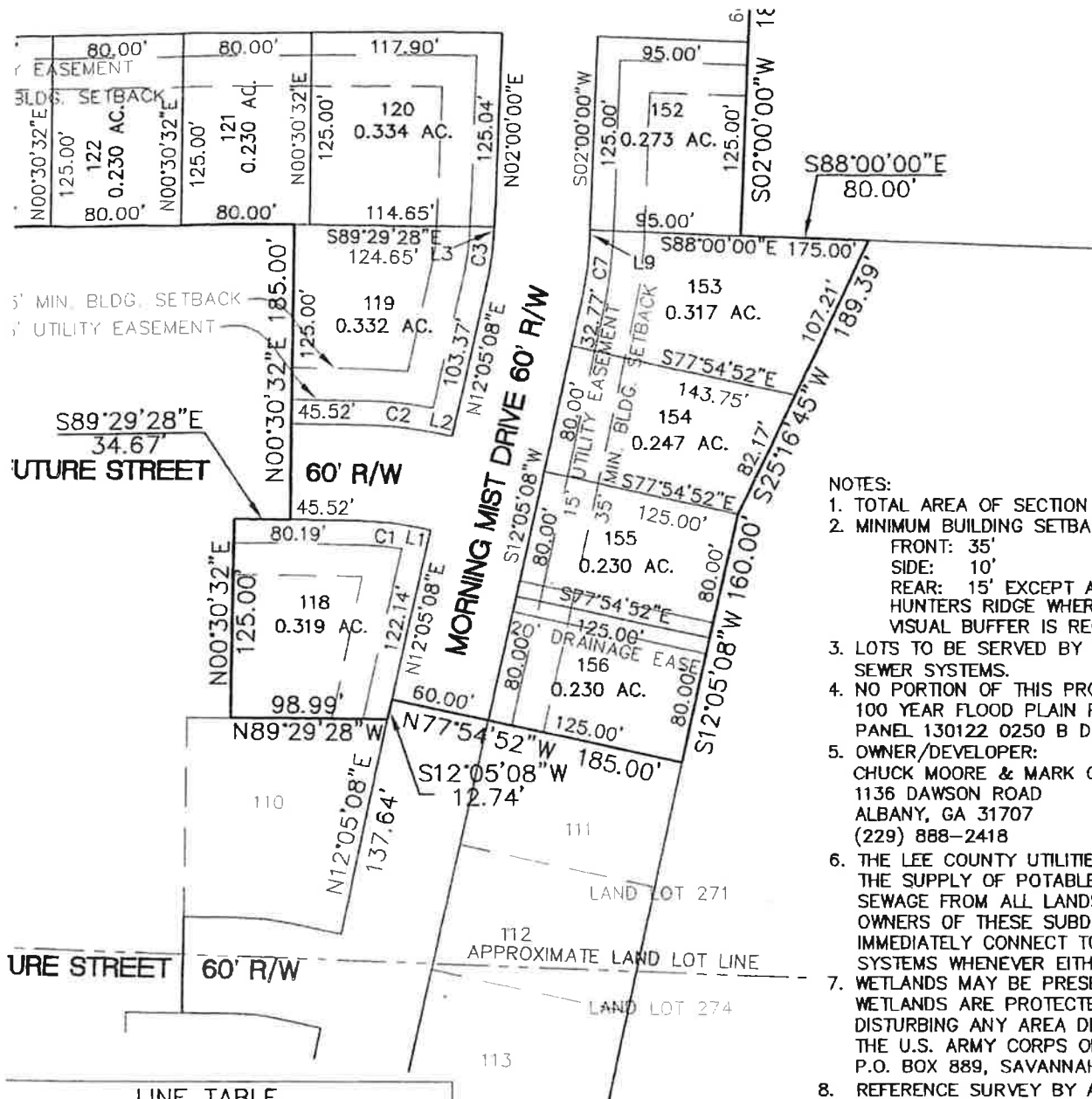
Hello, My name is Amber Barragan I am writing requesting permission to put up a fence around my new pool. A little back story I purchased this pool from Kobs Pool here in Leesburg Georgia. I had the expectation on them being a well-known local company I would have great service, and they knew the rules and regulations required to do such a large and expensive job. The pool with them cost me around 60k but with all the issues I have had to deal with I am about 75k in on fixing the issues. I have had nothing but issues with my pool and this company regarding fixing issues or management/owner to meet with me to talk about issues. This has resulted into me hiring a Lawyer to get steps moving to fix the issues. Listed Below are the problems I have has with the company.

1. Written and confirmed with salesperson we wanted a fence. We discussed color and type, mid pool build we were informed a fence was not on our contract per salesperson not adding it and they would not be fixing the issue because we were not, not given anything we did not pay for. We were under the understanding for the 60k we would have a fence and pool we would then have to pay for a fence my quote was \$5,500.
2. Was told by person who pours concrete he could pour concrete that was already purchased anywhere we wanted (example: instead of having a 6ft deck around the entire pool we could do 3ft on back side use the extra concrete and have it connected with my house and already existing concrete pad) at the end that was a lie. I then had to pay an additional \$8,500 to connect pool concrete to my house and existing concrete, have it textured like pool deck, and painted same color as pool deck.
3. My pool was finished and filled on 3/19/2024. On June 1, 2024 was the first time my pool liner came out. I contacted them immediately but because it was a Saturday no one came until following week. The gentleman who came told me the pool liner was affected due to temperature and the liner being left out to long it had stretched and the water from the rainstorm we had over that weekend got behind liner. He also stated this would always be an issue because with the heat the liner had stretched and would never fit back right. I contacted the office regarding this, they told me he didn't know what he was talking about, that this happens with all liner pools. My next question was but my pool is brand new and was made for hot days how this can already be an issue and if it is a common issue why was this not brought to my attention in the office the day I picked my liner. Never received a different answer other than blaming the heat and only solution was for the first year they will come every time my liner comes out to tuck it back but after first year I am charged every time. As of today Aug 22nd, my liner has come out in different spots 13 times. Another "fix" they wanted to do was add random super white pieces of line lock around my dark blue pool so just to give a picture it would look like my pool had white pieces of tape randomly around the edge of my pool. I asked them to put a complete strip of liner lock for me because this seems to be an issue I was denied said I could pay them, but nothing would be given. Also to state They put liner lock around my pool steps and said it would not come out it has also pulled out twice.

4. When you step on the liner you can feel it move, it has air bubbles around the edges. The steps move when you step down. All this has to do with liner not being installed correctly. I have requested to meet the Owner Kent Kobs at my house to talk about this and for me to show him the issues. He has yet to call me back nor have a meeting set up. They explained to me my warranty on the liner does not cover this only if it is ripped.
5. I contacted Atlas Fence Company for them to put my fence in (this is the same company Kobs was going to hire to put my fence in with per Chris the salesperson) they came out and measured my property and advised me my pool was over poured on to city property. This was the day I contacted a lawyer to get advice on what to do next since fixing my liner was not handled with customer service, I knew this would be a big problem and I needed assistance to make the best choices. Per my lawyer I needed to make sure Atlas was correct I was told to hire a land surveyor. It cost me \$475, and he confirmed my pool was overpoured. The next step, my lawyer told me to do was to call Kobs to give them a chance to fix it. I contacted Kobs to explain what happened. Mandy said she would talk to Kent and either her or him would contact me back. Mandy called me back and stated they spoke with the Inspectors office and per Joey Davenport I am allowed to put the fence up. I then asked Mandy for an approval letter from city stating this. She said she did not have one but would get it. About 3 weeks passed, I was out of town for work and had a family vacation. Between this time the approval letter never came from Kobs, but Atlas Fence called several times pressuring us to put this fence up asap, stated that Joey was upset with us and didn't understand why we had not already had a fence up. Due to these company's working hand and hand, I did not feel comfortable with them, so I went with a 3rd party Ryan Edmonds LLC. Ryan came to my house on July 31st with all the materials ready to start the job. Right before he started, I asked him to go downtown and get the approval letter that I never received from Kobs just to cover myself. On July 31st is when I found out Kobs never got the approval from the Inspectors office they had lied to me. I then emailed Kobs regarding the letter asking if they would send it to me. The response word for word was "No, they are now making us apply for a variance before they supply a letter". I set up a meeting myself with Mr. Joey and Ms. Amanda and there is when he told me he had not spoken to Kobs and he had already gone to my house and he would not approve the fence, but also my entire pool is poured wrong, and the blue prints the submitted was not the size or shape of my pool. Mr. Joey told me it was best to put up a temporary fence, which I did and that cost me \$350. They explained what a variance was, but I was under the understanding Kobs would file it that day July 31st and as of Aug 19th they had yet to filed one. I contacted my lawyer on the next steps, he advises me we gave them enough time to file, since they did not for me to apply. I contacted Ms. Amanda on the steps.

With all this said, I am requesting to be able to put a fence up to keep my pool a safe area for my neighborhood and my small children. Thank you for your time.

Amber Barragan



- NOTES:
- TOTAL AREA OF SECTION FOUR IS 13.595 ACRES.
 - MINIMUM BUILDING SETBACKS ARE:
FRONT: 35'
SIDE: 10'
REAR: 15' EXCEPT ALONG COMMON LINE WITH HUNTERS RIDGE WHERE A 20 REAR SETBACK VISUAL BUFFER IS REQUIRED
 - LOTS TO BE SERVED BY LEE COUNTY WATER AND SEWER SYSTEMS.
 - NO PORTION OF THIS PROPERTY LIES IN THE 100 YEAR FLOOD PLAIN PER F.I.R.M. COMMUNITY PANEL 130122 0250 B DATED MAY 15, 1991.
 - OWNER/DEVELOPER:
CHUCK MOORE & MARK GOODYEAR
1136 DAWSON ROAD
ALBANY, GA 31707
(229) 888-2418
 - THE LEE COUNTY UTILITIES AUTHORITY HAS CONTI THE SUPPLY OF POTABLE WATER AND RECEIPT OF SEWAGE FROM ALL LANDS SUBDIVIDED AFTER JUL OWNERS OF THESE SUBDIVIDED LOTS WILL BE REC IMMEDIATELY CONNECT TO PUBLIC WATER AND SE SYSTEMS WHENEVER EITHER BECOMES ACCESSIBLE
 - WETLANDS MAY BE PRESENT IN SOME OF THESE I WETLANDS ARE PROTECTED BY FEDERAL LAW. BEF DISTURBING ANY AREA DESIGNATED AS A WETLAN THE U.S. ARMY CORPS OF ENGINEERS, REGULATOR P.O. BOX 889, SAVANNAH, GEORGIA 31402-0889.
 - REFERENCE SURVEY BY ATLAS SURVEYING COMPA APRIL 14, 2000, ENTITLED PARTIAL TOPOGRAPHIC FOR: CHUCK MOORE & MARK GOODYEAR.
 - STREETS ARE CURB & GUTTER WITH A WIDTH C 31' FROM BACK OF CURB TO BACK OF CURB. PAVEMENT RADIUS AT CUL-DE-SAC IS 40'.
 - IRON REBAR SET ON ALL CORNERS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°54'52"W	9.40'
L2	S77°54'52"E	9.40'
L3	N02°00'00"E	4.97'
L4	N89°29'28"W	25.03'
L5	S49°55'21"W	28.28'
L6	S40°04'39"E	28.28'
L7	S89°29'28"E	25.03'
L8	S88°00'00"E	28.80'
L9	S02°00'00"W	5.15'

CURVE TABLE			
LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
34.35'	170.00'	N83°42'10"W	34.29'
46.47'	230.00'	N83°42'10"W	46.39'
25.52'	145.00'	N07°02'34"E	25.49'
25.42'	330.00'	S87°17'03"E	25.41'
20.80'	270.00'	S87°17'03"E	20.79'
5.33'	205.00'	N88°44'44"W	5.33'
36.09'	205.00'	N07°02'34"E	36.04'

FINAL PLAT
HUNTINGDON SUBDIVISION SECTION
PART OF LAND LOT 271, SECOND LAND DISTRICT
LEE COUNTY, GEORGIA



LANIER
ENGINEERING INC.

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

SURVEYED	DSC	SCALE	1" = 100'	PROJ. NO.	04177	DATE	10/11/05	S
DRAWN	EWV	CHECKED		DWG	04177.DWG	SUR. DATE	10/11/05	1



125'

80'

FENCING BY OTHERS

26' FROM POOL TO SOUTH PROPERTY LINE

15' FROM POOL TO HOUSE

119' FROM POOL TO WEST PROPERTY LINE

EQUIPMENT PAD LOCATION

16' FROM POOL TO NORTH PROPERTY LINE


125'

15' FROM POOL TO EAST PROPERTY LINE

.08

POOL TYPE - VINYL
POOL SIZE - 16'/32'
PATIO SIZE - 800 SQ FT
PROJECT TOTAL - 35,000.00

AMBER BARRAGAN RESIDENCE
132 MORNING MIST DRIVE / LEESBURG GA

<p>Planning, Zoning & Engineering Joey Davenport, Interim Director Amanda Nava, Assistant Director Kara Hanson, Office Manager/Planning Assistant Randy Weathersby, GIS Manager Charles Talley, GIS Technician</p>	 <p>LEE COUNTY</p>
<p>Tel: 229-759-6000 102 Starksville Avenue N www.lee.ga.us Leesburg, GA 31763</p>	

August 1, 2024

Amber Barragan-Gonzalez
 132 Morning Mist Drive
 Leesburg GA 31763

Re: Meeting Notes from July 31, 2024

Co-County Manager Joey Davenport, Assistant Director Amanda Nava, and Homeowner Amber Barragan-Gonzalez met on this date at 2:00 P.M. to discuss the issues related to the improper placement of a swimming pool at Mrs. Barragan-Gonzalez's home at 132 Morning Mist Drive and not in compliance with the approved site plan.

Kobs Pools Inc. submitted a site plan with the permit application for the swimming pool. This application and site plan which met the ordinance and setback requirements at that time, was subsequently approved by Lee County and a permit was issued for the construction of the swimming pool.

After an inspection of the property was made, it was determined that the pool placement did not appear to follow the approved site plan. There are three primary issues concerning the pool placement by the contractor (Kobs Pools, Inc.) at this location and detailed as follows; (1) the concrete pool deck was poured over the rear property line and encroaches onto property owned by the Lee County Board of Commissioners, (2) the actual pool structure encroaches into the rear property setback (15 foot rear setback, per plat and 10 foot per ordinance; the pool is approximately 2-4 feet within the setback). (3) With that, (if approved as constructed) the required fence around the pool would also be placed over (across) the property line, which will further encroach onto Lee County's property.

In order to place the required fence and approve the already placed concrete pool deck at the rear of the pool as constructed, a variance would be required to be approved by the Board of Commissioners.

The referenced variance is a procedural matter that seeks to ask the Lee County Board of Commissioners permission to (1) encroach on their property with the required fence, (2) encroach on BOC property with the (already placed) concrete pool deck onto BOC property, and finally (3) the improper encroachment of the pool structure into the rear property setback.

This variance application would involve submitting the application, a letter of intent/explanation, and the fee of \$150.00 (the deadline to submit and to be placed on the next calendar is the last Friday of each month). The case will go before the Planning Commission, recommendation body, followed by the Board of Commissioners who have the final vote.

If you need additional information or have any questions, please contact me at amanda.nava@lee.ga.us.

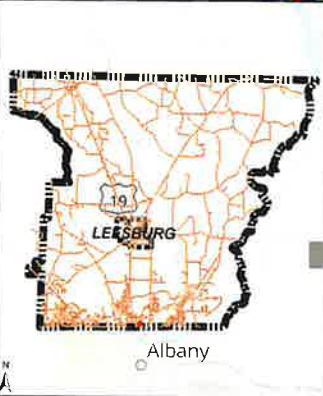
Respectfully,

Amanda Nava

Assistant Director Planning,
 Zoning and Engineering
 Lee County, Georgia

Attachments: The Permit Application from Kobs Pools, Inc. & supporting documents

Zoning - 132 Morning Mist Dr.



Legend

- AddressPoints
- Parcel Level Zoning
- Building
- Parcel

1 inch equals 36 feet

0 25 50 Feet

DISCLAIMER
All information available should be used for reference only and should not be considered a legal document. Lee County, GA makes no claims and no warranties concerning the validity or accuracy of the GIS data presented on this map. At any given time data/and or information may not reflect recent changes.



Lee County - Leesburg - Smithville Planning Commission

CHAIRMAN JASON SHEFFIELD, VICE-CHAIRMAN JIM QUINN
JOHNNY GOLDEN, KYLE LUCKIE, MIKE MCVEY, SHIRLEY STILES, CHARLIE BARNER

MEETING MINUTES
September 5, 2024 at 6:00 P.M.
Opal Cannon Auditorium
T. Page Tharp Governmental Building
102 Starksville Avenue North
Leesburg, GA 31763

Members Present: Chairman Jason Sheffield, Vice-Chairman Jim Quinn, Commissioners Johnny Golden, Kyle Luckie, Mike McVey, Shirley Stiles, and Charlie Barner

Members Absent: N/A

Staff Present: Assistant Director Amanda Nava, GIS Manager Kacee Smith, Office Manager/ Planning Assistant Kara Hanson, and Lee Walton (WSP Planning Consultant; by phone)

I. CALL TO ORDER

Chairman Jason Sheffield called the meeting to order at 6:00 p.m.

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Commissioner Kyle Luckie read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Introduction of the new GIS Manager

Amanda Nava introduced the new GIS Manager Kacee Smith to the Planning Commission.

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the July 11, 2024 Planning Commission meeting.

Vice-Chairman Jim Quinn made the **MOTION** to **APPROVE** the minutes as presented, seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining Commissioners voting yea.

V. PUBLIC HEARINGS

REZONING APPLICATIONS

- (A) North Westover Properties, LLC (Z24-010)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 0.367 acres from C-2 (General Business District) to R-2 (Multi-Family Residential District). The property owner is North Westover Partners, LLC. The subject property is located in the City of Leesburg at 261 Walnut Avenue, South, parcel number 037C024, in Land Lot 083 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Mr. Lee Walton, consultant with WSP, summarized the staff report providing a synopsis of the staff report. The subject area is designated as a commercial area in the Comprehensive Plan's future Land-Use Map. However, the Housing Options Goal in the City of Leesburg portion of the Lee County Comprehensive Plan states a need for a diversity of housing types in mixed-use environments. The subject property is adjacent to the Leesburg Public Library and to a county park. The staff proposes conditional approval of the rezoning with the conditions that the proposed



development must provide the necessary buffering, a traffic study, front yard landscaping and monuments appropriate for a high density residential development along a state highway, the applicant shall be responsible for coordination with park manager and library director with respect to fencing, buffers, and access, and the Site Development Plan review and approval process shall involve the Leesburg Mayor and City Council as well as the Planning Commission.

Chairman Jason Sheffield opened the public hearing at 6:12 p.m.

Applicant Presentation

Bobby Donley with Lanier Engineering provided a quick synopsis of what the owner/ developer Mr. Patel's vision for the development. He advised that there would be a demo of the existing commercial use building that is currently on the property, and provide a redevelopment of multi-family, mixed use type of development. He presented the board with a concept plan.

Vice-Chair Jim Quinn asked if there are any green space requirements. Mr. Donley informed him that the ordinance does require open space requirements.

Commissioner Shirley Stiles asked for more information on parking, and if it would affect the park and library next to this parcel. Mr. Donley explained that there would not be any overflow of parking that the development will have excess parking.

Commissioner Johnny Golden asked about the water run off on the Northwest corner. Mr. Donley believes there will be less run off than what is there now, and that there are also water quality requirements that would need to be integrated onto this site.

Public Supporters

Bob Alexander
David Daughtry
Sammy Smith

Public Opposition

Mark Smith
Ann Nix

The public hearing closed at 6:59 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Commissioner Kyle Luckie made a **MOTION** to **APPROVE** the rezoning of the subject property at 261 Walnut Avenue, South, parcel number 037C024, in Land Lot 083 of the Second Land District, total of 0.367 acres from C-2 (General Business District) to R-2 (Multi-Family Residential District) with the **CONDITION** that they adhere to the following: the proposed development must provide the necessary buffering between residential and commercial properties and should be accomplished on the proposed residential property. A traffic study shall be conducted that meets the approval of the City of Leesburg and the Department of Transportation given the proposed development is located along a state highway and in close proximity to a major intersection. Front yard landscaping and monuments shall be considered in a manner that is appropriate for a high density residential development that is located along a state highway. The applicant shall be responsible for coordination with and approval by the Lee County Department of Recreation as park manager and Lee County Library director with respect to fencing, buffers, and access. Site Development Plan review and approval process shall involve the Leesburg Mayor and City Council as well as the Planning Commission, a utility study for the City of Leesburg, public services impact, Flock system, and that the residential portion of the property be gated. Seconded by Vice-Chairman Jim Quinn. The **MOTION** was unanimous with remaining Commissioners voting yea.



(B) **Milan Patel (Z24-011)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 6.974 acres from C-2 (General Business District) to R-2 (Multi-Family Residential District). The property owner is John T. Phillips, III. The subject property is located in the City of Leesburg at 259 Walnut Avenue, South, parcel number 037C024, in Land Lot 083 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Mr. Walton summarized the staff report providing a synopsis of the staff report. The subject area is designated as a commercial area in the Comprehensive Plan's future land use map. However, the Housing Options Goal in the City of Leesburg portion of the Lee County Comprehensive Master Plan states a need for a diversity of housing types in mixed-use environments. The subject property is adjacent to the Leesburg Public Library and to a county park. The staff proposes conditional approval of the rezoning with the conditions that the proposed development must provide the necessary buffering, a traffic study, front yard landscaping and monuments appropriate for a high density residential development along a state highway, the applicant shall be responsible for coordination with park manager and library director with respect to fencing, buffers, and access, and the Site Development Plan review and approval process shall involve the Leesburg Mayor and City Council as well as the Planning Commission.

Chairman Jason Sheffield opened the public hearing at 7:23 p.m.

Applicant Presentation

Bobby Donley provided a brief presentation as this is for the same project presented prior. He and Mr. Patel were available for questions.

Public Supporters

Bob Alexander
David Daughtry
Sammy Smith

Public Opposition

Mark Smith
Ann Nix

The public hearing closed at 7:27 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Commissioner Kyle Luckie made a **MOTION to APPROVE** the rezoning of the subject property at 261 Walnut Avenue, South, parcel number 037C024, in Land Lot 083 of the Second Land District, total of 0.367 acres from C-2 (General Business District) to R-2 (Multi-Family Residential District) with the **CONDITION** that they adhere to the following: the proposed development must provide the necessary buffering between residential and commercial properties and should be accomplished on the proposed residential property. A traffic study shall be conducted that meets the approval of the City of Leesburg and the Department of Transportation given the proposed development is located along a state highway and in close proximity to a major intersection. Front yard landscaping and monuments shall be considered in a manner that is appropriate for a high density residential development that is located along a state highway. The applicant shall be responsible for coordination with and approval by the Lee County Department of Recreation as park manager and Lee County Library director with respect to fencing, buffers, and access. Site Development Plan review and approval process shall involve the Leesburg Mayor and City Council as well as the Planning Commission, a utility study for the City of Leesburg, public services impact, Flock system, and that the residential portion of the property be gated. Seconded by Vice-Chairman Jim Quinn. The **MOTION** was unanimous with remaining Commissioners voting yea.



(C) **Lanier Engineering, LLC. (Z24-012)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 14.862 acres, at the rear portion of the parcel, from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is Trioxlor 1, LLC. The subject property is located at 3268 Palmyra Road, parcel number 040B009, in Land Lots 267 and 268 of the First Land District of Lee County, Georgia.

Public Hearing Discussion

Staff Presentation

Assistant Director Amanda Nava provided a brief summary of the staff report. The staff recommends approval with conditions being if the rezoning is approved any proposed development must reduce impacts on the bordering freshwater pond (and wetlands, if identified).

Chairman Jason Sheffield opened the public hearing at 7:34 p.m.

Applicant Presentation

Bobby Donley gave a brief presentation and was available for questions.

Public Supporters

None

Public Opposition

None

The public hearing closed at 7:40 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Vice-Chair Jim Quinn made a **MOTION** to **APPROVE** the rezoning of the rear portion at the subject property at 3268 Palmyra Road, parcel number 040B009, in Land Lots 267 and 268 of the First Land district, total of 14.862 acres from R-1 (Single-Family Residential District) to C-2 (General Business District) with the **CONDITION** that they adhere to the following: the proposed development must reduce impacts on the bordering freshwater pond (and wetlands, if identified). Seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining commissioners voting yea.

TEXT AMENDMENTS

(A) **Lanier Engineering, LLC. (T24-002)** has submitted a request to amend **Chapter 70 of The Code of Ordinances of Lee County, Article VI, Section 70-196**, so as to amend the requirement for public water and sewer in the R-2 Multi-Family Residential District; to provide the option of private community septic systems.

Public Hearing Discussion

Staff Presentation

Mr. Lee Walton consultant with WSP provided a summary of the staff report. Staff recommends **denial** of the proposed text amendment to remove the requirement for public water and sewer and allow for public water systems and private sewage management systems for housing development in the R-2 zoning district.

Chairman Jason Sheffield opened the public hearing at 7:46 p.m.

Applicant Presentation

Bobby Donley and applicant Jason Wiggins explained their intent for the proposed text amendment language. They understand the County has sewer restrictions and would like to develop a specific project with a private sewage system (the official and full recording of this presentation is filed and



available in the Planning and Zoning office).

Public Supporters

None

Public Opposition

None

The public hearing closed at 8:34 p.m.

Commission Discussion

The commissioners held a discussion on this matter. The official and full recording of this meeting is filed and available in the Planning and Zoning office.

Vice-Chairman Jim Quinn made a **MOTION** to **APPROVE** the request, with changes from the proposed text amendment, to amend **Chapter 70 of The Code of Ordinances of Lee County, Article VI, Section 70-196**, so as to amend the requirement for sewer system in the R-2 Multi-Family Residential District, to provide the option of private community septic systems as follows: Public Water and sewer shall be required. In the event that accessibility to such is not available, the development shall have access to a Public Water system and shall be served by a Private Sewage Management System approved by the Environmental Health Department or the Georgia Department of Natural Resources, Environmental Protection Division.; whichever is applicable. Seconded by Commissioner Mike McVey. The **MOTION** carried with a 6 to 1 vote with remaining commissioners Jason Sheffield, Charlie Barner, Shirley Stiles, Kyle Luckie voting yea, and Commissioner Johnny Golden voting nay.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on Lee County cases on **Tuesday, September 10, 2024, at 6:00 p.m.**, and a final vote on **Tuesday, September 24, 2024, at 6:00 p.m.**, in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763.

The City Council of Leesburg will conduct a public hearing on the City of Leesburg cases on **Tuesday, October 1, 2024, at 6:00 p.m.**, at City Hall located at 107 Walnut Avenue, North, Leesburg, Georgia 31763.

VIII. ADJOURNMENT

Commissioner Kyle Luckie made a **MOTION** to **ADJOURN**, seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 8:39 p.m.**

Meetings of the Planning Commission and the Board of Commissioners are open to the public.

Georgia law requires that all parties who have made campaign contributions to any member of the Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desire to appear at the public hearing in opposition to the application, shall, at least five (5) days prior to the public hearing, file a campaign contribution report with the Lee County Planning Commission.

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 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible.


Work Order #4			
CLIENT: Lee County Commission Agreement Work Order No: MSA 06/28/2022	Project Name: Lee County Multi-Family Analysis Support Project Number: TBD		
<p>This Work Order (“Work Order”), when approved and signed by both parties, is issued under and amends that certain Agreement between the parties dated 06/28/2022 (“Agreement”). Except as expressly modified herein, all terms and conditions of the Agreement remain in full force and effect.</p>			
<p>SCOPE OF SERVICES:</p> <p>WSP shall perform the following services (“Services”):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> As set forth in the attached document entitled Multi-Family Analysis Services Proposal. <input type="checkbox"/> As described as follows: {Insert description here}. <p>The Services are <input type="checkbox"/> are not <input checked="" type="checkbox"/> in support of a U.S. Government contract.</p> <p>SCHEDULE:</p> <p>Time to complete performance of the Services is 160 days, and the date for completion is 5/15/2025.</p> <p>COMPENSATION:</p> <p>The CLIENT’s payment obligation under this Work Order is as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The Firm Fixed Price for the Services is <input checked="" type="checkbox"/> The Estimated Cost for the Services is Fifteen Thousand Dollars (\$15,000). <p>By their signatures below, the parties acknowledge that they shall be bound by the terms of this Work Order, including the attachments hereto, and that the undersigned are authorized to enter into this Work Order.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> CLIENT: Lee County Date: _____ By: _____ (Signature) Name: _____ (Printed Name) Title: _____ </td> <td style="width: 50%; vertical-align: top;"> WSP USA: Date: <u>October 3, 2023</u> By: _____ (Signature) Name: <u>Lee Walton, AICP</u> (Printed Name) Title: <u>Project Mgr./Asst. VP</u> </td> </tr> </table>		CLIENT: Lee County Date: _____ By: _____ (Signature) Name: _____ (Printed Name) Title: _____	WSP USA: Date: <u>October 3, 2023</u> By: _____ (Signature) Name: <u>Lee Walton, AICP</u> (Printed Name) Title: <u>Project Mgr./Asst. VP</u>
CLIENT: Lee County Date: _____ By: _____ (Signature) Name: _____ (Printed Name) Title: _____	WSP USA: Date: <u>October 3, 2023</u> By: _____ (Signature) Name: <u>Lee Walton, AICP</u> (Printed Name) Title: <u>Project Mgr./Asst. VP</u>		

Exhibit “1”



October 3, 2024

Ms. Christi Dockery, County Manager
Lee County
102 Starksville Avenue North
Leesburg, GA 31763

WSP USA Environment & Infrastructure, Inc.
2677 Buford Highway
Atlanta, GA 30324
USA
T: 404-873-4761

Ref: Master Service Agreement Task Order 4 – Multi-Family Analysis Proposal

Dear Ms. Dockery,

WSP is pleased to submit this proposal to provide planning analysis services to support Lee County. This task proposal is in accordance with the established Master Service Agreement form. This proposal includes scope of services and associated schedules and fee estimate for planning and analysis support services associated with the current moratorium on multi-family residential land use and zoning.

Schedule

The proposed schedule, as indicated following the detailed task descriptions below, is an approximately 6-month period extending to March 15, 2025. WSP will coordinate with Lee County staff to confirm mutually agreeable schedules for each component of this task order.

Cost Proposal Summary

WSP proposes to complete the described scope of services for this task in accordance with the Compensation sections of the task form.

- Multi-Family Residential Policy and R-2 Zoning Amendment Support - \$15,000

We will execute the identified scope of services and advise you in advance if deviation from scope of services may have impact on our ability to execute within budget. We will not exceed the indicated budget without expressed written approval from Lee County. Project financial and payment terms shall be in accordance with the attached Master Services Agreement.

Authorization

WSP proposes to accomplish the scope of services in accordance with the previously established Master Service Agreement (MSA) including standard terms and conditions which are an integral part of this proposal. Documents shall be executed in accordance with the MSA format.

We appreciate your consideration of WSP for these important efforts. If you have any questions regarding this proposal, please contact us.

Sincerely,

WSP USA Environment & Infrastructure, Inc.

Lee Walton, AICP
Project Manager

Ron Huffman, ASLA, AICP
Senior Principal

Work Order/Task 3: Lee County Multi-Family Residential Planning Analysis

(In accordance with the Master Services Agreement dated June 28, 2022, between WSP USA Environment & Infrastructure, Inc. and the Lee County Board of Commissioners)

SCOPE OF SERVICES

Understanding and Intent

Lee County has need for support from qualified professional planners in association with the currently applied moratorium on multi-family residential land use and zoning. This task includes providing support for the County planning process to address multi-family housing land use policy and the R-2 zoning district. Lee County may determine the associated need to provide additional support. If so, additional analysis will be addressed under a separate budget to be determined following definition of required scope of services.

Tasks

WSP planning specialists will coordinate with the Lee County Planning and Zoning Office, County Manager and other County departmental staff as appropriate to accomplish tasks. The following will structure provision of these services.

1. Multi-Family Residential Land Use Policy Analysis and R-2 Zoning Amendment Support – WSP understands that the Board of Commissioners has passed a moratorium on multi-family residential development and associated R-2 zoning decisions which includes direction to the Lee County Planning and Zoning staff, in consultation with others, to establish and adopt appropriate amendments to the Lee County Comprehensive Plan and the Lee County Code of Ordinances regarding multi-family residential land use in unincorporated Lee County. The associated planning analysis requirements are to assess the current policy; identify and assess available data and facts concerning infrastructure and public services; consult with stakeholders and facilitate public involvement as appropriate for a minor Comprehensive Plan amendment; draft a comprehensive plan amendment; draft an associated R-2 zoning amendment; and adopt both. During the course of this process, WSP anticipates providing the following:
 - A. Prepare a memo documenting analysis of existing Lee County policy and regulations concerning multi-family residential, with commentary about similar policy and regulations from adjacent/similar counties.
 - B. Organize and review available relevant information drawn directly from County data, County departments and justifiable facts that is pertinent to the impact of multi-family residential land use in unincorporated Lee County in order to provide a basic analysis comparing multi-family land use to other types of land uses as follows:
 - Collect and analyze available data for existing multi-family properties in unincorporated Lee County:
 - Review the recent Lee County sewer infrastructure study by Hofstadler Associates to identify applicable information for inclusion in this analysis.
 - Identify relevant studies/reports/publications from authoritative sources and/or other similar communities.
 - C. Prepare materials for a public meeting on the topic of multi-family residential land use, including overview presentation and survey/response tool(s).

- D. Draft an amendment to the language of the Comprehensive Plan regarding Multi-Family Residential land use.
- E. Draft a zoning text amendment - R-2 District regulations revision.
- F. Assist with Planning Commission review and Board of Commissioners adoption of the Comprehensive Plan amendment and Zoning text amendment.

Associated with these tasks, we anticipate participation in up to three (3) in-person meetings with County staff and/or stakeholders as well as regular conference calls for progress tracking and coordination.

SCHEDULE

Period of performance of the Services shall extend to March 15, 2025, to coincide with the end of the current Lee County moratorium. Scheduling for associated meetings will be determined as mutually agreeable to Lee County and WSP. The project schedule may require adjustments during the course of the effort in order to respond to changing conditions and/or direction from County staff and/or elected officials.

COMPENSATION

The estimated budget for the above-described Services is \$15,000 (fifteen thousand dollars). Services will be provided on a time-and-materials basis according to standard hourly rates for professional services. This budget is inclusive of normal project-related expenses for travel and reproduction. Should actual services provided require in excess of the estimated overall budget, we will provide written notice in advance and request additional budget for additional services. WSP assumes that Lee County will provide appropriate facilities/locations for on-site work by WSP staff at no cost to WSP.



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: **Public Works** - Consideration to authorize staff to publish an RFP for an office building for Code Enforcement and Animal Control personnel.
MEETING DATE: Tuesday, October 8, 2024

MOTION/RECOMMENDATION

Motion to authorize staff to publish an RFP for an office building for Code Enforcement and Animal Control personnel. Staff recommends approval.

BACKGROUND

Staff is requesting to publish an RFP for the construction of an office building for Code Enforcement and Animal Control personnel that is to be located on the Public Works property. This would be a turnkey project, with septic and main power being provided by Public Works. The building would be a minimum of 1200 sq ft and include offices, bathrooms, storage closets, a conference room, and a break room. The front face of building would be siding or brick.

ATTACHMENT

None



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

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: $\frac{3}{4}$ 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

Updated: October 4, 2024

- Professional Services Agreement with Lose Design approved and signed on August 8, 2023
- 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
- Drake Properties – Downtown Leesburg Restaurant Passion
- Elliano'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
- Lee County Utilities Authority Water & Sewer Improvements
- New Jerusalem Grove Baptist Church – Smithville
- Oakland Express convenience store – US Hwy 82
- Oxford Business Park
- Seven Brew – US Hwy 82
- Three Proposed Package Stores – US Hwy 82
- Gas Station – US Hwy 82

DeSoto Solar Project

- DeSoto II and the DeSoto III are both operational
- 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 fall 2024

GEMA

- GEMA representatives will be working with local government, businesses, and citizens to create a Disaster Recovery and Redevelopment Plan
- 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 held Wednesday, August 21, 2024
- Completed plan expected October 2024

GIS

- Implemented Pictometry
- GIS Manager Kacee Smith started working August 26, 2024

Road Layer

- Including road width, length, and speed limits

Utilities Mapping Project

- Purpose: To map all utilities in Lee County
 - Reviewing drawings to gather information. 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

Pavement Section Mapping Project

- Purpose: To map pavement sections (i.e. sidewalks, parking areas, roads)
 - Great feature to have when a map is only viewable without imagery
 - Will allow tracking of the area as well as having a visual of commercial sidewalks/parking areas in Lee County

Updated Mapping Templates

- Added disclaimers and other mapping elements to Lee County Map templates

GIS Training Classes

- Will begin hosting ArcGIS pro and ArcGIS online training classes at the end of September for County Personnel interested in learning the functionality of ArcGIS online and ArcGIS Pro

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

2025 LMIG

- Letter from GDOT received July 9, 2024
- Lee County's formula amount for 2025 is \$704,454.79, plus the 30% local match of \$211,336.44 comes to a total of **\$915,791.23**
- All electronic LMIG applications must be received no later than February 1, 2025

Playground Upgrades

Pirates Cove

- New exercise equipment has been purchased for Pirates Cove Nature Park
- Zane Grace Construction installed a 48x48x6 concrete pad
 - BOC awarded project on May 14, 2024 for \$20,493.00
- Zane Grace Construction installing fitness equipment
- Trail has been established
- Picnic tables and benches installed

- Parking stops and plants installed
- Waiting for quote for the installation of a Sun Shade
- Received pricing on shade cloth and alternative coverings. We are exploring some other options and will report back with options.

Callaway Park

- Additional playground equipment has been purchased with SPLOST
- Completed fencing and solar lights
- Waiting for picnic tables, set to ship on the 9th of October

Springdale Park

- Additional playground equipment has been purchased with SPLOST
- Completed fencing and solar lights
- Benches installed
- Complete

Rivers Alive Cleanup

- Saturday, September 21, 2024
- Over 50 volunteers showed up to cover about 23 miles of Lake Chehaw, Muckalee Creek and Kinchafoonee Creek. They removed 780 pounds of trash from our waterways.

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 project – waiting on Leesburg for contractor to complete.

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: October 14 2024, with the road closure and respective detour lasting through Mid-March (150 calendar days)
 - Southern Concrete Construction Company will notify us and all other local government entities and the school board at least thirty (30) days prior to these activities taking place

Speed Limit Ordinance

- Approved by BOC at April 26, 2022 meeting
- Public Hearings held April 12 and 26, 2022
- Staff submitted documents to GDOT
 - Requested DOT examine Old Leesburg Road/State Route 133
- GDOT review and approval received September 6, 2024
- Brought back to the BOC and approved September 10, 2024
 - Additional roads – waiting on GDOT approval

SPLOST VII

- Collection Period: October 1, 2019 - September 30, 2025
- Ballot amount: \$20,825,603.00
 - Current collection: \$23,599,796 as of August 2024 (113%)

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

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: December 2024
- Meetings held every two weeks to provide updates
- Motorola conducted a Private Locate of the site
- Soil boring analysis completed to test the soil to decide what type of foundation is appropriate
 - 30x30 8ft deep pad and pier foundation
 - 10ft down for the steel foundation
- Certified Plans received, under review
- Discussions with Sumter EMC ongoing regarding existing lines on the property

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
- 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

- Estimated Completion: December 2024

Windstream – Kinetic Fiber Installation

- Kinetic staff is currently staking installation areas throughout the County
- Engineering design completed January 2024
- Crews began 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 so far
- Total footage of 501,601 with 295,817 feet being aerial (58%) and 205,784 feet being buried (42%)
- Monthly meetings held with Windstream & Staff
- Windstream is projecting 100% completion of entire project mid-year 2025
- Sumter EMC construction department has completed 41% of make-ready attachments requested by Windstream in Lee County

RFPs and RFQs

Open

Renovation of the E-911 Center

- Approved by BOC at April 23, 2024 meeting
- Pre-Bid Meeting: October 3, 2024
- Bid Opening: October 17, 2024
- Bid results to be brought to the Board on October 22, 2024

Upgraded Phone System for E-911 Center

- Pre-Bid Meeting: October 16, 2024
- Bid Opening: October 30, 2024
- Bid results to be brought to the Board on November 12, 2024

Building for Animal Control/ Code Enforcement Offices

- To be located on Public Works property
- Pre-Bid Meeting: October 10, 2024
- Bid Opening: October 24, 2024
- Bid results to be brought to the Board on November 12, 2024

Recently Awarded

Public Works Equipment

- Motorgrader, Track Excavator, and two Front End Loaders
- Bid Opening: August 29, 2024
- BOC awarded bids as follows on September 10, 2024:
 - Motorgrader: Awarded to **Yancey** for a monthly cost of **\$3,094.92** for a seven (7) year lease
 - Track Excavator: Awarded for **Yancey** for a monthly cost of **\$2,780.65** for a five (5) year lease

- Front End Loader I: Awarded to **Yancey** for a monthly cost of **\$3,445.51** for a five (5) year lease
- Front End Loader II: Awarded to **Yancey** for a monthly cost of **\$3,159.52** for a five (5) year lease

Turn Out Gear

- Fifteen (15) sets for Fire & EMS personnel
- Bid Opening: August 15, 2024
- BOC awarded bid to Municipal Emergency Services, Inc. for \$51,925.35 on August 27, 2024

Painting for the Interior of the Tharp Building

- ARPA funds expenditures approved by BOC at April 23, 2024 meeting
- Bid Opening: July 3, 2024
- BOC awarded bid to Affordable Painting for \$75,000.00 on July 23, 2024
- Service coordination with staff ongoing

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
- BOC awarded bid to New World Restoration for \$99,125.81 on July 23, 2024
- Service coordination with staff ongoing

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 – 120 days to complete this design
- Survey should have been done by the end of this week July 5th
- Engineering design in progress
- Met with Utilities companies to discuss right-of-way
- Waiting on AES to post flags for right-of way acquisition

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, Chokee 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
- Completed: July 2024

Future

Expansion of the Public Works Office Building

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

Sewer Extension on Hwy 19

- Approved by BOC at June 22, 2021 meeting
- Staff writing RFQ documents
- Projected Bid Opening TBD
- 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



Lee County Board of Commissioners Budget Calendar for FY 2025-2026

<u>Date</u>	<u>2025-2026 Action</u>
10/08/2024	Adopt Budget Calendar for Fiscal Year 2025-2026
02/03/2025	Distribute Budget documents to Elected Officials, Department Heads, and outside agencies
02/04 – 02/14	Elected Officials, Department Heads, and outside agencies prepare Budget request
02/17/2025	Budget Requests for Fiscal Year 2025-2026 are due to the Finance Director
02/17 – 02/28	Budget Requests are consolidated by Finance staff
03/03 – 04/04	Budget Requests are reviewed by County Manager
04/07/2025	County Manager recommended budget submitted to Board of Commissioners
04/21 – 05/02	Board of Commissioners workshops to review recommended budget
05/05/2025	Board direction on final revisions to budget
06/10/2025	Public Hearing on the budget
06/24/2025	Resolution adopting the Budget for Fiscal Year 2025-2026
07/01/2025	Fiscal Year 2025-2026 Budget is implemented

**RESOLUTION
AUTHORIZING LEASE OF CERTAIN REAL PROPERTY
ACQUIRED BY THE COUNTY PURSUANT TO THE
HAZARD MITIGATION GRANT PROGRAM**

WHEREAS, the Board of Commissioners of Lee County has acquired title to certain real property under the Hazard Mitigation Grant Program, authorized by Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, Public Law 93-288, as amended, the funds to acquire such property being federal funds obtained pursuant to such grant program; and

WHEREAS, the conditions of such grant, and the conditions imposed upon the County in taking title to said lots, provide that the premises shall only be used for purposes consistent with open space, recreational, or wetlands management purposes, that no future disaster assistance for any purpose from any federal source will be sought or provided with respect to the property, and that there shall not be erected on the premises any new structures or other improvements other than a restroom or a public facility that is open on all sides and functionally related to open space uses; and

WHEREAS, the County does not have sufficient funds in its operating budget, nor the manpower, to keep the lots clean; and

WHEREAS, the County has been approached by several of the bounding landowners to these lots requesting that the County lease such lots to the bounding landowners for uses consistent with the limitations placed upon the lots at the time the County purchased same, as more particularly set out above; and

WHEREAS, such County property, from the standpoint of the County, is unserviceable

as provided in O.C.G.A. §50-16-144, and is hereby declared unserviceable; and

WHEREAS, Georgia law authorizes the granting of a usufruct in the property pursuant to a Lease Agreement for the purposes herein set out; and

WHEREAS, the lots to which this Resolution applies are more particularly described on Exhibit “A” hereto; and

WHEREAS, a form of the Lease Agreement to be utilized in connection with such leases is attached to this Resolution as Exhibit “B” hereto; and

WHEREAS, it is deemed in the best interest of the County and its citizens to authorize the granting of the usufructs through the use of the Lease Agreement attached as Exhibit “B” to the lots described on Exhibit “A.”

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Lee County, Georgia, and it is hereby resolved by authority of the same, as follows:

1. That the property described on Exhibit “A” will be leased to the proposed Lessees named on Exhibit “A” under the terms and conditions of that certain form Lease Agreement attached hereto as Exhibit “B,” which form is hereby approved.

2. That the Chairman of the Board of Commissioners and the County Clerk of the Board of Commissioners are authorized to properly execute, seal, and deliver said Lease Agreements to said Lessees in accord with the terms and conditions of this Resolution upon the payment of the consideration set out in the Lease Agreements.

3. That, so long as any Lease Agreement entered into pursuant to this Resolution is not sooner terminated based upon a default of the Lessee thereunder, the County Manager is directed to present an updated status report on each of the properties to the Board at the first meeting in January of each year so that the Board, at that time, may consider whether or not to re-

authorize such Lease Agreements for an additional term.

SO RESOLVED, this ____ day of _____, 2024.

**BOARD OF COMMISSIONERS
OF LEE COUNTY, GEORGIA**

BY:

Luke Singletary, Chairman

ATTEST:

Kaitlyn Good, Clerk

Leases to be Renewed in 2024

- 119 Creekside Pl - Tholan, Jonathan - United Insurance Co - Renewed 2019
- 134 Shrine Club Rd - Holloway, Robert - Renewed 2019
- 221 Foxworth Dr - Steel, Jim - USAA - Renewed 2019
- 230 Kinchafoonee Creek Rd - Potter, Matthew - American Modern - Renewed 2019
- 232 Westfield Rd - Mazur, Timothy - Auto-Owners - Renewed 2019
- 284 Cypress Point Cir - Humphreys, Marjorie - Renewed 2019
- 302 Kinchafoonee Creek Rd - Mercer, Johnny & Mandy - State Farm - Renewed 2019
- 316 Cypress Point Cir - Worrell, Donald & Lisa - Farm Bureau - Renewed 2019
- 410 Creekside Dr - Edmonds, Glen & Joy - American Central Insurance - Renewed 2019
- 448 Creekside Dr - Crowder, Robert - Short Insurance Group - Renewed 2019
- 473 Northampton Rd - Ringham, Jeff & Gail - Alfa Insurance Co - Renewed 2019
- 474 Creekside Dr - Cox, Frank & Toby - State Farm via Jan Cooper - Renewed 2019
 - New Owner: Hobbs, Devin of 105 Creekside Dr
- 487 Creekside Dr - Wray, Ronald & Rebecca - State Farm via Jan Cooper - Renewed 2019
 - New Owner: Yelton, Kenny of 493 Creekside Dr
- 478 Creekside Dr - Chapman, William & Teresa - Farm Bureau - Renewed 2019
- 496 Creekside Dr - Chapman, William & Teresa - Farm Bureau - Renewed 2019
- 499 Creekside Dr - Wray, Ronald & Rebecca - State Farm via Jan Cooper - Renewed 2019
- 540 Creekside Dr - Janinda, John & Cheryl - State Farm - Renewed 2019
- 750 Northampton Rd - Marlowe, Terry - Renewed 2019
- 754 Northampton Rd - Owens, James - Renewed 2019
 - New Owner: Helms, Richard Jr & Jana of 768 Northampton Rd
- 796 Northampton Rd - Wood, Randall - Safeco - Renewed 2019
- 800 Northampton Rd - Wood, Randall - Safeco - Renewed 2019

LEASE AGREEMENT

This lease, made on ___ day of _____, 2024 this by and between **The Board of Commissioners of Lee County, Georgia**, a political subdivision, hereinafter referred to as "County", and _____, hereinafter referred to as "Lessee".

WITNESSETH:

For and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, the County does hereby lease the following described land located at _____ to Lessee:

All that tract or parcel of land lying and being in the County of Lee, State of Georgia, and more particularly described as follows:

All of Lot ___ of _____ Subdivision, according to a map or plat of said Subdivision as recorded in Plat Book __, Page __, in the Office of the Clerk of Superior Court, Lee County, and Georgia.

- 1) Lessee shall have and hold the previously described land beginning on _____, 2024 and extending to December 31, 2029, at midnight, unless terminated or extended as provided in this Lease Agreement. The county shall deliver the property to the Lessee in good condition mutually agreed by both parties.
- 2) Notwithstanding the foregoing, this Agreement shall continue in full force and effect for successive one (1) year annual terms, commencing on January 1st of each subsequent year and concluding on December 31st of each subsequent year, so long as neither party gives written notice to the other party at least sixty (60) days prior to December 31 of any year in which this Agreement is in effect that such party giving such notice intends to terminate this Agreement as of December 31st of such year; provided, however, that this Agreement shall not be automatically extended for more than five (5) consecutive one (1) year terms, including the one (1) year term authorized in Paragraph 1 hereof.
- 3) Lessee has paid the County the sum of \$1.00 and other valuable consideration representing payment in full during the entire term of this lease agreement and any lease extension.
- 4) The leased land shall be used specifically in accordance with all state, federal, and local laws and regulations and for no other purposes whatsoever. The leased land shall not be used for any illegal purposes, or in any manner to create any nuisances or trespass. Further conditions on the use of the property by Lessee are as follows:
 - a) The leased land shall only be used for purposes consistent with open spaces, recreational, or wetlands management purposes (as defined in Title 44, Code of Federal Regulations, and part 206.434 as it appears now or may hereinafter be amended) in perpetuity.
 - b) No further disaster assistance for any purpose from any federal source will be sought or provided with respect to the leased land.
 - c) There shall not be erected on the leased land any new structures or other improvements other than restrooms, or a facility that is open on all sides and functionally related to open space uses.
- 5) Lessee shall not abandon or vacate the leased land during any term of this Lease Agreement and shall use the land only for the previously mentioned purposes until the expiration of the final lease term. The Lessee shall retain any improvement made on the leased land in accordance with Section 4(C).
- 6) Lessee agrees to, and hereby does, indemnify and hold harmless the County against all claims for damages to persons and /or property by reason of the Lessee's use or occupancy of the leased land. In addition, the Lessee agrees to pay all expenses incurred by the County in defending itself from such claims including all attorney fees and court costs. The Lessee shall also provide proof to the County that the leased land is covered under homeowner insurance at the time of execution of the Lease Agreement.
- 7) This Lease Agreement shall not constitute the relationship of landlord and tenant between the parties, no estate shall pass out of the County as a consequence of the execution and delivery of this Lease Agreement, and there is only created by the terms hereof a mere usufruct as defined by Georgia law. Lessee has only the right to use the leased land according to the terms contained in this lease agreement, which right is not subject to levy and sale.

- 8) If Lessee remains in possession of the leased land after the expiration of the lease term, with the County's acquiescence and without any express agreement between the parties, the Lessee shall be a tenant at will, and there shall be no renewal of the lease by operation of law.
- 9) Lessee shall not assign this lease or any interest hereunder or sublet the leased land or any part of it, or permit the use of the leased land by any other party other than the Lessee.
- 10) IT IS MUTUALLY AGREED that in the event the Lessee default in any of the provisions contained herein and fails to cure said default within five (5) calendar days after the County gives Lessee written notice, the County, at its option, may at once terminate this Lease Agreement by written notice to Lessee, hereupon the lease shall terminate.
- 11) IT IS MUTALLY AGREED that this Lease Agreement is contingent upon the Lessee maintaining fee simple ownership of the real estate immediately adjoining the subject property. Should Lessee fail to maintain ownership of the property, as Lessee's name now appears on this Lease Agreement, the Lease Agreement will automatically terminate.
- 12) This lease Agreement contains the entire agreement between the parties, and no representation, inducement, promises, or agreements, oral or otherwise, between the parties, not contained herein, shall not be of any force or effect.

IN WITNESS WHEREOF, the parties herein have set their hands and seal this _____ day of _____, 2024.

BOARD OF COMMISSIONERS
OF LEE COUNTY, GEORGIA

Unofficial Witness

by: _____
Luke Singletary, Chairman

Notary Public

Attest: _____
Kaitlyn Good, County Clerk

Unofficial Witness

Lessee

Notary Public

**AMENDMENT TO BUILD AGREEMENT BETWEEN
THE LEE COUNTY BOARD OF COMMISSIONERS AND
WINDSTREAM KINETIC FIBER, LLC.**

THIS AMENDMENT ("**Amendment**") is dated _____ and is by and between the **Lee County Board of Commissioners** ("**County**") and **Windstream Kinetic Fiber, LLC.** (hereinafter "**WIN**").

WHEREAS, the County and WIN are parties to a Build Agreement, dated February 2, 2023, pursuant to which the County agreed to utilize the proceeds of a Georgia State and Local Fiscal Recovery Fund (SLFRF) Grant awarded to the County by the Georgia Office of Planning and Budget ("OPB") for the purpose of enabling WIN to develop valuable broadband facilities for community residents, and

WHEREAS, the parties acknowledge that they entered into this Build Agreement prior to the United States Treasury's ("Treasury") updated SLFRF Supplementary Broadband Guidance published May 17, 2023, and

WHEREAS, the parties acknowledge that pursuant to this updated Treasury guidance, OPB amended its Terms and Conditions with the County concerning the OPB's administration of its SLFRF grant program to reflect the updated Treasury guidance and to designate the County's SLFRF grant as a Fixed Amount Subaward.

NOW THEREFORE, the parties agree that the Grant Funds awarded to WIN by the County, as a pass-through entity, are classified as a Fixed Amount Subaward, exempt from cost principles and procurement practices of the Uniform Guidance and that the updated Treasury guidance regarding the application of the Uniform Guidance to broadband infrastructure projects and the designation of Grant Funds as a Fixed Amount Subaward applies to this Build Agreement.

IN WITNESS WHEREOF, this Amendment has been duly executed by the authorized representatives of the parties.

Lee County Board of Commissioners

Windstream Kinetic Fiber, LLC.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: Consideration to ratify the purchase of a compressor for the Oakland Library Chiller.
MEETING DATE: Tuesday, October 8, 2024

MOTION/RECOMMENDATION

Motion to ratify the purchase of a compressor for the Oakland Library Chiller for \$18,736.39 to be funded from the General Fund – contingency.

BACKGROUND

One of the four compressors has failed for the chiller at the Oakland Library; having one compressor out is putting pressure on the other compressors. Currently, the air conditioning is not functioning at a comfortable level and with the upcoming Chamber and Election events, staff is concerned about the HVAC system failing completely. The estimate for repair from SafeAire is \$18,736.39. This compressor has been ordered and is expected to be installed next week.

ATTACHMENT

None



**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, October 8, 2024

MOTION/RECOMMENDATION

Discussion of the 2025 LMIG application and potential projects.

BACKGROUND

The Georgia Department of Transportation has begun accepting applications for the FY 2025 LMIG Program. Lee County's formula amount for 2025 will be \$704,454.79, plus our 30% local match of \$211,336.44 comes to a total of \$915,791.23 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.

Staff also recommends the Board consider encumbering approximately \$700,000.00 to collaborate with the City of Albany for the Ledo Road resurfacing project tentatively scheduled to begin in 2025.

ATTACHMENT

1. FY 2025 LMIG Letter from GDOT
2. Funding (002)
3. TSPLOST 12 months
4. Selected Roads



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 28, 2024

The Honorable Luke Singletary, Chairman
Lee County
102 Starksville Ave N, Room 205
Leesburg, Georgia 31763

RE: Fiscal Year 2025 Local Maintenance & Improvement Grant (LMIG) Program

Dear Chairman Singletary:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2025 LMIG Program in July 2024. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2025 LMIG Application, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Shannon Bradford**, at **229-391-5438** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2022 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2022, 2023, and 2024. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2025. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2025 Program is **\$704,454.79** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

Bill Wright
Local Grants Administrator

cc: The Honorable Carden Summers, Georgia State Senate
The Honorable Bill Yearta, Georgia House of Representatives
The Honorable Cathy Williams, State Transportation Board
Scott Chambers, District Engineer
Shannon Bradford, District State Aid Coordinator

**Funds Available for Road Projects
(as of September 30, 2024)**

TSPLOST Funds Available	\$	5,856,464.62	
LMIG 2025 (DOT Funds)	\$	704,454.79	
Total Funds Available for Roads	\$	6,560,919.41	\$ 211,336.44 (Lee County's 30% Match)

Funds Spent to Date by District	\$	16,828,034.73
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District 1 (Includes LRA Funds - New York Road \$ 550,000.00)	\$	4,279,697.33
District 2	\$	3,539,211.16
District 3 (includes LRA Funds - Hickory Grove Road \$ 459,000.00)	\$	4,022,193.46
District 4 (Includes LRA Funds - English Drive \$ 44,000.00)	\$	2,476,651.52
District 5 (includes some engineering costs for Coston Road)	\$	2,510,281.26

Total Funds Available By District:	\$	6,560,919.41
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District 1	\$	398,093.49
District 2	\$	1,138,579.67
District 3	\$	655,597.37
District 4	\$	2,201,139.31
District 5	\$	2,167,509.57

SPLOST Cash Flow
as of September 30, 2024

Bank Balance as of September 30, 2024	9,878,041.58
Total Cash	<u><u>9,878,041.58</u></u>
 Current Encumbrances:	
City of Leesburg Downtown Redevelopment	192,589.52
Painting and LED Lighting	258,859.00
Floors in USDA, DFACS	100,000.00
Grand Island Roadway Grading Project	79,943.00
Road at LCMC (additional funds)	1,015,000.00
Callaway Lakes Pocket Park	25,917.49
Springdale Pocket Park	1,247.57
Funds for grant for well for Utilities Authority (used part of money left for truck)	35,728.00
 Total of Encumbrances	 <u><u>1,709,284.58</u></u>
 Total Cash Available to spend on projects as of June 30, 2025	 <u><u>8,168,757.00</u></u>
 Anticipated Revenue (through June 30, 2025)	
Avg \$ 356,157 per month for 10 months (after tranfer to Smithville and Leesburg)	3,561,570.00

TSPLOST and TSPLOST II Cash Flow
as of September 30, 2024

Bank Balance as of September 30, 2024 (includes TSPLOST and TSPLOST II funds)	9,252,989.09
Total Cash	9,252,989.09
Current Encumbrances:	
Culverts	10,000.00
Signs	15,840.04
Capital Leases	181,458.89
Road at LCMC	2,113,989.54
Sidewalk Participation on Firetower Road (Design and construction)	22,236.00
Total of Encumbrances	2,343,524.47
Total Cash Available to spend on projects through June 30, 2025	6,909,464.62
Anticipated Revenue (through June 30, 2025)	
Avg \$ 325,603 per month for 10 months (after transfer to Smithville and Leesburg)	3,256,030.00

ARPA Cash Flow
as of September 30, 2024

Bank Balance as of September 30, 2024	3,019,137.02
Total Cash	<u>3,019,137.02</u>
Current Encumbrances:	
Broadband (County contribution to broadband grant)	1,200,000.00
911 Tower	364,816.40
Phone Recorder for 911	135,830.08
911 MEVO Devices	14,370.00
911 Phone System	300,000.00
Rescue Task Force Gear for Public Safety (6 sets)	11,740.02
Microsoft 365	161,050.00
New .gov website	15,400.00
County Extension Van	55,000.00
Public Works and Tharp Building Renovations	760,930.52
Total Cash Available to spend on projects through June 30, 2025	<u>3,019,137.02</u>
	<u>-</u>

Street Name	Grade	Beg Loc	End Loc	Miles	Width	District	Subdivision	Total Cost to Resurface	Notes
Commissioner Roland									
New York Rd	72	S.R. 195	Mossy Dell Rd.	1.50	22	1		\$ 550,000.00	Slight to Moderate Alligator Cracking on 20% of Road, Severe Edge Unraveling Making Road Narrow, Several Base Failures East of Mossy Dell
Mossy Dell Rd	71	S.R. 32	New York Rd	2.91	20	1		\$ 825,000.00	Slight to Moderate Alligator Cracking on 60% of Road, Severe Edge Unraveling, Really Bad Section in Creek Crossing
Chokee Rd	85	Dan Green	S.R. 195	2.73	20	1		\$ 630,000.00	Block Cracking with Slight Alligator Cracking in Some Locations
								\$ 2,005,000.00	

Commissioner Singletary									
Pinewood Road	78	U.S. 19	Deer Run Ln	3.05	20	2		\$ 780,000.00	Some Alligator Cracking in Wheel Paths for the First 2 Miles by Prison
Jordan Road	76	Pinewood Rd	Leesburg City Limit	1.88	20	2		\$ 425,000.00	Small amount of base failure along road with some slight edge unraveling
								\$ 1,205,000.00	

Commissioner Mathis									
Hickory Grove Rd	74	Winifred Rd	U.S. 82	1.80	24	3		\$ 460,000.00	Alligator cracking on wheel paths that will soon lead to base failure, Thin wearing course
Winnifred Road	72	Cookville Rd	Do Co Line	2.63	20	3		\$ 933,650.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting, Severe Edge Unraveling Causeing Potholes and Making Road Narrower
Marlow Lane	69	N Doublegate	W Doublegate	0.48	27	3	Doublegate North	\$ 110,000.00	Bad Alligator Craking and Rutting in the Travles Lanes
Larkspur Drive	73	Winnstead Dr	Martindale Dr	0.51	24	3	Callaway Lakes	\$ 117,000.00	Block Cracking and Moderate Alligator Cracking
Red Tip Lane	75	Wiregrass Wy	Martindale Dr	0.39	24	3	Callaway Lakes	\$ 90,000.00	Block cracking, some areas with alligator gracking and base failure
Bay Court	71	Danbury Ln	Cul-de-Sac	0.11	24	3	Callaway Lakes	\$ 30,000.00	Heavy block cracking and some alligator cracking with depressions.
Silver Leaf Drive	72	Laurel Dr	Cul-de-Sac	0.45	24	3	Callaway Lakes	\$ 118,000.00	Block and some alligator cracking. Some pot holes and depressions from base failures.
Wax Myrtle Drive	76	Red Tip Ln	Wiregrass Way	0.42	24	3	Callaway Lakes	\$ 110,000.00	Minor block cracking with some pot holes and depressions from base failures.
Hickory Grove Plantation				1.42		3	Hickory Grove Plantation	\$ 350,000.00	
Glen Arven Drive	78	Winnstead Dr	White Column Dr	0.52	27	3	Hickory Grove Plantation	\$ 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	3	Hickory Grove Plantation	\$ 95,000.00	
Willow Lake Drive	77	Glen Arven Dr	Cul-de-Sac	0.38	27	3	Hickory Grove Plantation	\$ 95,000.00	
White Column	75	Hickory Grove Rd	Glen Arven Dr	0.14	27	3	Hickory Grove Plantation	\$ 35,000.00	
								\$ 2,318,650.00	

Commissioner Guarnieri									
Northampton				2.26		4	Northampton	\$ 520,000.00	
Leland Ferrell Drive	72	Lovers Lane	Northampton Rd	1.50	24	4	Northampton	\$ 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	Dead End	0.50	24	4	Northampton	\$ 115,000.00	
Brandt Court	75	Leland Ferrell Dr	Cul-de-Sac	0.07	24	4	Northampton	\$ 16,000.00	
English Drive	75	Leland Ferrell Dr	Dead End	0.19	24	4	Northampton	\$ 44,000.00	
Canterbury				1.88		4	Canterbury	\$ 479,400.00	
Greyfriars Lane	79	Lovers Lane Rd	Churchill Cir	0.10	24	4	Canterbury	\$ 25,500.00	Unraveling edges, moderate to severe block cracking, road has some roots pushing up pavement and depressions from base failure that make the road bumpy. Alligator cracking and base failure on Battersea.
Churchill Circle	74	Greyfriars Lane	Churchill Cir	0.72	24	4	Canterbury	\$ 183,600.00	
Daughtry Lane	70	Churchill Cir	Churchill Cir	0.07	24	4	Canterbury	\$ 17,850.00	
Ferrell Court	76	Churchill Cir	Cul-de-Sac	0.06	24	4	Canterbury	\$ 15,300.00	
Battersea Court	69	Churchill Cir	Cul-de-Sac	0.07	24	4	Canterbury	\$ 17,850.00	
Ashwood Court	72	Churchill Cir	Cul-de-Sac	0.13	24	4	Canterbury	\$ 33,150.00	
Thimblemill Drive	79	Churchill Cir	Thimblemill Drive	0.73	24	4	Canterbury	\$ 186,150.00	
								\$ 999,400.00	

Commissioner Walls									
Graves Spring Rd	73	Forrester Rd	S.R. 32	5.20	20	5		\$ 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
Miller Road	82	White Pond Rd	Stocks Dairy Rd	2.11	24	5		\$ 538,000.00	Some potholes on west end and block cracking on west end. Overall road is in good shape.
Stocks Dairy Road	76	Miller Rd	Whitney Rd	1.81	20	5		\$ 416,300.00	Moderate to heavy cracking, some areas with alligator gracking and base failure
								\$ 2,280,300.00	

Total For All Districts **\$ 8,808,350.00**

LRA ROADS ARE HIGHLIGHTED BLUE



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: Discussion of the purchase of a mobile generator.
MEETING DATE: Tuesday, October 8, 2024

MOTION/RECOMMENDATION

Discussion of the purchase of a mobile generator.

BACKGROUND

Staff is researching generators from Government surplus websites. Staff recommends the purchase of a generator (200kw) that can be installed on a trailer and transported to various buildings that have a connection installed. This generator would be housed at Public Works and would be purchased utilizing Contingency funds.

ATTACHMENT

1. List of Generators
2. Generator Discussion Timeline



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: The Honorable Board of Commissioners

SUBJECT: List of County Buildings with and without Generators

DATE: October 8, 2024

The following 13 Lee County buildings currently **have** generators:

- Century Fire Station: 934 US Highway 19 South - \$35,383.86
- E-911 Center: 110 Starksville Avenue North - \$47,870.00
- Leesburg Fire Station: 342 Leslie Highway - \$35,383.86
- Palmyra Fire Station: 1169 US Highway 82 - \$35,383.86
- Public Works: 759 State Highway 32 East - \$9,950.00 install (military generator)
- Redbone Fire Station: 1289 Graves Springs Road - \$35,383.86
- Smithville Fire Station: 2345 Highway 19 North - \$35,383.86
- T. Page Tharp Building: 102 Starksville Avenue North - \$106,141.89
- Animal Shelter: 101 Mossy Dell Road - \$14,900.00
- Landfill, Well, and Facilities Office Buildings: 759 State Highway 32 East - \$27,000.00
- IT Office: 104 Leslie Highway, Leesburg, GA 31763 - \$7,176.00

Total cost of generators listed above - \$389,957.19

The following Lee County buildings **do not** currently have a generator:

- Courthouse: 100 Leslie Highway, Leesburg, GA 31763
- Courthouse Annex, apart from the IT Office: 104 Leslie Highway, Leesburg, GA 31763
- Department of Audits: 116 Leslie Highway, Leesburg, GA 31763
- DFCS: 121 4th Street, Leesburg, GA 31763
- Government Building: 101 Main Street, Leesburg, GA 31763
- Health Department: 112 Park Street, Leesburg, GA 31763
- Leesburg Library: 245 Walnut Avenue, Leesburg, GA 31763
- Oakland Library: 445 Oakland Parkway, Leesburg, GA 31763
- Parks & Recreation: 141 Park Street West, Leesburg, GA 31763
- Redbone Library: 104 Thundering Springs Road, Leesburg, GA 31763
- Tax Commissioner's Office and Elections & Registration: 100 Starksville Avenue North, Leesburg, GA 31763



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners

SUBJECT: Timeline of Board Discussion of Generators

MEETING DATE: Tuesday, October 8, 2024

At the **March 29, 2019** meeting, the Board approved the purchase of five (5) generators from Anderson Power Services for \$173,020.50. These generators were installed at the five (5) Fire Stations within the County.

At the **February 11, 2020** meeting, staff received quotes for a generator switch for the T. Page Tharp Building, Tax Commissioner, Park & Recreation, Elections Office, Oakland Library, and the Leesburg Library. The Board discussed and agreed to move forward with the purchase of a switch and installation for the T. Page Tharp Building only. The Board stated that they may discuss the matter of other County buildings at a future meeting.

At the **October 13, 2020** meeting, the Board tabled the purchase for the generator switch at the T. Page Tharp Building.

At the **September 8, 2020** meeting, the Board authorized staff to put out an RFP for the installation of a generator at the T. Page Tharp Building.

At the **November 10, 2020** meeting, the Board approved the purchase generator set for the T. Page Tharp Building from Yancey for \$57,689.00.

At the **July 25, 2023** meeting, the Board discussed the thirteen (13) County buildings without generators. Commissioner Mathis stated that it might be unnecessary to have large generators at every County building, but asked staff to acquire quotes for generators and bring it to the Board. Commissioner Singletary suggested staff to look at the possibility of installing switches on some buildings and having mobile generators.

At the **February 27, 2024** meeting, the Board approved the purchase of four (4) generators from Wayne's Electric for \$41,900.00. The generators were installed at the Animal Shelter, Public Works well, Landfill office, and Facilities building.

At the **February 27, 2024** meeting, the Board authorized staff to collect quotes for County buildings that are not leased by other entities that do not have a generator.

Sec. 70-385. - Area, height, bulk and placement requirements.

C-2

<i>Minimum Lot Size</i>	
Well and septic	1.5 acres
Water and septic	.75 acres
Water and sewer	Staff review
<i>Lot Width at Setback</i>	
Well and septic	150'
Water and septic	100'
Water and sewer	Staff review
<i>Minimum Building Setback</i>	
Front	35'
Rear	10'
Side	10'
Firewall	0'
No firewall	10'
<i>Maximum Building Height</i>	50'

*Each lot shall have, at a minimum, a 30-foot-wide access to a public road.

This height limitation shall not apply to grain elevators, silos, windmills, elevator legs, cooling towers, water towers, chimneys and smokestacks, or church spires.

(Ord. of 12-2-2002, § 70-385)

Lee County Short Term Rentals

Permit Fee Schedule

Short Term Rental License per house/unit	\$15.00 Regulatory Fee \$37.50 Administrative Fee
Inspection Fee	\$150.00 per house/unit
Re-inspection fee	\$115.00 per house/unit \$65.00 to previous fee for each subsequent visit
Operating 30 days without license penalty fee	\$157.50

Chapter 22, Article V. – Short-Term Rental Host License.

Sec. 22-78 License fee and license term

(a) The annual fees for the issuance of a short-term rental host license shall be established by resolution and shall be set forth in the County Fee Schedule established in the County Code of Ordinances or by Resolution adopted by the Board of Commissioners of Lee County.

(b) A short term rental host license shall expire on December 31st each year and must be renewed annually. In the event that any person commences a new business on any date after January 1st, the short term rental host license shall be due and payable 30 days following the commencement of the business. There shall be no proration of the fee payable for such annual license.

(c) Short term business licenses are non-transferable.

(d) Such license applies to all short-term rentals in unincorporated Lee County.

(e) Operation of a short-term rental business for more than 30 days without payment of the required short-term rental host license is a violation, and the business will be given a warning and be required to pay a penalty of three times the required short-term rental host license fee due. If the short-term rental host license and the penalty are not paid within ten (10) calendar days of the date of the warning, a citation will be issued. Any such citation shall be tried in the Magistrate Court of Lee County, and upon a finding of guilt, or a plea of Nolo Contendere, shall be punished as provided in Sec. 1-12 of the County Code of Ordinances.