



LEE COUNTY BOARD OF COMMISSIONERS
T. PAGE THARP GOVERNMENTAL BUILDING
102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, November 12, 2024 AT 6:00 PM
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING AGENDA
Work Session

COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2
Chris Guarnieri, Vice-Chairman, District 4
Dennis Roland, Commissioner, District 1
Billy Mathis, Commissioner, District 3
George Walls, Commissioner, District 5

COUNTY STAFF

Christi Dockery, County Manager
Kaitlyn Good, County Clerk
Jimmy Skipper, County Attorney

1. **CALL TO ORDER**

2. **INVOCATION**

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

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

- A) Consideration to approve the minutes for the Board of Commissioners meeting for October 22, 2024.
- B) Consideration to approve the minutes from the October 25, 2024 Special Called Joint Meeting with the Lee County Board of Commissioners, Lee County Development Authority, and the Lee County Hospital Authority.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

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

7. **PUBLIC HEARING**

- A) **Lanier Engineering, Inc. (Z24-016)** has submitted an application requesting a **conditional use** to construct an air cleaning, drying, and storage facility for pecans. The property owner is Farmland Reserve, Inc. The subject property is zoned AG-1 (Active Agriculture District), located at 1415 New York Road, Leesburg, GA 31763, parcel number 066003, in Land Lots 148 & 173 of the Fourteenth Land District of Lee County, Georgia. *Planning Commission recommended approval, with the following additional condition: The existing trees along the New York Road frontage must be preserved as a buffer with respect to existing residential use across the road.*
- B) **7B Oakland, LLC. (Z24-017)** has submitted an application requesting a **variance** to allow a reduction of the interior and perimeter setbacks as required in **Section 70-386**, and a reduction in the required width for landscape strips, as required in **Section 70-86(d)(4)**, for commercial

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

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

8. **DEPARTMENTAL MATTERS**

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

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

10. **COUNTY MANAGER’S MATTERS**

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

11. **COMMISSIONER’S MATTERS**

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

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY’S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

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

17. **ADJOURNMENT**

AGENDA MAY CHANGE WITHOUT NOTICE

Lee County is a thriving vibrant community celebrated for its value of tradition encompassing a safe family oriented community, schools of excellence, and life long opportunities for prosperity and happiness without sacrificing the rural agricultural tapestry.

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at 229-759-6000 or through the Georgia Relay Service 800-255-0056 (TDD) or 800-355-0135 (voice). This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9 am and 4 pm, Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven working days. The meeting rooms and buildings are handicap accessible.



LEE COUNTY BOARD OF COMMISSIONERS
T. PAGE THARP GOVERNMENTAL BUILDING
102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, October 22, 2024 AT 6:00 PM
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING MINUTES
Voting Session

COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2
Chris Guarnieri, Vice-Chairman, District 4
Dennis Roland, Commissioner, District 1
Billy Mathis, Commissioner, District 3
George Walls, Commissioner, District 5

COUNTY STAFF

Christi Dockery, County Manager
Kaitlyn Good, County Clerk
Jimmy Skipper, County Attorney

The Lee County Lee County Board of Commissioners met in a voting session on Tuesday, October 22, 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 Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Chairman Luke Singletary was absent. Due to technological difficulties, the meeting was not streamed on Facebook Live. Vice-Chairman Guarnieri called the meeting to order at 6:00 PM.

1. **CALL TO ORDER**

2. **INVOCATION**

A) Pastor David Postlewaite, First Free Will Baptist, to lead the invocation.

Pastor David Postlewaite was unable to attend. Commissioner Dennis Roland led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the October 8, 2024 Board of Commissioners meeting.

Commissioner Mathis made the **MOTION** to approve the minutes from the October 8, 2024 Board of Commissioners meeting. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

A) Recognition of County employees' years of service.

Vice-Chairman Guarnieri recognized the following employees:
5 years: Gregory Clark - PT Magistrate Court Judge
15 years: Victor Allen - Firefighter/Paramedic

7. PUBLIC HEARING

- A) The Board of Commissioners will hold a public hearing to consider a resolution transmitting a **draft Capital Improvements Element Annual Update** to the Southwest Georgia Regional Commission for regional review pursuant to the Georgia Planning Act of 1989.

Consideration to adopt a resolution transmitting a **draft Capital Improvements Element Annual Update** to the Southwest Georgia Regional Commission for regional review pursuant to the Georgia Planning Act of 1989.

Vice-Chairman Guarnieri opened the Public Hearing at 6:03pm.

County Manager Christi Dockery stated that this is per DCA rules and is done annually. This resolution is to submit the draft to the Regional Commission which will be reviewed within 60 days and brought back to the Board for final approval.

With no further comments, or questions from the public, staff, or Board members, Vice-Chairman Guarnieri closed the Public Hearing at 6:04pm.

Commissioner Mathis made the **MOTION** to adopt a resolution transmitting a draft Capital Improvements Element Annual Update to the Southwest Georgia Regional Commission for regional review pursuant to the Georgia Planning Act of 1989. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

8. DEPARTMENTAL MATTERS

- A) **Building Inspection** - Consideration to ratify a proposal from Charles Abbott Associates, Inc. to temporarily assist with performing commercial building code inspections and plan reviews.

Chief Building Inspector Joey Davenport stated that with current health issues, he feels that he will be unable to fulfill his job duties. Mr. Davenport said that he feels comfortable that the current residential inspector and office staff can continue to handle their portions of Building Inspection. This proposal is to allow Charles Abbott Associates (CAA) to send a commercial inspector to come possibly on Tuesdays and Thursdays for commercial and industrial inspections. This can help continue operations to move smoothly without interruptions. Mr. Davenport stated that CAA could also help with plan reviews, if needed.

Commissioner Mathis made the **MOTION** to ratify a proposal from Charles Abbott Associates, Inc. to temporarily assist with performing commercial building code inspections and plan reviews. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- B) **E-911** - Consideration to award the bid for the E-911 Center Dispatch Room Renovation project.

Chief Building Inspector Joey Davenport stated that there was one contractor in attendance for the Pre-Bid Meeting, but one showed up late after everything was finished and was told he missed the Pre-Bid Meeting and therefore would not be considered for the project. This is a simple project needed for the 911 Center that will include moving various walls, tearing out a bathroom, and turning three (3) rooms into one (1) room in an effort to make the dispatch center larger. Mr. Davenport stated that this project could be completed within a couple of months.

Commissioner Roland asked who the bidder was. Mr. Davenport stated the one bidder was WJ Kirksey Construction. Commissioner Walls asked for the cost of this project, to which Mr.

Davenport stated the total cost is \$54,333.00. County Manager Christi Dockery added that it can be paid from SPLOST.

Commissioner Roland made the **MOTION** to award the bid for the E-911 Center Dispatch Room Renovation project to WJ Kirksey Construction for \$54,333 from SPLOST funds. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- C) **Planning, Zoning & Engineering - 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. Public Hearing held October 8, 2024***

Commissioner Roland made the **MOTION** to approve a variance and allow the applicant to place fencing on County property. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Commissioner Mathis asked that staff to write a letter to the pool company and monitor them.

- D) **Planning, Zoning & Engineering - Consideration to approve the annual Master Services Agreement with WSP for Planning Consultation Services.**

Interim Planning Director Joey Davenport summarized this agreement. He stated that this is the consultant the County has been using for the last two years. This is the typical contract with additional training for Planning staff for \$1,500.00.

Commissioner Mathis made the **MOTION** to approve the annual Master Services Agreement with WSP for Planning Consultation Services at a total cost of \$34,500.00. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- E) **Public Works - Consideration to authorize staff to publish an RFP for an office building for Code Enforcement and Animal Control personnel.**

Public Works Director Mike Sistrunk summarized this project. He stated that Animal Control and Code Enforcement Offices have been in the 911 Center for several years. There are currently six (6) total employees, three (3) with Code Enforcement and three (3) with Animal Control, that would need office space. Mr. Sistrunk stated they want to put out this RFP to see how much a new building would cost because Public Works does not have the space to add on to it due to how the building is set up.

Commissioner Mathis asked if they were not renovating Public Works anymore. Mr. Sistrunk stated that is a different RFP, the next item. The Public Works building was built in 1998 to house 18 employees and they currently have 31. Ms. Dockery stated they estimate it to be \$100,000.00 for the

Public Works renovation which includes expanding the bathroom and work bay. Commissioner Mathis asked how much the new building would cost for Code Enforcement and Animal Control. Mr. Sistrunk stated it was a 30x40 building, it is estimated to cost around \$150,000.00. This would be a turnkey building.

Commissioner Mathis made a motion to approve both RFPs in one motion. Commissioner Mathis said that the number are very low. Mr. Sistrunk stated that he has looked at various ways on how to keep costs down.

Commissioner Mathis made the **MOTION** to authorize staff to publish an RFP for an office building for Code Enforcement and Animal Control personnel. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

F) **Public Works - Consideration to authorize staff to publish an RFP for renovations to the Public Works office building using ARPA funds.**

Commissioner Mathis made the **MOTION** to authorize staff to publish an RFP for renovations to the Public Works office building using ARPA funds. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

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

10. **COUNTY MANAGER'S MATTERS**

A) **Updates on County projects.**

County Manager Christi Dockery discussed the following updates to County projects: (1) The ADA compliant website is currently being worked on, the new website will be www.leecountyga.gov; and (2) The tower project is still ongoing. Sumter EMC will be moving a pole within 10 days and Motorola has provided a timeline for this project.

Commissioner Roland asked about the three-way stop on Old Stage Road and if it served any purpose. Public Works Director Mike Sistrunk stated that it was placed there when the road was paved. Commissioner Mathis stated that speeding in Lee County is a problem. He asked Mr. Sistrunk to look into the possibility of doing speed tables on a few roads.

B) **Consideration to approve the Budget Calendar for FY 2025-26.**

Commissioner Mathis made the **MOTION** to approve the Budget Calendar for FY 2025-26. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

C) **Consideration to approve a proposal from Albany Elevator Service, Inc. for door lock monitor kits for the elevators at DFCS and the Courthouse Annex.**

County Manager Christi Dockery stated that the Georgia Office of the Commissioner of Insurance and Safety Fire has updated their codes. The elevator in the T. Page Tharp Building is up to code, however, the DFCS and Courthouse Annex elevators are not. The kits that are needing to be installed are \$10,370.00 each and is budgeted in the Facilities line item. This is required, or the elevators will need to be closed down.

Commissioner Roland made the **MOTION** to approve a proposal from Albany Elevator Service, Inc. for door lock monitor kits for the elevators at DFCS and the Courthouse Annex for a total of

\$20,740.00. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

11. **COMMISSIONER’S MATTERS**

A) **Mike Talley, Flint River Consulting, to discuss stormwater.**

Mike Talley, Flint River Consulting, addressed the Board regarding Ivy Lane and Ambleside Drive. He stated that he has proposals for these ponds. The Ivy Lane project would be a study to see how the flooding at 112 Ivy Lane could be alleviated. The Ambleside Drive project is to prepare construction drawings; this is something that Public Works could build as it is not an extensive construction project. Commissioner Mathis asked if pipes were included in the proposals. Mr. Talley stated that it is included in the Ambleside Drive pond.

Commissioner Mathis made the **MOTION** to approve the two proposals received for Ivy Lane and Ambleside Drive stormwater issues for \$12,300.00 and \$24,000.00, respectively. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland voting yea.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY’S MATTERS**

A) **Consideration to adopt an amendment to Chapter 6, Article II of the Lee County Code of Ordinances relating to the requirement of fingerprinting for annual alcohol license renewals. *FIRST READING***

Commissioner Mathis stated that business owners are required every year to be fingerprinted as part of the renewal process and many counties do not require this.

Commissioner Mathis made the **MOTION** to waive the second reading for an amendment to Chapter 6, Article II of Lee County Code of Ordinances relating to the requirement of fingerprinting for annual alcohol license renewals. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

Commissioner Mathis made the **MOTION** to adopt an amendment to Chapter 6, Article II of the Lee County Code of Ordinance relating to the requirement of fingerprinting for annual alcohol license renewals. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Willie Sneed- Discussed an accident on August 14, 2024 that led to his windshield getting cracked, the County insurance denied his claim.

Lee Purvis- Discussed Lumpkin Road flooding issues. Mr. Purvis addressed Commissioner Roland regarding the solar farm.

With no further comments or questions from the public, staff or the Board. The Public Forum was closed.

16. **ANNOUNCEMENTS**

- A) The next regularly scheduled County Commission Meeting is **Tuesday, November 12, 2024 at 6:00pm.**
- B) The renewal process for 2024 Occupation Tax/Business Licenses will begin November 1, 2024. Please go to Lee County's website at www.lee.ga.us or contact Building Inspection at (229) 759-3326 for more information. **All current business licenses will expire on December 31, 2024.**

17. **ADJOURNMENT**

The meeting adjourned at 6:36PM.

CHAIRMAN

ATTEST:

COUNTY CLERK



LEE COUNTY BOARD OF COMMISSIONERS

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

Friday, October 25, 2024 AT 10:00 AM
T. PAGE THARP BUILDING
KINCHAFOONEE CONFERENCE ROOM
WWW.LEE.GA.US

MEETING MINUTES
SPECIAL CALLED JOINT MEETING
BOARD OF COMMISSIONERS
DEVELOPMENT AUTHORITY
HOSPITAL AUTHORITY

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, Lee County Development Authority, and Lee County Hospital Authority met in a Special Called Joint Meeting on Friday, October 25, 2024. The meeting was held in the Kinchafoonee Conference Room of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present from the Board of Commissioners were Chairman Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Those present from the Development Authority were Chairman Greg Crowder, Vice-Chairman Al Manry, David Brokamp, Bobby Donley, Dr. Jason Miller, and Keith Miller. Joey Kirksey was absent. Those present from the Hospital Authority were Vice-Chairman Dr. Bruce Houston, Secretary Jennifer Heyer, and Dana Hager. Chairman Rick Muggridge and Randy Carr were absent. Staff in attendance was County Manager Christi Dockery, County Clerk Kaitlyn Good, Development Authority Executive Director Lisa Davis, and County Attorney Jimmy Skipper. Hughston Clinic CEO Mark Baker, Bond Attorney Roger Murray, and Hughston Clinic CFO Chris Wiggins joined via Zoom. Board of Commissioners Chairman Singletary called the meeting to order at 10:02 AM.

1. CALL TO ORDER

2. NEW BUSINESS

A) Discussion of a potential medical facility in Lee County.

Commission Chairman Singletary welcomed everyone present and introduced those present via Zoom.

Commission Chairman Singletary and Commissioner Billy Mathis summarized the following points as they pertain to the hospital project. The Hospital will not require a certificate of need (“CON”) due to a recent change in law, but it will need to obtain a determination from the Georgia Department of Community Health that the Hospital is exempt from the CON law. The determination request requires a description of the Hospital, including the number of beds, and the Hospital’s commitment to having an emergency department, among other things.

The Hospital will be located on land currently owned by the Development Authority (the "Site"). The Development Authority will convey the Site to the Company (hereinafter defined) for \$1.00. This Site is the Grand Island property.

The Hospital will be owned by a non-profit corporation (the "Company"). The board of directors of the Company will be comprised of community representatives.

The day-to-day operations of the Hospital will be managed by Peoples Health System, LLC (the "Manager"). The Manager anticipates subcontracting out some of those management services to the management company affiliated with the Hughston Clinic. Mark Baker and Chris Wiggins are the principals of the Manager. The Manager will be paid an annual market fixed fee for its services and will be eligible for performance bonuses.

The Hospital Authority will not have any responsibilities regarding the ownership or operation of the Hospital.

The Hospital Authority will issue two series of revenue bonds. One series of revenue bonds will be issued in an aggregate principal amount currently expected to be approximately \$128,000,000 and will be payable solely from the revenues of the Hospital (the "Revenue Bonds"). The second series of revenue bonds will be issued in an aggregate principal amount currently expected to be approximately \$30,000,000 and will be payable from payments made by the County pursuant to an intergovernmental contract (the "Intergovernmental Contract") between the Hospital Authority and the County (the "Contract Backed Bonds" and together with the Revenue Bonds, the "Bonds").

The actual principal amount of the Revenue Bonds will be based upon the costs of the Hospital. The actual principal amount of the Contract Backed Bonds will be based upon the costs of the Hospital AND the profitability projections.

The Manager will be responsible for the development of the Hospital and will be paid a market development fee.

Under the terms of the Intergovernmental Contract, the County will agree to pay the Hospital Authority amounts sufficient to enable the Hospital Authority to pay the debt service on the Contract Backed Bonds (the "Contract Payments"). The annual debt service payment on the Contract Backed Bonds is estimated to be 1.8 million per year. The County may be reimbursed for all or a portion of the Contract Payments if the Company has met certain financial tests (e.g., a rate covenant and a days' cash on hand covenant) and the Company has fully funded a working capital reserve, debt service reserve and repair and replacement fund.

If the Bonds are not issued, the County will pay the expenses related to the planning, design and attempted financing of the Hospital, except for (a) the underwriters' fees (they are working on a contingent basis) and (b)(i) the cost of the feasibility study, (ii) the costs associated with the CON application/exemption, including legal fees and (iii) the legal fees of the Developer/Manager (all of which will be paid by the Developer/Manager). The expenses payable by the County if the Bonds are not issued are currently estimated to be 3-4 million. If the Bonds are issued, all expenses relating to the planning, design and financing of the Hospital will be paid with Bond proceeds.

The County will pay the costs of running utilities to the Hospital.

County Attorney Jimmy Skipper discussed the importance of the feasibility study, stating that it is the first thing to be started in the process. This study will give a better look and allow us to know for sure if this project will work. This study is also necessary for the bonds.

Commissioner Mathis clarified that this would be an acute care hospital, without a trauma center or obstetrics. This will be a teaching hospital, with the option to hopefully add obstetrics and other

specialties in the future. Commissioner Roland voiced concern about the taxpayers paying a debt acquired by the County, to which Commissioner Mathis replied that there would be no tax increase for the citizens. Commission Chairman Singletary added that the hospital would be a huge draw for developers and with large anchor tenants, the tax revenue should cover the cost of the bonds.

Hospital Authority Vice-Chairman Dr. Houston stated that this would provide an opportunity for the private practitioners to work in the area, but not solely at Phoebe. Competition breeds the best practices as well as the best healthcare costs. From the audience, general surgeon Dr. Aderhold echoed that sentiment and voiced support, stating that competition would be good for the area. Mark Baker added that no competition breeds mediocrity and the goal is to build a facility full of high performers. Development Authority member Keith Miller asked how long it would take to be profitable, to which Mr. Baker replied that it could be as soon as 12 to 18 months.

From the audience, Mr. Mike Sabot referred to the moratorium on utilities and asked how that would affect this project. Commission Chairman Singletary stated that this project is the reason behind the moratorium- so that there would be capacity for the hospital. A water/sewer usage of approximately 10,000 gallons is predicted, which is well within current capacity. Understandably, any future growth will cause necessary expansion. Commissioner Mathis stated that the Utilities Authority is working to double the capacity of the treatment. Commissioner Walls added that this project should be done in December. From the audience, a citizen asked if it would be a 50 bed hospital, to which Commission Chairman Singletary stated that that would come with the building plans and would be left up to the management company.

For the Board of Commissioners: Commissioner Mathis made the **MOTION** to authorize the continuation of the project. Vice-Chairman Guarnieri seconded the **MOTION**. The **MOTION** passed with Chairman Singletary and Commissioner Walls voting yea. Commissioner Roland recused himself from the vote, citing that he was neither in favor or against the project.

For the Development Authority: Vice-Chairman Al Manry made the **MOTION** to authorize the continuation of the project. Dr. Jason Miller seconded the **MOTION**. The **MOTION** passed with David Brokamp, Bobby Donley, and Keith Miller voting yea.

For the Hospital Authority: Dana Hager made the **MOTION** to authorize the continuation of the project. Jennifer Heyer seconded the **MOTION**. The **MOTION** passed with Vice-Chairman Dr. Bruce Houston voting yea.

3. **PUBLIC FORUM**

No citizens took part in the Public Forum.

4. **ANNOUNCEMENTS**

A) The next regularly scheduled County Commission meeting is *Tuesday, November 12, 2024 at 6:00pm.*

5. **ADJOURNMENT**

The meeting adjourned at 10:50am.

CHAIRMAN

ATTEST:

COUNTY CLERK



LEE COUNTY
Planning Department
Lee County, Georgia
Staff Report

Conditional Use Review – Farmland Reserve, Inc., 1415 New York Rd., Leesburg - Land Lots 148 & 173 – 14th District

Application Name: Conditional Use Application

Date: 9/25/2024

Applicant Name: Lanier Engineering, Inc.

Property Owner: Farmland Reserve, Inc., Eric Miller

Location: Land Lots 148 & 173, 14th Land District

Parcel Size: 15.763 acres

Existing Zoning: AG-1



Application Summary

The applicant desires to construct an air cleaning, drying and storage facility for pecans adjacent to existing pecan groves and office building.

The property is currently zoned AG-1 and Conditional Use approval is required due to the AG-1 provision of the Lee County Zoning Ordinance in Sec. 70-313 which allows facilities for the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets as a conditional use upon approval.

The applicant proposes to construct a building of approximately 39,600 square feet with attached storage silo structure, located to the rear of the existing 5,248 square foot office building on the property. Associated paved driveways and stormwater detention infrastructure is also shown on the concept plan presented with the conditional use application.

It is the Planning Department's finding that this application meets the minimum requirements for conditional use approval per Sec. 70-89 Conditional Uses (zoning) and 70-313 Conditional Uses (AG District). Though the existing parcel, at 15.763 acres, is smaller than the required minimum 25 acres lot size for creation of a new AG-1 lot, the applicant's concept plan demonstrates how the proposed facility can be constructed on the parcel in compliance with all required setbacks. It appears that the facility and associated driveways can be constructed in compliance with the 40% maximum lot coverage requirement, however that factor should be carefully assessed as detailed design proceeds. It is the Planning Department's finding that this application meets the intent of the ordinance due to the expectation for use compatibility with the surrounding agricultural context and ability for setbacks and lot coverage requirements to be met.

Conditional Use Review Comments Summary

The purpose of the AG-1 zoning district is to preserve, promote, maintain and enhance the use of land for commercial agricultural purposes. Conditional Use approval is required to allow location of facility

like the applicant proposes, which is generally consistent with definition as a facility for the centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets.

1. Per Sec. 70-89: An application to establish a conditional use shall be approved following a review by the Planning Commission and a determination by the Board of Commissioners that:

- The proposed use shall not be contrary to the purpose of this article.
- The proposed use shall not be detrimental to the use or development of adjacent properties or the general neighborhood nor affect adversely the health and safety of residents and workers.
- The proposed use shall not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation or type of physical activity.
- The proposed use shall not be affected adversely by the existing uses; and the proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.
- The parking and all development standards set forth for each particular use for which a permit may be granted can be met.
- Provided, that the County Commission may impose or require such additional restrictions and standards as may be necessary to protect the health and safety of workers and residents in the community, and to protect the value and use of property in the general neighborhood; and provided that wherever the County Commission shall find, in the case of any permit granted pursuant to the provisions of these regulations that any term, conditions or restrictions upon which such permit was granted are not being complied with, said commission shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.
- Conditional uses shall not be transferable except upon written approval of the County Commission and shall be executed within a period of 12 months from the time the use is granted or become null and void and subject to procedures for resubmission as established above and are subject to all other applicable laws and regulations.

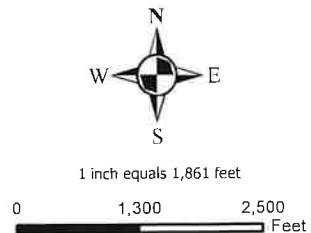
All of these conditional use requirements have been met per Sec. 70-89 (zoning). The proposed use is consistent with the purpose and specifics of the AG-1 zoning district. The surrounding properties are all zoned AG-1 and used for agricultural purposes with the exception of one residence (also zoned AG-1) located on the opposite side of New York Road. It appears that the AG-1 development standards can be met, based on the applicant's concept plan. A recommended condition of approval is for the preservation of existing trees along the New York Road frontage as a buffer with respect to existing residential use across the road. An additional staff comment is clarification that the 40% maximum lot coverage requirement shall apply.

1415 New York Rd - Zoning



Legend

- Parcel Level Zoning
- Building
- Parcels



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.

User: KSmith
 Date Exported: 10/07/24



LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

CONDITIONAL USE APPLICATION

OWNER: FARMLAND RESERVE, INC. ERIC MILLER
ADDRESS: 1415 NEW YORK ROAD, LEESBURG, GA 31763

DAYTIME PHONE #: _____ EMAIL: emiller@AgReserves.com

ADDRESS OR LOCATION OF PROPERTY: 1415 NEW YORK ROAD, LEESBURG

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 AG Present Use of Property: PECAN FARM

148 & 173 Land Lot Number 14TH Land District 15.763 # of Acres

The subject property is described as follows:
It currently is a combination of pecan grove and wooded area behind our recently constructed 5248 sqft office building

Why are you requesting a conditional use?
To construct an air cleaning, drying and storage facility for pecan.

ALSO ATTACH: (1 copy of each) Plat of property, including vicinity map (both plat sizes: 8 1/2 x 11 and 11 x 17)
 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 *Beth Pillock*

OWNER *E. Miller*

DATE 9/25/24

DATE Sept. 25, 2024

Application Fee: \$375.00 Date Paid: 9/26 Received by: Karen Hanson

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

Applicant Name: LANIER ENGINEERING, INC

Address: 1504 W THIRD AVENUE, ALBANY, GA 31707

Phone #: 229-438-0522 Email: GBACON@LANIER-ENGINEERING.COM

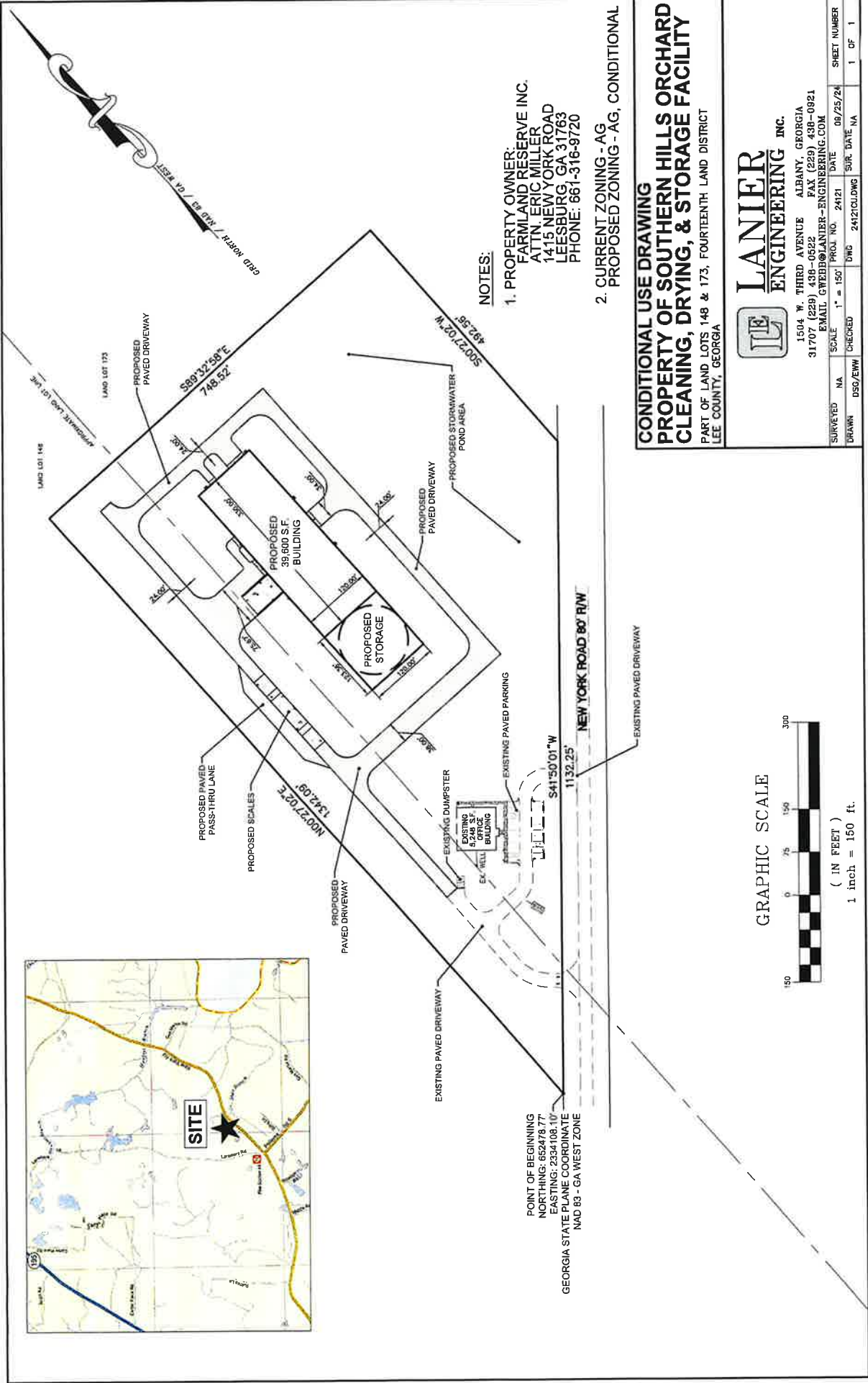
Legal Description
Prepared for a Conditional Use
Property of Southern Hills Orchard
Cleaning, Drying, & Storage Facility
Property is currently zoned AG

All that certain tract or parcel of land situate lying and being part of Land Lots 148 & 173 of the Fourteenth Land District, Lee County Georgia and being more particularly described as follows:

Begin at a point on the Northwest right-of-way of New York Road (80' r/w) said point having a Georgia State Plane Coordinate Northing of 652478.77 and Easting of 2334108.10'. Said Coordinates are based on North American Datum 1983 and are located in the Georgia West Zone and go North 00 degrees 27 minutes 02 seconds East a distance of 1,342.09 feet; go thence South 89 degrees 32 minutes 58 seconds East a distance of 748.52 feet; go thence South 00 degrees 27 minutes 02 seconds West a distance of 492.56 feet to the Northwest right-of-way of New York Road; go thence South 41 degrees 50 minutes 01 seconds West along the Northwest right-of-way of New York Road a distance of 1,132.25 feet to the point of beginning.

Said application tract contains 15.763 acres.

This description is not to be used to transfer real property. Its sole purpose is to assist in acquiring a Condition Use for the described property.



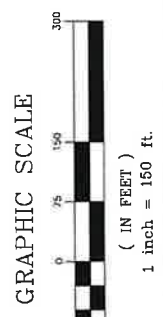
NOTES:
 1. PROPERTY OWNER:
 FARM/LAND RESERVE INC.
 ATTN: ERIC MILLER
 1415 NEW YORK ROAD
 LEESBURG, GA 31763
 PHONE: 661-316-9720

2. CURRENT ZONING - AG
 PROPOSED ZONING - AG, CONDITIONAL

CONDITIONAL USE DRAWING
PROPERTY OF SOUTHERN HILLS ORCHARD
CLEANING, DRYING, & STORAGE FACILITY
 PART OF LAND LOTS 148 & 173, FOURTEENTH LAND DISTRICT
 LEE COUNTY, GEORGIA

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

DRAWN	DSB/FEW	CHECKED	DWG	2412ICLDWS	SUR. DATE	NA
SURVEYED	NA	SCALE	1" = 150'	PROJ. NO.	24121	DATE
					06/25/24	SHEET NUMBER
					1	OF
					1	1





LEE COUNTY
Planning Department
Lee County, Georgia
Staff Report

Variance Application Review – 7B Oakland LLC- Land Lot 263 – 2nd District

Application Name: Variance Application

Date: 10/10/2024

Applicant Name: Catherine Peacock

Property Owner: 7B Oakland LLC

Location: Land Lot 263, 2nd Land District

Parcel Size: 1.099 acres

Existing Zoning: C-2



Application Summary

The applicant requests variances from side yard building setback requirements and landscape strip width requirements. As stated in the application, this request is for the purpose of making possible a proposed quick serve restaurant within the property footprint. Within Sec. 70-86.d.4 the zoning ordinance standards include requirements for 10-foot landscape strips along all side property lines and additionally C-2 standards require side building setbacks of 10 feet and require a 30-foot wide access to public roadway from every C-2 parcel. In this case, the existing property is undeveloped, and the applicant is proposing property subdivision and site design in a manner the applicant determines necessary to accommodate desired development. A variance is required to allow construction per the applicant's proposed site plan which shows the following non-compliant distances:

1. A 5-foot side yard building setback between the proposed Drive-Up Oil Change building and the adjacent property line to the South/Southeast, where the C-2 zoning standards require a 10-foot side yard building setback (though 0-foot side yard setback from a firewall).
2. A 5-foot side landscape strip between the proposed Drive-Up Oil Change use and the adjacent property line to the South/Southeast, where the Sec. 70-86.d.4 zoning standards require a 10-foot side yard landscape strip.
3. A 5-foot side landscape strip between the proposed Quick Serve Restaurant (QSR) use and the adjacent property line to the North/Northeast, where the Sec. 70-86.d.4 zoning standards require a 10-foot side yard landscape strip.
4. Zero side yard landscape strip on either side of the proposed property line between the proposed Drive-Up Oil Change use and the proposed QSR use where the Sec. 70-86.d.4 zoning standards require a 10-foot side yard landscape strip on both parcels.
5. A 28-foot wide access to a public roadway, via proposed easement, from the proposed parcel for Drive-Up Oil Change use where Sec. 70-385 requires that each lot shall have, at minimum, a 30-foot wide access to a public road.

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 not met in this case. The following provides assessment regarding each above criterion.

With regards to extraordinary and exceptional conditions pertaining to the property's size, shape or topography, it is not apparent that there are any exceptional existing physical property conditions. The property has a regular rectangular shape, is of typical size for a property to support C-2 property use and is not impacted by severe or unusual topography.

With regards to application of the zoning standards creating an unnecessary hardship, it is not apparent that application of the zoning standards would prevent the reasonable use and development of the property in compliance with all C-2 zoning standards. The cause for request for variance from standard zoning standards is the specific site plan proposed by the applicant.

With regards to whether conditions are peculiar to this particular piece of property, it does not appear that there are any conditions of the subject property that are peculiar or generally different than typical C-2 zoned properties in Lee County. The existing parcel is 1.099 acres with dimensions 124.4 feet wide by 385.44 feet deep. It is proposed for subdivision into two parcels one of which would be 66.59 feet wide at street frontage and the other with 57.81 feet at street frontage.

With regards to the potential for substantial detriment to the public interest or impairment of the purposes and intent of the zoning ordinance, there are different assessments for each of the 5 different types of variances requested by the applicant:

If constructed to reduce the side yard building setback from 10 feet to 5 feet, applicable to the proposed Drive-Up Oil Change building, would not cause substantial detriment to the public interest or impair the purposes and intent of the ordinance if the wall that extends into the minimum required side yard setback is a firewall. If the design of the south-facing façade of the proposed structure qualifies as a firewall, as required in the building code, then the

reduction of setback is compatible with the current C-2 ordinance and does not require a variance.

If approved, the reduction to a 5-foot side landscape strip between the proposed Drive-Up Oil Change use and the adjacent property line to the South/Southeast where zoning standards require a 10-foot side yard landscape strip would not cause substantial detriment to the public interest due to the fact that the property adjacent to the south is owned by and being developed by the applicant/owner in a coordinated manner. It is assumed that the overall requirements of Sec. 70-86 (landscaping) will otherwise be met.

If approved, the reduction to a 5-foot side landscape strip between the proposed Quick Serve Restaurant use and the adjacent property line to the North/Northeast where zoning standards require a 10-foot side yard landscape strip would cause substantial detriment to the public interest due to the fact that the property adjacent to the north is an existing developed property occupied by an existing business, and the ordinance provides to that property owner the expectation of a landscape strip when the subject property is developed.

If approved, the zero width side yard landscape strip on either side of the proposed property line between the proposed Drive-Up Oil Change use and the proposed QSR use where zoning standards require a 10-foot side yard landscape strip on both parcels would not cause substantial detriment to the public interest due to the fact that both proposed parcels are owned by and being developed by the applicant/owner in a coordinated manner. It is assumed that the overall requirements of Sec. 70-86 will otherwise be met.

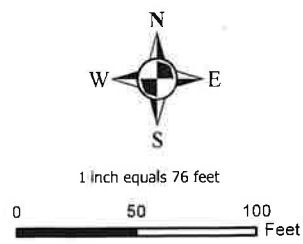
If approved, the 28-foot wide instead of 30-foot wide access to a public roadway, via proposed easement, from the proposed parcel for Drive-Up Oil Change use would not cause substantial detriment to the public interest due to the fact that all properties involved are owned by and being developed by the applicant/owner in a coordinated manner. It is assumed that the proposed access easements to be established will be adequate to provide permanent access to the public road system for each parcel.

1365 US Highway 82 West - Zoning



Legend

- Parcel Level Zoning
- Building
- Parcels



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LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

VARIANCE APPLICATION

OWNER: 7B Oakland LLC

ADDRESS: 2547 Lafayette Plaza Suite D Albany, GA 31707

DAYTIME PHONE #: _____ EMAIL: matt.davis@daviscompanies.biz

ADDRESS OR LOCATION OF PROPERTY: 1379 US HWY 82 Leesburg, GA 31763

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 C-2 Present Use of Property: Development Property

263 Land Lot Number Second Land District 1.099 Acres # of Acres

Reasons for requesting variance:

The Ordinance requires 10' minimum side building setbacks and 10' side landscape strip. We are requesting the southeastern building setback to be reduced to 5' and both the southeastern and northwestern landscape strips be reduced to 5'. We would also like to request for the parcel to be sub-divided along the shared drive as shown without additional landscape strips through the development. Without this variance, it is not possible to build the proposed quick serve restaurant. Expected annual sales of this proposed restaurant is over \$2,000,000 (Two Million Dollars). Lee County would benefit greatly from this sales tax revenue, and jobs for its residents.

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 Amie Morris

OWNER 7. Matt Davis

DATE: 10/10/24

DATE: 10.10.24

Application Fee: _____ Date Paid: _____ 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: Catherine Peacock

Address: 2547 Lafayette Plaza Suite D Albany, GA 31707

Phone #: (229) 344-1846 Email: catherine@daviscompanies.biz

**LEGAL DESCRIPTION
DAWSON ROAD COMMERCIAL SUBDIVISION
LOTS 1A, 2A AND 2B**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE LYING AND BEING PART OF LAND LOT 263 OF THE SECOND LAND DISTRICT, LEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PARCEL 3 OF THE MINOR SUBDIVISION PLAT FOR RACEWAY – ALBANY AS RECORDED IN PLAT BOOK PCF, PAGE 292 AND GO NORTH 45 DEGREES 43 MINUTES 01 SECONDS WEST A DISTANCE OF 122.50 FEET; GO THENCE NORTH 45 DEGREES 43 MINUTES 01 SECONDS WEST A DISTANCE OF 220.60 FEET; GO THENCE NORTH 44 DEGREES 19 MINUTES 36 SECONDS EAST A DISTANCE OF 385.44 FEET; GO THENCE SOUTH 45 DEGREES 43 MINUTES 20 SECONDS EAST A DISTANCE OF 342.77 FEET; GO THENCE SOUTH 44 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 83.72 FEET; GO THENCE SOUTH 44 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 301.75 FEET TO THE POINT OF BEGINNING.

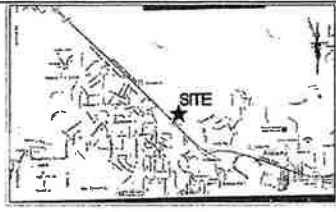
SAID TRACT OR PARCEL CONTAINS 3.035 ACRES

eFiled & eRecorded
 DATE: 9/28/2023
 TIME: 10:03 AM
 PLAT BOOK: 000PCG
 PAGE: 00062
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 1278182067
 CLERK: Sara Clark
 Lee County, GA

APPROVAL:
 APPROVED BY LEE COUNTY PLANNING AND ZONING,
 [Signature]
 DATE: 09/27/23
 [Signature]
 CITY ENGINEER
 INTERIM PLANNING, ZONING AND
 ENGINEERING DIRECTOR

LEGEND
 #5 IR# ○ IRON REBAR FOUND
 #5 IR# ● IRON REBAR SET
 #5 IR# ○ IRON REBAR SET AT ALL CORNERS
 UNLESS OTHERWISE NOTED.

OWNER CERTIFICATION:
 THIS IS TO CERTIFY THAT I AM THE TRUE AND LAWFUL
 OWNER OR THE AGENT FOR THE OWNER OF THE
 PROPERTY PLATTED HEREON.
 [Signature]
 78 DAKLAND, LLC
 MATTHEW DAVIS
 2247 LAFAYETTE PLAZA, SUITE D
 ALBANY, GA 31721
 343-740-0413



NOTE:
 THE 20' UTILITY AND DRAINAGE EASEMENT SHOWN
 BETWEEN LOT 1 AND LOT 2 ON THE DAWSON ROAD
 COMMERCIAL SUBDIVISION PLAT AS RECORDED IN PLAT
 BOOK PGG, PAGE 35 IS SUPERSEDED AND REPLACED BY
 THE 30' UTILITY AND DRAINAGE EASEMENT AS SHOWN ON
 THIS PLAT BETWEEN LOT 1A AND LOT 2A. NO UTILITY OR
 DRAINAGE INFRASTRUCTURE WAS CONSTRUCTED OR
 INSTALLED IN THE PREVIOUS EASEMENT LOCATION.

SURVEY DATA
 E.O.C. PLAT: 1 IN 595,831
 E.O.C. FIELD: 1 IN 34,092
 ANGULAR ERROR: 05" PER ANGLE POINT
 ADJUSTED BY: COMPASS RULE
 EQUIPMENT USED: TOPCON GTS 223
 REFERENCE DEED(S): D.B. 2286 PG. 166

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

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

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

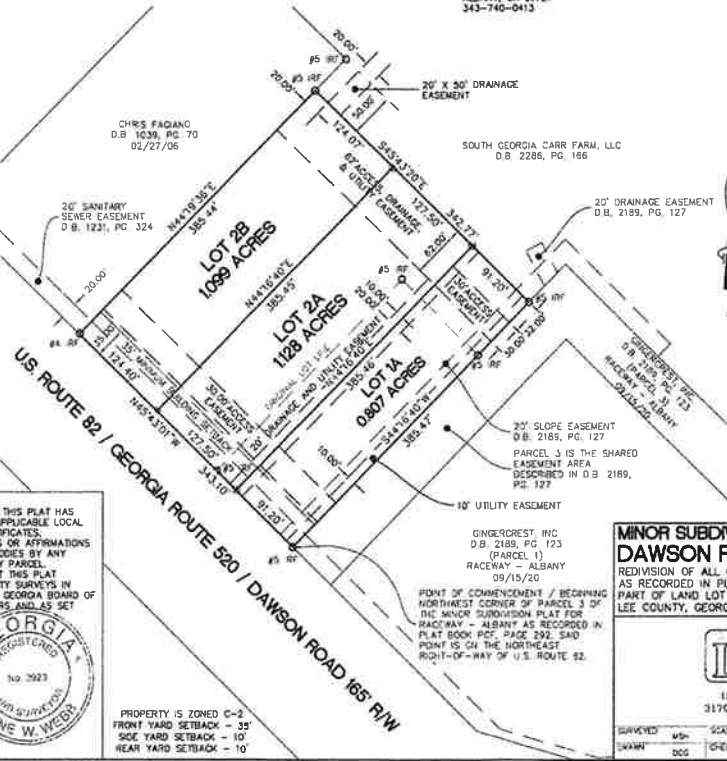
CLERK OF COURTS RECORDING BOX

WETLANDS MAY BE PRESENT ON THIS PROPERTY. WETLANDS
 ARE PROTECTED BY FEDERAL LAW. BEFORE DISTURBING ANY
 AREA DESIGNATED AS A WETLAND, CONTACT THE U.S. ARMY
 CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 898,
 SAVANNAH, GEORGIA 31402-0898.

BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY
 HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE AN
 INTENSIVE SOIL SURVEY WILL BE REQUIRED IN THE AREA OF
 CONSTRUCTION TO MAKE CERTAIN THAT SOILS PRESENT ARE
 SUITABLE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

THE LEE COUNTY UTILITIES AUTHORITY HAS CONTROL OVER
 THE SUPPLY OF POTABLE WATER AND RECEIPT OF SANITARY
 SEWERAGE FROM ALL LANDS SUBDIVIDED AFTER 7-27-95.
 THE OWNER OF THIS SUBDIVIDED LOT WILL BE REQUIRED TO
 IMMEDIATELY CONNECT TO PUBLIC WATER AND SEWERAGE
 SYSTEMS WHENEVER EITHER BECOMES ACCESSIBLE.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS
 DETERMINED TO BE OUTSIDE THE 0.2% CHANGE ANNUAL
 FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE
 PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL
 NUMBER 1317700240D, EFFECTIVE OF DATE OF SEPTEMBER 2,
 2009.



SURVEYOR CERTIFICATION:
 AS REQUIRED BY SUBSECTION (10) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS
 BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
 JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,
 SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS
 SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY
 PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
 FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT
 COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
 GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF
 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET
 FORTH IN O.C.G.A. SECTION 15-6-67.

[Signature]
 DATE: 09/21/23

REGISTERED
 LAND SURVEYOR
 NO. 2923
 GENE W. WOOD

PROPERTY IS ZONED C-2
 FRONT YARD SETBACK - 35'
 SIDE YARD SETBACK - 10'
 REAR YARD SETBACK - 10'

MINOR SUBDIVISION PLAT
DAWSON ROAD COMMERCIAL SUBDIVISION
 REDIVISION OF ALL OF LOTS 1 AND 2 OF DAWSON ROAD COMMERCIAL SUBDIVISION
 AS RECORDED IN PLAT BOOK PGG, PAGE 35
 PART OF LAND LOT 263, SECOND LAND DISTRICT
 LEE COUNTY, GEORGIA

LANIER ENGINEERING INC.
 1504 W. THIRD AVENUE ALBANY, GEORGIA
 31707 (220) 438-0522 FAX (229) 438-0921
 EMAIL: GREG@LANIER-ENGINEERING.COM

DATE: 09/21/23 SHEET NUMBER: 1 OF 1

**AN AMENDMENT TO THE CODE OF ORDINANCES OF LEE
COUNTY, GEORGIA, TO AMEND CHAPTER 70, ARTICLE I, SECTION
70-6 REGARDING DEFINITIONS UNDER THE COUNTY’S ZONING CODE
SO AS TO ADD THE DEFINITION OF A “HOTEL”; TO AMEND CHAPTER
70, ARTICLE XII, SECTION 70-383 TO ADD “HOTEL” AS A PERMITTED
CONDITIONAL USE IN THE C-2 GENERAL BUSINESS DISTRICT; TO
PROVIDE FOR AN EFFECTIVE DATE, TO PROVIDE FOR REPEAL
OF CONFLICTING ORDINANCES, AND FOR OTHER PURPOSES**

BE IT ORDAINED that Chapter 70, Article I, Section 70-6 of the Code of Ordinances of Lee County is hereby amended by adding thereto the following definition:

Hotel: Any structure or any portion of a structure, including any lodging house, rooming house, dormitory, bed and breakfast inn, motel, motor hotel, auto court, tourist cabin, lodge, inn, or apartment community containing guest rooms and which is occupied, or is intended or designed for occupancy, by paying guests, whether rent is paid in money, goods, labor, or otherwise. Such term does not include any hospital, asylum, sanitarium, orphanage, jail, prison, or other buildings in which human beings are housed and detained under legal restraint. In addition, such term also does not include any short-term rental house operated under Chapter 22, Article VI of this Code.

BE IT FURTHER ORDAINED, that Chapter 70, Article XII, Section 70-383 of the Code of Ordinances is hereby amended by adding thereto a new subparagraph to be known as subparagraph (f) which shall provide as follows:

(f) Hotel

Said Section 70-383 is further amended by redesignating subparagraph (f) and subparagraph (g) in said Section to subparagraph (g) and subparagraph (h), respectively.

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

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

SO ORDAINED this _____ day of _____, 2024.

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

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING: _____

SECOND READING: _____

DATE OF ADOPTION: _____



BOARD OF COUNTY COMMISSIONERS

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

**LEE COUNTY BUILDING INSPECTION
BUILDING INSPECTION
BUILDING PERMITS
BUSINESS LICENSE
ALCOHOL LICENSE**

Joey Davenport
Chief Building Official

Carol Lee
Administrative Assistant

Martha Roberts
Permit Technician

Lee County, Georgia
102 Starksville Ave. N.
Leesburg, GA 31763
(229) 759-6000
Fax: (229) 759-2346
Web: www.lee.ga.us
buildinginspections@
lee.ga.us

*One of the first
original counties of
Georgia*

*Established
June 9, 1825*

Lee County Alcohol License Memorandum

Date: 11/12/24

To: Lee County Board of Commissioners

**From: Carol Lee
License Administrator**

RE: Retail Consumption on-premises malt beverage & wine license.

Mr. Max Pouliot, the new manager of Riverfront BBQ & Catfish House is requesting that the Board of Commissioners grant him an alcohol license for consumption on-premises of malt beverages & wine.

Riverfront BBQ & Catfish House is located at 1533 A&B US 19 South. The establishment currently has an alcohol license held by the owner, Dale Saunders.

CONSIDERATIONS FOR APPROVAL OR DENIAL

- 1. The existence or non-existence of verifiable information regarding the applicant's work history, status, experience, and reputation.**

The Business License Department is unaware of any negative information relating to the applicant's work history, status...etc. There is no record of any information on these subjects that would require staff to recommend against the granting of the application for this license.

- 2. The history of the applicant, if any, in engaging in fraudulent or criminal activities.**

See summary by request

- 3. Compliance with application requirements.**



BOARD OF COUNTY COMMISSIONERS

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

LEE COUNTY BUILDING INSPECTION BUILDING INSPECTION BUILDING PERMITS BUSINESS LICENSE ALCOHOL LICENSE

Joey Davenport
Chief Building Official

Carol Lee
Administrative Assistant

Martha Roberts
Permit Technician

Lee County, Georgia
102 Starksville Ave. N.
Leesburg, GA 31763
(229) 759-6000
Fax: (229) 759-2346
Web: www.lee.ga.us
buildinginspections@lee.ga.us

*One of the first
original counties of
Georgia*

*Established
June 9, 1825*

The applicant has completed all application requirements.

4. Adequate and satisfactory reference response.

Reference response was adequate and satisfactory.

5. Proximity of the proposed business to densely populated residential districts.

(See County Planner's Report)

6. Compliance with zoning regulations.

(See County Planner's Report)

7. Safety of the premises from which the business will operate.

The premise is safe for the operation of the business. The business has been at this location for multiple years.

8. Compliance with state and local laws, regulations and ordinances.

All requirements relating to the application have been met.

STAFF RECOMMENDATION:

Staff requests the Board of Commissioners consider the Alcohol Application for Mr. Max Pouliot, new manager for Riverfront BBQ & Catfish House. This location has held an Alcohol License for many years.



LEE COUNTY, GA GOVERNMENT

SUBJECT: New Alcohol Applicant

DATE SUBMITTED: 10/21/24

DIVISION:

AUTHORIZED BY: Joey Davenport

AGENDA DATE REQUESTED: 11/12/24

TYPE:

CONTACT PERSON: Carol Lee

DEPARTMENT: Inspection/Licensing

- Regular
 Consent

MOTION/RECOMMENDATION:

Max Pouliot is requesting that the Lee County Board of Commissioners approve his Alcohol application for pouring wine & malt beverages on the premises. Mr. Pouliot is the new manager of the Riverfront BBQ & Catfish House located at 1533 A & B US Hwy 19 South.

BACKGROUND:

All requirements have been met by the applicant.

REVIEWED BY (INITIALS):

Legal:
Finance:
Other:

ADVERTISED:

Date:
Paper:
 Not Required

COMMISSION ACTION:

- Approved
 Approved w/Conditions
 Denied
 Continued to:

USER DEPT.:

COSTS:

FUNDING SOURCE:

SUBMITTED BY:

CURRENT FY:

- Capital Improvement
 Operating
 Other

APPROPRIATION CODE:

County Manager

AFFECTED PARTIES: Notified N/R



Lee County Planning, Zoning & Engineering Department

Joey Davenport
Interim Director

Amanda Nava
Assistant Director

Kara Hanson
Office Manager/Planning Assistant

Kacee Smith
GIS Manager

Charles Talley
GIS Technician

MEMORANDUM

To: CAROL LEE, LICENSE ADMINISTRATOR

From: AMANDA NAVA, ASSISTANT DIRECTOR OF PLANNING

Date: NOVEMBER 4, 2024

Re: SALE OF MALT BEVERAGES AND WINE FOR CONSUMPTION ON THE PREMISES at 1533 A&B US Hwy 19 SOUTH

Considerations for Approval or Denial:

Item (5) Proximity of the proposed business to densely populated residential districts:

This location fronts a State Route and is surrounded by commercial uses. The closest residentially zoned parcels contain multi-family residential units (Springlake Apartments) and single-family homes. All residentially zoned districts are at distances of 900 feet or more from the establishment.

Item (6) Compliance with Zoning Regulations:

The proposed location is not within 100 yards of any school building, school ground, church, college campus, or alcohol treatment facility. This establishment meets the requirements for the sale of malt beverages and wine for consumption on the premises per Section 6-165.

Recommendation:

This location has operated with an alcohol license under previous ownership (based on information provided by License Administrator).

Based on the information provided above, I recommend the Lee County Board of Commissioners approve the application made by Mr. Max Pouliot of Riverfront BBQ & Catfish House for an alcohol license for the sale of malt beverages and wine for consumption on the premises where sold.



MOTOROLA SOLUTIONS

NOV. 12, 2024
Lee County E911 Dispatch Center
Equipment Move
Completed by Motorola and MCA

Proposal

Provide a turnkey quote to include pricing to cover all labor related to the Lee County E911 Equipment Relocation.

Work Summary:

Relocate dispatch ops to EOC office
Reinstall dispatch ops in center after renovations with new CAT5 cables

Customer Responsibilities:

Network cable that run to new position.
Power requirements after renovation

Pricing Summary:

- **Project Total: \$15,529.26**

To accept this quotation, sign below and return along with a signed PO:

(Customer Signature)

Quote supplied by:

Geoff Thames, Customer Support Manager

geoff.thames@motorolasolutions.com

(478) 361 2323



Lee County E-911 Emergency Response Department
110 Starksville Ave N
Leesburg, Ga 31763



TO: Honorable Board of County Commissioners

FROM: E-911 Director Nikkie Celinski

SUBJECT: Purchase of a New Phone System

MEETING DATE: November 12, 2024

Emergency Call Works, our current phone system is six (6) years old, the average life span of a 911 phone system. This product was purchased through Motorola and the support for this system will run out in December 2024, as the product is being sunsetted.

We have received quotes for the new phone system from INdigital, Motorola, NGA, and WestTel to include initial set up and a 5-year leasing plan. Attached is a budgetary estimate for all four (4) companies who bid on the phone system. **Staff recommends the Board consider awarding the bid to either INdigital or WestTel.**

INdigital, as the lowest bidder, sells the same product (VESTA) as Motorola; they purchase the product from Motorola and then offer it to customers basing their price on population. INdigital also has instate technicians. INdigital serves the City of Milledgeville as well as the counties of Johnson, Morgan, Newton, Troup, Harris, and Toombs. These counties speak highly of INdigital's service and product.

WestTel is an alternative solution if the Board would like a product other than that of Motorola. The start-up price for WestTel is higher than that of INdigital; however, the maintenance cost is lower. Our neighbors in Worth County use this product and speak highly of the company in regards to both the system itself and the customer service. The reported response time for WestTel technicians is within an hour.

E-911 Center Phone System

	Start Up Costs	Maintenance Costs	Total Cost for Five (5) Years
INdigital	\$172,096.02	\$152,628.00	\$324,724.02
Motorola	\$287,072.00	\$252,928.00	\$540,000.00
WestTel	\$189,500.00	\$89,520.00	\$279,020.00
NGA	\$108,004.00	\$185,994.00	\$293,998.00

AN ORDINANCE TO AMEND CHAPTER 38, ARTICLE I, SECTION 38-3 SO AS TO PROVIDE “GIS DELIVERABLE” AND “AS-BUILT” (RECORD) DRAWINGS AS TO THE DEFINITIONS IN SUCH SECTION; TO AMEND CHAPTER 34, ARTICLE III, DIVISION 1, SECTION 34-83, TO ADD AN “AS-BUILT” (RECORD) DRAWINGS DEFINITION TO SUCH SECTION; AND BY AMENDING CHAPTER 38, ARTICLE III, DIVISION 2, SECTION 38-125(c) WITH RESPECT TO AMENDING CLOSING OUT PERMITS AS RELATED TO THE REQUIREMENTS FOR AS-BUILT (RECORD) DRAWINGS; TO PROVIDE FOR AN EFFECTIVE DATE, TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES, AND FOR OTHER PURPOSES

BE IT ORDAINED that Chapter 38, Article I, Section 38-3 of the Code of Ordinances of Lee County (related to definitions) is hereby adding thereto a new definition as follows:

GIS Deliverable means that as-builts, plans, sections, and plats shall be submitted in the electronic format of DWG for Lee County Geographic Information Systems functions.

As-built (record) drawings shall show the location, vertical and horizontal alignment, and finished elevations (top and inverts, as appropriate) of the improvements listed below:

1. Sanitary sewer system Utilities.
2. Water system Utilities.
3. Drainage system pipes and channels
4. Bridges or culverts
5. Streets. (Provide pavement width and pavement structure
6. Curb and gutter, sidewalks, trails, and recreation improvements on property dedicated to the public.
7. Signage in public rights-of-way and other public dedicated areas.
8. Any other improvements subject to maintenance by the County.

As-builts shall include the vertical datum and shall be delivered in Coordinate System NAD 1983 StatePlane Georgia West FIPS 1002 (US Feet) or NAD 1983 (2011) UTM Zone

BE IT FURTHER ORDAINED that Chapter 34, Article III, Division 1, Section 34-83 relating to definitions and Chapter 34 of the County Code regarding the environment, is hereby amended by adding thereto a new definition as follows:

As-built (record) drawings shall show the location, vertical and horizontal alignment, and finished elevations (top and inverts, as appropriate) of the improvements listed below:

- 1. Sanitary sewer system Utilities.
- 2. Water system Utilities.
- 3. Drainage system pipes and channels
- 4. Bridges or culverts
- 5. Streets. (Provide pavement width and pavement structure
- 6. Curb and gutter, sidewalks, trails, and recreation improvements on property dedicated to the public.
- 7. Signage in public rights-of-way and other public dedicated areas.
- 8. Any other improvements subject to maintenance by the County.

As-builts shall include the vertical datum and shall be delivered in Coordinate System NAD 1983 StatePlane Georgia West FIPS 1002 (US Feet) or NAD 1983 (2011) UTM Zone

BE IT FURTHER ORDAINED that Chapter 38, Article III, Division 2, Section 38-125(c) (relating to closing out of permit) so as to delete the current provisions of Section 38-125(c) and to adopt, in lieu thereof, a new Section 38-125(c), which shall provide as follows:

(c) As-built (record) drawings, sections, and plats shall be submitted in the electronic format of DWG to the manager of development services and as a GIS Deliverable.

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

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

SO ORDAINED this _____ day of _____, 2024.

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

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING: _____

SECOND READING: _____

DATE OF ADOPTION: _____

**AN ORDINANCE TO AMEND CHAPTER 58, ARTICLE I, SECTION 58-8
OF THE CODE OF ORDINANCES OF LEE COUNTY RELATING TO
DEFINITIONS SO AS TO PROVIDE A DEFINITION OF “AS-BUILT (RECORD)
DRAWINGS””; SO AS TO PROVIDE A DEFINITION OF “PLAT””; SO AS TO
PROVIDE A DEFINITION OF “GIS DELIVERABLE””; TO PROVIDE FOR AN
EFFECTIVE DATE, TO PROVIDE FOR REPEAL OF CONFLICTING
ORDINANCES, AND FOR OTHER PURPOSES**

BE IT ORDAINED that Chapter 58, Article I, Section 58-8 of the Code of Ordinances of Lee County (related to definitions) is hereby amended by adding thereto a new definition as follows:

As-built (record) drawings shall show the location, vertical and horizontal alignment, and finished elevations (top and inverts, as appropriate) of the improvements listed below:

1. Sanitary sewer system Utilities.
2. Water system Utilities.
3. Drainage system pipes and channels
4. Bridges or culverts
5. Streets. (Provide pavement width and pavement structure
6. Curb and gutter, sidewalks, trails, and recreation improvements on property dedicated to the public.
7. Signage in public rights-of-way and other public dedicated areas.
8. Any other improvements subject to maintenance by the County.

As-builts shall include the vertical datum and shall be delivered in Coordinate System NAD 1983 StatePlane Georgia West FIPS 1002 (US Feet) or NAD 1983 (2011) UTM Zone

BE IT FURTHER ORDAINED that Chapter 58, Article I, Section 58-8 is further amended by adding thereto the definition of “plat”, which definition shall provide as follows:

Plat means the drawings in digital format of DWG sketches, details, specifications, etc., which define the real property, subdivision, or site plan.

BE IT FURTHER ORDAINED that Chapter 58, Article I, Section 58-8 of the Code of Ordinances of Lee County is further by adding thereto a definition of “GIS Deliverable”, which definition shall provide as follows:

GIS Deliverable means that as-builts (record drawings), plans, sections, and plats shall be submitted in the electronic format of DWG for Lee County Geographic Information Systems functions.

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

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

SO ORDAINED this _____ day of _____, 2024.

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

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING: _____

SECOND READING: _____

DATE OF ADOPTION: _____



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

October 3, 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 and Office Manager/ Planning Assistant Kara Hanson

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 Mike McVey read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Acknowledgement of the resignation of Commissioner Mike McVey effective January 2025

Chairman Jason Sheffield thanked commissioner Mike McVey for his service. Amanda Nava stated if the Board members have any recommendations for a replacement for Mike McVey that they can provide those to staff.

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the September 5, 2024 Planning Commission meeting.

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

V. PUBLIC HEARINGS

VARIANE APPLICATIONS

(A) Amber Barragan (Z24-013) has submitted an application to the Lee County Planning Commission 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.

Public Hearing Discussion



Staff Presentation

Assistant Director Amanda Nava presented the Board with the staff presentation. The existing pool requires a variance. After measurements the pool is not on the Lee County Board of Commissioners property, but it is 4 feet away from the lot line, and it should be at least 10. The concrete slab extends over the property line which does not qualify as a variance. It is now a real estate issues for the Board of Commissioners to address. She informed the board that during research planning staff also found that the impervious surface for the lot needs a variance as it exceeds the 40 percent maximum for the R-1 district. The required fence does not require a variance as the fence can be placed on the lot line. Staff does agree that approving these variances would not be expected to cause substantial detriment to the public interest or impact the purpose and intent of the zoning ordinance.

Chairman Jason Sheffield opened the public hearing at 6:08 p.m.

Applicant Presentation

Applicant was present and available for any questions. Her lawyer Phil Cannon was also present and spoke on her behalf.

Public Supporters

None

Public Opposition

None

The public hearing closed at 6:16 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 Jim Quinn made a **MOTION** to **APPROVE** the variances. Seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining commissioners voting yea.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on Lee County cases on **Tuesday, October 8, 2024, at 6:00 p.m.**, and a final vote on **Tuesday, October 22, 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.

VIII. ADJOURNMENT

Commissioner Mike McVey made a **MOTION** to **ADJOURN**, seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 6:20 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.



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

ADA Compliant Website

- NTS currently working on the Website
- Staff to view demo website November 13, 2024

Agricultural/ Recreation Complex

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

Updated: November 8, 2024

- Staff is working with a local engineering firm to develop a plan
- Professional Services Agreement with Lose Design approved and signed on August 8, 2023
- 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
- Agreement for Phase I of Construction with Lose Design signed October 22, 2024 for \$369,500.00
- Archaeological Testing
 - Archaeological fieldwork at the Kinchafoonee Boat Ramp site was conducted October 21-25
 - Apalachee Research Archaeological Consultants, Inc. excavated two 1x2 meter test units and one 1x1 meter test unit, all on the crest of the ridge east of the pavilion

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

Courthouse Addition

- Agreement with Jericho Design Group for design services approved September 24, 2024 for \$26,200.00
- Completed a preliminary floor plan
- Currently working on an exterior 3D view and expect to have it ready for review the week of November 18

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
 - Included road width, length, and speed limits into the Lee Centerline feature layer
- 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
 - Goal: To have a web 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
- Database Upgrades
 - Reviewing current database and implementing new organizational tab
 - Will increase functionality and user capabilities
 - Data migration to new database will begin before the end of 2024
- GIS Training Classes
 - Hosted ArcGIS online and Pictometry training classes
 - Held two classes discussing ArcGIS online and Pictometry for county personnel
- Ordinance Revision of GIS Deliverables
 - Revised current ordinance and began incorporating a section on GIS deliverables
 - Will provide survey level data deliverables to the GIS department
- Ordinance Revision of Address Numbering
 - Currently reviewing ordinance specifics on address numbering and currently incorporating a structured form to direct personnel in the assignment of addresses that follows NENA standards
- TSPLOST Story Map
 - Created ArcGIS story maps of completed TSPLOST roads
 - Story map will be posted on new Lee County website
- Building Web Apps for GIS
 - Currently building specialized web apps through ArcGIS Online to host mapping products for Lee County GIS
 - Will include parcels, zoning, addresses, parks, flood zones, etc.
 - Will be available to all county citizens on the new website

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
- On October 8, 2024, the Board voted to allocate the 2025 LMIG funds to the resurfacing of the County's portion of Ledo Road
 - City of Albany has stated they will do their portion of Ledo Road as well
- LMIG Application submitted October 30, 2024
- LMIG Application approved November 5, 2024

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.
- **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
- Approximately 780 pounds of trash was removed 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
- Start Date: October 14 2024, with the road closure and respective detour lasting through Mid-March (150 calendar days)
 - Southern Concrete Construction Company
 - The detour is underway now and will last until mid-March 2025 when the new bridge is completed

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: \$24,473,537 as of October 2024 (118%)

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
- Project Timeline:
 - 5-10-2022: Staff awaits engineering report for new tower
 - 9-13-2022: BOC authorizes staff to put out an RFP for the tower
 - 6-11-2023: BOC voted on location at Station 4
 - 6-27-2023: BOC voted to reconsider placement of the tower
 - 7-11-2023: BOC voted on location at Station 4
 - 8-25-2023: Motorola received notice to proceed
 - 12-12-2023: FAA approved; waiting on NEPA, awaiting Boundary analysis
 - 1-9-2024: Heard back from SHPO, advised “No Comment”
 - May 2024: Variance needed; went through the Planning Commission (5-2-2024) and BOC (5-14-2024)
 - 6-20-2024: All equipment built and ready to ship
 - 7-18-2024: Private Locate done; driller took soil samples
 - 8-1-2024: Geo tech results came back; awaiting permits
 - 9-18-2024: Construction crew finds power line that will need to be moved; Sumter EMC contacted
 - 10-17-2024: Invoice received from Sumter EMC to move power line; will take 10 days after payment is received and then construction will restart
 - 10-18-2024: Check to Sumter EMC cut
 - 11-12-2024: Sumter EMC will be at fire station 4 to fix the power pole issue so construction can begin, power will be cut for about 2 hours, but the building can run off generator

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

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

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 Engineering

- 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
- Flags have been staked

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

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
- BOC awarded bid to WJ Kirksey Construction for \$54,333.00 on October 22, 2024
- Contract signed November 8, 2024

Future

Building for Code Enforcement and Animal Control Personnel

- Approved by BOC at October 22, 2024 meeting
- RFP documents awaiting County Attorney approval

- To be at Public Works
- Projected Bid Opening: December 2024

Renovations to Public Works Office Building

- Approved by BOC at October 22, 2024 meeting
- RFP documents awaiting County Attorney approval
- Projected Bid Opening: December 2024

Recorder for E-911 Center

- Approved with the FY2024-2025 budget
- RFP documents awaiting County Attorney approval
- Projected Bid Opening: December 2024

Speed Tables

- Approved by BOC at October 22, 2024 meeting
- RFP documents awaiting approval by County Attorney
- Projected Bid Opening: December 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

Life works well here.

LEE COUNTY, GEORGIA 2025 COUNTY COMMISSION MEETING SCHEDULE

The County Commission holds their meetings twice per month with the exception of December. *The Work Session is held the 2nd Tuesday of each month at 6:00 p.m., and the Voting Session is held the 4th Tuesday of each month at 6:00 p.m.* All meetings are opened to the public and held in the T. Page Tharp Building, 102 Starksville Avenue N. in Leesburg.

JANUARY

Tuesday, January 14, 2025 at 6:00 P.M.
Tuesday, January 28, 2025 at 6:00 P.M.

FEBRUARY

Tuesday, February 11, 2025 at 6:00 P.M.
Tuesday, February 25, 2025 at 6:00 P.M.

MARCH

Tuesday, March 11, 2025 at 6:00 P.M.
Tuesday, March 25, 2025 at 6:00 P.M.

APRIL

Tuesday, April 8, 2025 at 6:00 P.M.
Tuesday, April 22, 2025 at 6:00 P.M.

MAY

Tuesday, May 13, 2025 at 6:00 P.M.
Tuesday, May 27, 2025 at 6:00 P.M.

JUNE

Tuesday, June 10, 2025 at 6:00 P.M.
Tuesday, June 24, 2025 at 6:00 P.M.

JULY

Tuesday, July 8, 2025 at 6:00 P.M.
Tuesday, July 22, 2025 at 6:00 P.M.

AUGUST

Tuesday, August 12, 2025 at 6:00 P.M.
Tuesday, August 26, 2025 at 6:00 P.M.

SEPTEMBER

Tuesday, September 9, 2025 at 6:00 P.M.
Tuesday, September 23, 2025 at 6:00 P.M.

OCTOBER

Tuesday, October 14, 2025 at 6:00 P.M.
Tuesday, October 28, 2025 at 6:00 P.M.

NOVEMBER

Tuesday, November 11, 2025 at 6:00 P.M.

DECEMBER

Tuesday, December 9, 2025 at 6:00 P.M.



LEE COUNTY

Life works well here.

LEE COUNTY, GEORGIA **2025 HOLIDAY SCHEDULE**

HOLIDAY

COUNTY OBSERVANCE

1) NEW YEAR'S DAY	WEDNESDAY, JANUARY 1, 2025
2) MARTIN LUTHER KING, JR. DAY	MONDAY, JANUARY 20, 2025
3) GOOD FRIDAY	FRIDAY, APRIL 18, 2025
4) MEMORIAL DAY	MONDAY, MAY 26, 2025
5) JUNETEENTH	THURSDAY, JUNE 19, 2025
6) INDEPENDENCE DAY	FRIDAY, JULY 4, 2025
7) LABOR DAY	MONDAY, SEPTEMBER 1, 2025
8) THANKSGIVING DAY	THURSDAY, NOVEMBER 27, 2025
9) DAY AFTER THANKSGIVING	FRIDAY, NOVEMBER 28, 2025
10) CHRISTMAS EVE	WEDNESDAY, DECEMBER 24, 2025
11) CHRISTMAS DAY	THURSDAY, DECEMBER 25, 2025

*HOLIDAYS ARE OBSERVED PER APPROVED POLICY MANUAL DATED AUGUST 2008, OF THE LEE COUNTY BOARD OF COMMISSIONERS, PAGE 44, ARTICLE XVI, SECTION 16.03, A, 1.

STATE OF GEORGIA

COUNTY OF LEE

**AGREEMENT BETWEEN THE BOARD OF COMMISSIONERS OF
LEE COUNTY, GEORGIA AND THE LEE COUNTY CHAMBER OF
COMMERCE REGARDING THE PROVISION OF TOURISM SERVICES**

This Agreement, entered into effective the ____ day of _____, 2024, by and between the **Board of Commissioners of Lee County, Georgia**, a body corporate and politic whose mailing address is 102 Starksville Avenue North, Leesburg, Georgia 31763 (hereinafter referred to “County”) and the **Lee County Chamber of Commerce, Inc.**, of 106 Walnut Avenue North, Leesburg, Georgia 31763 (hereinafter referred to as “Chamber”).

WITNESSETH:

WHEREAS, the County is a body corporate and politic established in accord with the provisions of Article IX, Section 1, Paragraph 1 of the Constitution of the State of Georgia; and

WHEREAS, the Chamber is a non-profit 501(c)(3) corporation incorporated and organized in accord with the laws of the State of Georgia; and

WHEREAS, the County is authorized, pursuant to general law, to provide funds for the promotion of economic development and tourism within the unincorporated area of Lee County; and

WHEREAS, tourism is the second largest industry in the State of Georgia and provides a substantial amount of economic development in the Lee County area; and

WHEREAS, the County has previously levied a hotel/motel tax as authorized under O.C.G.A. §48-13-51 to provide for the promotion of tourism, conventions, trade shows, and other expenditures of such funds as authorized under such statute within the unincorporated area of Lee County; and

WHEREAS, the Chamber deems it appropriate to assist in the provision of tourism services for Lee County.

NOW THEREFORE, in consideration of the premises and in consideration of the mutual obligations, agreements, and undertakings hereinafter set out, the County and the Chamber do hereby agree as follows:

1. The Chamber shall provide services to Lee County in connection with the promotion of tourism, conventions, and trade shows within Lee County, and shall undertake such programs and activities as it may deem appropriate in order to improve, enhance, and encourage tourism within Lee County so as to promote and enhance economic development of Lee County and for the benefit of the citizens of Lee County.

2. In consideration for the services to be provided by the Chamber hereunder, the County shall, and does hereby, agree to pay to the Chamber an amount up to 28.58% of the hotel/motel tax collected annually by Lee County in accord with the provisions of O.C.G.A. §48-13-51(a)(4.4). Such payments shall be made to the Chamber monthly, quarterly, or annually as the County may deem appropriate.

3. The parties agree that this Agreement shall commence as of July 1, 2024 and shall expire by its terms on June 30, 2025. Either party shall have the right to terminate this Agreement, with or without cause, during the term hereof by giving thirty (30) calendar days' written notice to the other party of such termination, and such termination shall be effective as of the 30th calendar day after the date of such notice of termination by either party. Notwithstanding the foregoing, if neither party provides a notice of termination to the other party during the original term, or during any renewal terms, this Agreement shall automatically renew as of July 1st of each calendar year for nine (9) consecutive one (1) year renewal terms, each a "renewal term". If not sooner terminated, this Agreement shall terminate as of ten (10) years from the effective date hereof.

4. The Chairman of the Chamber, or his or her designee, shall make a written report at least annually in June of each year to the County regarding the activities of the Chamber undertaken in accord with the terms of this Agreement. Such report may be required more frequently in the sole discretion of the County.

5. A detailed accounting of the amount and purpose of the expenditures made by the Chamber under the terms of this Agreement shall be the subject of the Chamber's annual audit.

6. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and no modification of this Agreement shall be binding unless the same is reduced to writing and signed by all the parties to this Agreement. No representation, promise, or inducement not included in this Agreement shall be binding upon any party hereto.

7. This Agreement shall be construed in accord with the laws of the State of Georgia.

8. All notices required or permitted to be given with respect to this Agreement shall be in writing. Each notice to the County shall be sent by registered or certified mail, postage prepaid, and return receipt requested, to:

Lee County Board of Commissioners
102 Starksville Avenue North
Leesburg, Georgia 31763

Each notice to the Chamber shall be sent by registered or certified mail, postage prepaid, and return receipt requested, to:

Lee County Chamber of Commerce
106 Walnut Avenue North
Leesburg, Georgia 31763

Notices shall be sent to such other address as either party may from time to time designate in writing.

Every notice shall be deemed to have been given at the time it shall have been deposited in the United States Mail, postage prepaid, in the manner prescribed herein. Nothing contained herein shall be construed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and the year first above written.

Lee County Board of Commissioners

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, Clerk

Lee County Chamber of Commerce, Inc.

By: _____
President

Attest: _____
Secretary



LEE COUNTY

Capital Improvements Element 2024 Annual Update: Financial Report & Community Work Program Lee County, GA Final-November 12, 2024

Attached is the Lee County CIE - Capital Improvement Element annual update for 2024 consisting of a financial report, as required by the Development Impact Fee Act, and an updated community work program, as required by DCA's impact fee compliance requirements.

Adoption Resolution

Capital Improvements Element Annual Update

Lee County, Georgia

WHEREAS, Lee County adopted a Capital Improvements Element as an amendment to the *Lee County Comprehensive Plan*; and

WHEREAS, Lee County has prepared a fiscal year 2024 Annual Update to the adopted Capital Improvements Element; and

WHEREAS, the Capital Improvements Element Annual Update was prepared, submitted and reviewed in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the Board of Commissioners of Lee County does hereby adopt the Capital Improvements Element Annual Update, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this _____ day of _____ 2024.

Luke Singletary, *Commission Chair*

Kaitlyn Good, *County Clerk*

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act (DIFA)* and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to DCA's Compliance Requirements, the Annual Update:

"must include: 1) the Annual Reporting impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on The County of Lee *Capital Improvements Element*, as amended by the County in December 13 of 2011.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(c))

The required financial information for each public facility category appears in the main financial table (page 2); each of the public facility categories has a single, county-wide service area. The status of all impact fee projects, by public facility category, is shown on the tables on pages 3, 4 and 5.

The County's fiscal year runs from July 1 to June 30.

Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements—a community work program (CWP)—as specified in DCA's Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local

governments that have a CIE must "update their entire Short Term [i.e., Community] Work Programs annually."¹

According to DCA's requirements², the CWP must include:

- A brief description of the activity;
- Legal authorization, if applicable;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Community Work Program portion of this document, beginning on page 6.

¹ Note that DCA's Compliance Requirements specify that the work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the work program requirements in a previous version of the *Standards and Procedures for Local Comprehensive Planning*. The correct current description is found at Chapter 110-12-1-.04(2)(b)1.

² Chapter 110-12-1-.03(3).

LEE COUNTY		Annual Impact Fee Financial Report - Fiscal Year 2024									
Public Facility	Libraries	Fire Protection	Communications and Security	Parks & Recreation	Admin-istration	CIE Prep (recoupment)	TOTAL				
Impact Fee Fund Balance July 1, 2023	\$24,197.19	\$12,472.61	\$32,154.44	\$643,583.56	\$14,768.75	\$38,553.90	\$765,730.44				
Impact Fees Collected (July 1, 2023 through June 30, 2024)											
Subtotal: Fee Accounts	\$42,478.32	\$0.00	\$0.00	\$49,327.74	\$2,754.37	\$2,503.62	\$97,064.05				
Accrued Interest	\$66,675.51	\$12,472.61	\$32,154.44	\$692,911.30	\$17,523.12	\$41,057.52	\$862,794.50				
(Impact Fee Refunds) (Expenditures)	\$2,631.80	\$164.49	\$657.95	\$12,665.56	\$164.49	\$164.49	\$16,448.78				
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
	(\$60,000.00)			\$0.00			(\$60,000.00)				
Impact Fee Fund Balance June 30, 2024	\$9,307.31	\$12,637.10	\$32,812.39	\$705,576.86	\$17,687.61	\$41,222.01	\$819,243.28				
Impact Fees Encumbered	\$9,307.31	12,637.10	\$32,812.39	\$705,576.86			\$760,333.66				

Annual Impact Fee Financial Report - Fiscal Year 2024

Public Facility: Library		Project		Local Cost of Project		Maximum Percentage of Funding from Impact Fees		Maximum Funding Possible from Impact Fees		Impact Fees Expended		Impact Fees Encumbered	
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered						
Collection Materials	2007	2008	\$57,547.91	96.1%	\$55,326.59	\$0.00	\$0.00						
Collection Materials	2008	2009	\$64,623.25	96.2%	\$62,136.68	\$60,020.42	\$60,020.42						
Collection Materials	2009	2010	\$65,076.88	96.2%	\$63,534.91	\$60,025.32	\$60,025.32						
Collection Materials	2010	2011	\$60,998.07	96.1%	\$58,640.74	\$60,000.00	\$60,000.00						
Collection Materials	2011	2012	\$69,510.65	96.1%	\$66,828.66	\$60,000.00	\$60,000.00						
Collection Materials	2012	2013	\$64,145.80	96.2%	\$61,677.60	\$80,000.00	\$80,000.00						
Collection Materials	2013	2014	\$72,528.17	96.1%	\$69,735.74	\$34,989.60	\$34,989.60						
Collection Materials	2014	2015	\$66,625.71	96.2%	\$64,076.63	\$25,000.00	\$25,000.00						
Collection Materials	2015	2016	\$67,552.75	96.1%	\$64,959.81	\$25,000.00	\$25,000.00						
Collection Materials	2016	2017	\$68,749.27	96.1%	\$66,092.05	\$25,000.00	\$25,000.00						
Collection Materials	2017	2018	\$78,033.27	96.1%	\$75,021.94	\$25,000.00	\$25,000.00						
Collection Materials	2018	2019	\$71,095.63	96.1%	\$68,348.48	\$25,000.00	\$25,000.00						
Collection Materials	2019	2020	\$72,109.66	96.2%	\$69,347.03	\$90,000.00	\$90,000.00						
Collection Materials	2020	2021	\$64,121.08	96.1%	\$61,663.11	\$60,000.00	\$60,000.00						
Collection Materials	2021	2022	\$74,336.89	96.1%	\$71,466.83	\$75,000.00	\$75,000.00						
Collection Materials	2022	2023	\$75,354.26	96.2%	\$72,458.97	\$50,000.00	\$50,000.00						
Collection Materials	2023	2024	\$76,399.39	96.1%	\$73,450.77	\$60,000.00	\$60,000.00						
Collection Materials	2024	2025	\$77,412.44	96.2%	\$74,438.73	\$0.00	\$0.00						
Collection Materials	2025	2026	\$68,094.77	96.2%	\$65,485.41	\$0.00	\$0.00						
Collection Materials	2026	2027	\$79,210.08	96.1%	\$76,158.90	\$0.00	\$0.00						
Collection Materials	2027	2028	\$3,300,000.00	18.5%	\$644,119.48	\$0.00	\$0.00						
Collection Materials	2028	2009	\$297,000.00	100.0%	\$297,000.00	\$0.00	\$0.00						
Oakland Library (20,00 sf)	2016	2017	\$297,000.00	100.0%	\$297,000.00	\$0.00	\$0.00						
Smithville Library expansion (1,800 sf)	2016	2017	\$297,000.00	100.0%	\$297,000.00	\$0.00	\$0.00						
Leesburg Library expansion (10,000 sf)	2021	2022	\$1,650,000.00	100.0%	\$1,650,000.00	\$0.00	\$0.00						
			\$6,641,525.88		\$3,931,969.04	\$825,045.34	\$9,307.31						

Public Facility: Fire Protection		Project		Local Cost of Project		Maximum Percentage of Funding from Impact Fees		Maximum Funding Possible from Impact Fees		Impact Fees Expended		Impact Fees Encumbered	
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered						
Smithville Fire Station	2014	2015	\$1,050,000.00	100.0%	\$1,050,000.00	\$231,144.45	\$12,637.10						
			\$1,050,000.00		\$1,050,000.00	\$231,144.45	\$12,637.10						

Note: Lee County ceased impact fee collections for this category on September 10, 2007.

Public Facility: Communications and Security		Project		Local Cost of Project		Maximum Percentage of Funding from Impact Fees		Maximum Funding Possible from Impact Fees		Impact Fees Expended		Impact Fees Encumbered	
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered						
800 MHz radio System	2008	2008	\$1,895,000.00	48.0%	\$910,267.00	\$345,689.04	\$32,812.39						
			\$1,895,000.00		\$910,267.00	\$345,689.04	\$32,812.39						

Note: Lee County ceased impact fee collections for this category on September 10, 2007.

Public Facility: Parks & Recreation		Project		Local Cost of Project		Maximum Percentage of Funding from Impact Fees		Maximum Funding Possible from Impact Fees		Impact Fees Expended		Impact Fees Encumbered	
Project Description	Project Start Date	Project End Date	Local Cost of Project	Maximum Percentage of Funding from Impact Fees	Maximum Funding Possible from Impact Fees	Impact Fees Expended	Impact Fees Encumbered						
Future Park A (65 acres)	2013	2018	\$804,000.00	100.0%	\$780,000.00	\$0.00	\$705,576.86						
Future Park B (67 acres)	2018	2024	\$804,000.00	100.0%	\$804,000.00	\$0.00	\$0.00						
Future Park C (65 acres)	2024	2024	\$780,000.00	100.0%	\$780,000.00	\$0.00	\$0.00						
11 Ball Fields	2009	2024	\$2,750,000.00	95.5%	\$2,625,000.00	\$397,340.02	\$0.00						
1 Logging Track	2009	2024	\$250,000.00	100.0%	\$250,000.00	\$0.00	\$0.00						
3 Practice Fields	2009	2024	\$105,000.00	96.7%	\$101,500.00	\$0.00	\$0.00						
1 Playground	2009	2024	\$50,000.00	100.0%	\$50,000.00	\$0.00	\$0.00						
1 Pavilion/Shelter	2009	2024	\$41,200.00	100.0%	\$41,200.00	\$0.00	\$0.00						
6 Soccer Fields	2009	2024	\$3,640,000.00	96.3%	\$3,503,500.00	\$0.00	\$0.00						
			\$9,200,200.00		\$9,935,200.00	\$397,340.02	\$705,576.86						

Annual Impact Fee Financial Report - Fiscal Year 2024

Impact Fee Surcharges							
Year of Collection	CIE Prep Collections	CIE Prep Expenditures	CIE Prep Balance	Admin Collections	Subtotal - Admin	Admin Expenditures	Admin Balance
2007	\$8,206.38	\$0.00	\$8,206.38	\$22,690.26	\$22,690.26	\$0.00	\$22,690.26
2008	\$4,805.80	\$9,927.54	\$3,084.64	\$7,085.09	\$7,085.09	\$29,342.95	\$432.40
2009	\$1,824.39	\$0.00	\$4,909.02	\$1,726.94	\$1,726.94	\$8,800.00	\$ (6,640.66)
2010	\$2,613.28	\$0.00	\$6,820.13	\$1,948.23	\$1,948.23	\$8,800.00	\$ (13,230.12)
2011	\$1,657.99	\$0.00	\$8,478.12	\$1,726.94	\$1,726.94	\$5,100.00	\$ (16,603.18)
2012	\$2,613.28	\$0.00	\$11,091.40	\$2,819.87	\$2,819.87	\$4,131.00	\$ (17,914.31)
2013	\$1,708.65	\$0.00	\$12,800.05	\$1,844.08	\$1,844.08	\$0.00	\$ (16,070.23)
2014	\$1,676.13	\$0.00	\$14,476.18	\$1,760.66	\$1,760.66	\$0.00	\$ (14,309.57)
2015	\$1,913.86	\$2,400.37	\$13,989.67	\$2,032.98	\$2,032.98	\$0.00	\$ (12,276.59)
2016	\$2,012.78	\$0.00	\$16,002.45	\$2,142.28	\$2,142.28	\$0.00	\$ (10,134.31)
2017	\$2,114.44	\$0.00	\$18,116.89	\$2,295.30	\$2,295.30	\$0.00	\$ (7,839.01)
2018	\$7,182.13	\$0.00	\$25,299.02	\$7,769.30	\$7,769.30	\$0.00	\$ (69.71)
2019	\$2,613.03	\$0.00	\$27,912.05	\$2,841.74	\$2,841.74	\$0.00	\$ 2,772.03
2020	\$2,124.55	\$0.00	\$30,036.60	\$2,335.49	\$2,335.49	\$0.00	\$ 5,107.52
2021	\$3,349.62	\$0.00	\$33,386.22	\$3,980.13	\$3,980.13	\$0.00	\$ 9,087.65
2022	\$3,082.84	\$0.00	\$36,469.06	\$3,391.29	\$3,391.29	\$0.00	\$ 12,478.94
2023	\$2,084.84	\$0.00	\$38,553.90	\$2,289.81	\$2,289.81	\$0.00	\$ 14,768.75
2024	\$2,668.11		\$41,222.01	\$2,918.86	\$2,918.86		\$ 17,687.61
2025							
2026	\$54,252.10	\$12,327.91		\$73,599.25	\$73,599.25	\$56,173.95	

LEE COUNTY SHORT TERM WORK PROGRAM 2025-2029

Community Facilities					
Activity	Timeline	Responsible Party	Cost Estimate	Funding Source	Current Status/ Remarks
1. Prepare and implement a five year master plan of all county government offices and outside agencies to include facilities, personnel, and equipment.	2025-2029	Lee County	Staff Time	General Fund	On-Going; In-Progress
2. Ensure future improvements to water and treatment facilities that promote balanced and efficient growth and maximizes the use of existing facilities.	2025-2029	Lee County Board of Commissioners, Lee County Utilities Authority	\$10,000,000.00	Utilities Authority Revenue (25%) ARPA (75%)	Awaiting word on two grants that have been submitted for the purpose expanding water infrastructure, including a well and tank; Should know by December 2024
3. Implement a plan to discourage developments with septic systems and private treatment systems in dense developments or near environmentally sensitive areas.	2025-2029	Lee County	Staff Time; Hard Costs TBD	General Fund	On-Going; In-Progress
4. Library collections materials purchase for four (4) library branches	2025-2029	Lee County Board of Commissioners, Library Board of Trustees	\$400,000.00	Impact Fees (75%) General Fund (25%)	On-Going; In-Progress
5. New Multi-Purpose Recreation Facility located at 231 State Route 3 (100 acres purchased), planning and development of park including trail, pavilions, and boat ramp to be installed by DNR.	2025-2029	Lee County	Cost TBD	Impact Fees (30%) SPLOST (10%) Federal and State Grants (50%) General Fund (10%)	On-Going; Committee formed in 2021, with discussions and planning ongoing; trails (0.75 miles), pavillion with picnic area, football field, tennis/pickle ball courts, RV, and kayak launch open to the public; agreement renewed 01/11/2022 with GDNR to install boat ramp; agreement signed 8/8/2023 with Lose Design for concept design and development. BOC approved design agreement for phase I with Lose,
6. Determine feasibility and Implement a plan to provide safe pedestrian and bicycle facilities network.	2025-2029	DARTS, Lee County	Staff Time; Hard Costs TBD	T-SPLOST (50%) SPLOST (25%) GDOT (25%)	On-Going; In-Progress
7. With partners and developers, plan, design, and construct the Lee County Medical Center and adjoining medical facilities and other commerical development opportunities.	2025-2029	Lee County	TBD	Public-Private Partnerships	On-going; Hospital Authority created in 2022; Financial planning agreements signed by the Lee County Development Authority (property owner) and Lee County Board of Commissioners for roads and water/sewer/ stormwater infrastructure
8. Design and construct two (2) new roads to support Lee County Medical Center and adjoining medical facilities and other commercial development opportunities.	2025-2029	Lee County	TBD	T-SPLOST (50%) SPLOST (30%) General Fund (20%)	On-going; Financial planning agreements, dated 10/25/22, signed by the Lee County Development Authority (property owner) and Lee County Board of Commissioners for roads and water/ sewer/ stormwater infrastructure.
9. Maintain full-time GIS staff and technology to provide current tax parcel, zoning and other relevant data for daily operations and reporting requirements.	2025-2029	Lee County	\$350,000.00	General Fund	County currently maintains full-time GIS staff; Pictometry software implemented in 2023; Ongoing training for employees; Next fly-over will be in 2026.
10. Upgrade telecommunications equipment to mitigate/resolve cyber security risks.	2025-2029	Lee County	\$225,000.00	SPLOST	County has upgraded servers and implemented new policies to mitigate security risks; Software updates; new website & email addresses changed to .gov.
11. Upgrade telecommunications equipment to increase Public Safety communications	2025-2029	Lee County	\$450,000.00	SPLOST (50%) General Fund (50%)	In-Progress; New radio equipment purchased from Motorola; New telecommunications tower to be constructed in Northern Lee County

12. Partner with vendors to provide Broadband internet access to those citizens in areas of the county in most need.	2025-2029	Lee County	\$25 million	Grant (50%) Windstream Partnership (40%) General Fund (5%) ARPA Funds (5%)	Resolution signed 05/24/2022; Windstream to provide broadband to unserved and underserved citizens by 2026; Kick Off Event held 06/22/2022; citizens may apply for services; Build Agreement between Lee County and Windstream signed December 2022; Broadband Ready recertification completed 11/01/2024. Windstream staff applied for BEAD fund to expand fiber service to 1,000 more citizens/parcels. Lee Co. BOC provided support letters.
13. Partner with vendors to expand water and sewer resources for future residential and commercial developments.	2025-2029	Lee County Board of Commissioners; Lee County Utilities Authority	\$7,464,195.00	Grant	Completed water extension infrastructure project on US Hwy 82 to WGM business utilizing ARPA funds. UA will expand water service on U.S. Hwy 19 for future commercial growth.
14. Refresh logo and website	2025-2029	Lee County	TBD	ARPA	On-Going; New domain name has been acquired. NTS has been hired to design new website.

Natural and Cultural Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source	Current Status/ Remarks
1. Design scenic gateway features at the road entrances into the county.	2025-2029	Lee County	\$50,000.00	General Fund (10%) Grants (90%)	On-Going; Welcome sign erected at the entrance of the County on major roadways that include faces and signatures of well-known Lee Countians
2. Develop and improve canoe and kayak boat ramps; install wayfinding signage; improve water safety and rescue with installation of mile markers on Kinchafoonee Creek, Muckalee Creek and Flint River.	2025-2029	Lee County	TBD	DNR & State Grants 90%) General Fund (5%) SPLOST(5%)	On-Going; Mile markers installed along the Kinchafoonee and Muckalee Creeks; the creeks and boat landings have been updated with picnic tables, benches, life vest, and message boards. Also the roads have been enhanced with gravel.
3. Plan and build a community garden	2025-2029	Lee County	Staff Time; Hard Costs TBD	In-Kind Donations Partnerships Community Grants	Reach out to community partners and volunteers to plan, build, and maintain a community garden

Georgia, Lee County

**Transmittal Resolution
Capital Improvements Element Update
Lee County, Georgia**

Whereas, Lee County adopted a Capital Improvements Element as an amendment to the *Lee County Comprehensive Plan*; and

Whereas, Lee County has prepared an Annual Update to the adopted Capital Improvements Element; and

Whereas, the Capital Improvements Element Annual Update was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Planning Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on October 22, 2024 at the Southwest Georgia Regional Commission.

BE IT THEREFORE RESOLVED that the Board of Commissioners of Lee County does hereby submit the 2024 Capital Improvements Element Annual Update to the Southwest Georgia Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this 22 day of October, 2024


Chris Guarnieri, County Commission Vice-Chairman
Lee County

ATTEST: Kaitlyn Good





LEE COUNTY

Life Works Well Here

PUBLIC NOTICE

A public hearing shall be held at the Opal Cannon Auditorium in the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North in Leesburg, on Tuesday, October 22, 2024 at 6:00pm before the Lee County Board of Commissioners. The Board will consider a resolution transmitting a draft Capital Improvements Element Annual Update to the Southwest Georgia Regional Commission for regional review pursuant to the Georgia Planning Act of 1989.

Media Notified: 10/10/2024
Posted on Website and Official Board: 10/10/2024
Published in Legal Organ: 10/16/2024

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.

Chairman
Luke Singletary
District 2

Vice-Chairman
Chris Guarnieri
District 4

Commissioner
Dennis Roland
District 1

Commissioner
Billy Mathis
District 3

Commissioner
George Walls
District 5

County Manager
Christi Dockery

County Attorney
Jimmy Skipper

102 Starksville Avenue North
Leesburg, Georgia 31763



Office: (229) 759-6000
Fax: (229) 759-6050

www.lee.ga.us

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

Lee County Board of Commissioners

Tuesday, October 22, 2024

Public Hearing Sign-In Sheet

The Board of Commissioners will hold a public hearing to consider a resolution transmitting a draft Capital Improvements Element Annual Update to the Southwest Georgia Regional Commission for regional review pursuant to the Georgia Planning Act of 1989.

Name	Address	Campaign Contribution Yes or No
1.		
2.		
3.		
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16.		



AFFORDABLE PAINTING

Date: 09/23/2024	570 Creekside Drive Leesburg, Ga. 31763 affordablepaintinc@gmail.com 2298836937
For: Lee County missy.hancock@lee.ga.us	

Description	Amount
Change Order RFP# 062424-02	\$2,500.00
Exterior: Pressure wash tea steel stairways. Apply one coat of primer and one coat of finish. Paint four doors and facial boards on four hip gables.	
Interior: Remove borders in needed areas. Sand, caulk, and patch needed areas. Paint walls, and trim upstairs. Paint lobby, hallways, two bathrooms, break room walls and cabinets. Price includes materials and labor	\$13,000.00

Subtotal \$15,500.00
Total \$15,500.00

TOTAL \$15,500.00

Notes

We appreciate the opportunity to provide you with this estimate. All prices are good for 30 days on residential projects.



Memo

To: Christi Dockery – County Manager, Lee County
Joey Davenport – Assistant County Manager, Lee County
Mike Sistrunk – Public Works Director

From: Michael L. Talley, P.E.

Date: 11/7/2024

Re: Lumpkin Road Drainage Summary - UPDATED

As requested, this memo will layout the various alternatives and possible solutions for the flooding along Lumpkin Road.

Existing Conditions:

There are several properties along the north side of Lumpkin Road that have experienced repetitive flooding. The USGA quad sheet for this location shows these properties are in a closed contour low area. Approximately 100 acres of farmland drains to these properties and there is no positive outfall for this storm water runoff. This causes the storm water runoff to pond in the subject properties and has been severe enough to cause flooding damage to the residential structures.

Based on discussions with long time residents along this portion of Lumpkin Road, prior to the road being paved (1997-98), stormwater would accumulate along the north side of Lumpkin Road and then flow west over/along the existing dirt road to the existing creek that flows under GA 195.

When the road was paved, it appears the road was raised several feet at various locations. Only one culvert under Lumpkin Road was installed through this section. The culvert was installed at elevation 248.98, which is higher than the existing low along Lumpkin Road at elevation 245. As a result, during heavy rains or periods of prolonged wet weather, the north side of Lumpkin Road floods. The flooding extends beyond Lee County right of way and has been credited with causing flooding to the house at 321 Lumpkin Road (Mr. Christmas). The finished floor elevation of 321 Lumpkin Road is 249.18.

Mr. Wesley Purvis resides at 262 Lumpkin Road. During a site visit in April 2024, I spoke with Mr. Purvis about the flooding. He indicated that the existing road elevation was approximately at the same level as the toe of the road fill of the current paved road. This would indicate that the paved road is approximately 3-4' higher than the original dirt road. Unfortunately, construction plans have not been located to verify this information. The only culvert under Lumpkin Road through this section is in front of 262 Lumpkin Road. Mr. Purvis stated that he plugs the upstream end of the pipe to prevent stormwater being directed to his property. Per Mr. Purvis, he has had to

construct extensive concrete swales through this property to handle the stormwater from the paved road and the culvert. I observed the concrete swales during my site visit.

Once stormwater crosses under the culvert at 262 Lumpkin Road, the stormwater flows to an existing stream which flows east towards GA 195. Approximately 4 square miles drains to GA 195. Before crossing under GA 195, the stream enters a pond formed by a man-made dam. This dam failed in 2024. Prior to the dam failing, the top of this dam controlled the water surface elevation upstream of the lake. From the data, it appears the dam top is approximately at elevation 242. On a previous site visit to this dam, I observed that the embankment was in poor condition and there was no longer a functioning outlet pipe. The embankment showed erosion consistent with the embankment being overtopped by stormwater. Thankfully, it appears the dam failure was gradual, over time after the large rain events in March/April 2024.

Possible Solutions:

My memos dated May 12, 2020, April 22, 2024, and June 10, 2024 explained possible solutions to the drainage issues along Lumpkin Road. This memo will summarize the possible solutions:

Option 1 – Do Nothing

For this option, Lee County would take no action.

Pros:

1. Does not spend Lee County tax dollars

Cons:

1. The drainage issue will remain and future damages could be incurred to 321 Lumpkin Road

Option 2 – Buy Out 321 Lumpkin Road

The house at 321 Lumpkin Road (Mr. Christmas) is the only structure that has been damaged by flooding. Other properties experience flooding, but it is only nuisance flooding. For this option, Lee County would buy the property at 321 Lumpkin Road. The current assessed value of this house and property is \$222,620 with a fair market value of approximately \$556,550. Purchasing and demolishing the structure would mean that any remaining flooding would remain as nuisance flooding only. FEMA funds could be solicited to facilitate the buyout, but due to the flooding not being riverine in nature and outside of a FEMA designated floodplain, FEMA funds may not be available

Pros:

1. Would prevent future flooding damage to structures on the property

Cons:

1. High cost. A fair market value is approximately \$556,550
2. Lee County would have to purchase the entire property. Typical buyouts have requirements that the lot never be sold or developed and that the lot be maintained in perpetuity in its current state
3. Would set a precedent for other flood prone properties in Lee County to seek redress from the county

Option 3 – Pump Low Area

An approach that Lee County has taken at other chronic flooding locations is to pump low areas during periods of prolonged wet weather. This is accomplished by Public Works placing an agricultural pump at the low area and running hose along the right of way to pump water from the isolated low to where the stormwater can have positive flow to an outfall. The County could install approximately 2,800' of underground forcemain within the right of way of Lumpkin Road, acquire property at the low area, excavate the low area, and install a pump pad to be able to easily pump down the low area ahead of or after a storm event. This option does not solve the flooding problem. It is possible that heavy rains will occur that cause flooding before Public Works can access the site with a pump. Additionally, the pump will not be able to keep up with rainfall events, which means that flooding may occur while the pump is running. This option is more preventative during periods of prolonged wet weather and removes water quickly after a flooding event.

Pros:

1. Low cost
2. Could provide additional storage volume ahead of a storm even by pumping the low area down
3. Will allow for faster flood recovery as the low area is pump down after a rain event

Cons:

1. Will not solve the flooding issue
2. Will cost approximately \$200,000 for surveying, engineering, and construction
3. Public Works will have to maintain the forcemain and excavated area in perpetuity
4. Public Works will have to pump the low area every time there is a heavy rain or prolong periods of wet weather in perpetuity
5. Would set a precedent for other flood prone properties in Lee County to seek redress from the county

Option 4 – Install Ditch

This option would require extensive easements/right of way from approximately seven (7) properties. The easements would be 40' to 60' in width. A new ditch would be graded from the low area on the north side of Lumpkin Road to near the property line between 262 Lumpkin Road (Purvis) and 290 Lumpkin Road (Smith). A new culvert would be installed under Lumpkin Road and the ditch would be graded to the existing stream. This option would require the relocation of at least 5 power poles along Lumpkin Road. Additionally, this option would be draining stormwater from a no outlet low area to a different basin. Care would need to be taken to insure that downstream properties were not adversely impacted by this additional stormwater. There is still liability to Lee County due to the uncertainty of the failed dam. If the owner elects to rebuild the dam, then the added flow to the pond could be considered partly to blame if the dam were to fail again. At this time, it is unclear if the owner of the dam has plans to rebuild the dam.

Pros:

1. Will provide positive drainage from the closed contour low area

Cons:

1. May not prevent flooding as it is unclear if flooding is occurring from water backing up in the right of way or from water flowing off the agricultural fields in the rear of the property
2. High cost. The cost of this option is approximately \$550,000 to \$650,000 to design and build. This does not include the cost of acquiring the easement/right of way
3. Will be moving stormwater from one basin to another during peak storm events. This could open the County up to liability if damage to downstream property occurs
4. If the dam is rebuilt upstream of GA 195, the added stormwater could adversely impact the dam,
5. Would set a precedent for other flood prone properties in Lee County to seek redress from the county

Recommendations:

As the Lee County stormwater engineer, my recommendations, in order of preference, are listed below:

1. Option 1 – Do Nothing

To my knowledge, it has not been conclusively proven that the flood damages at 321 Lumpkin Drive are being caused by Lee County. The subject property receives a large amount of storm runoff from the adjacent agricultural land. Depending on the time of year and type of ground cover, the runoff from these fields could be sufficient to inundate portions of the subject property and structure. Until it can be proven conclusively that actions taken by Lee County to pave Lumpkin Road are causing damage to 321 Lumpkin, my recommendation is that the County not spend tax dollars to correct this situation.

2. Option 3 – Pump Low Area

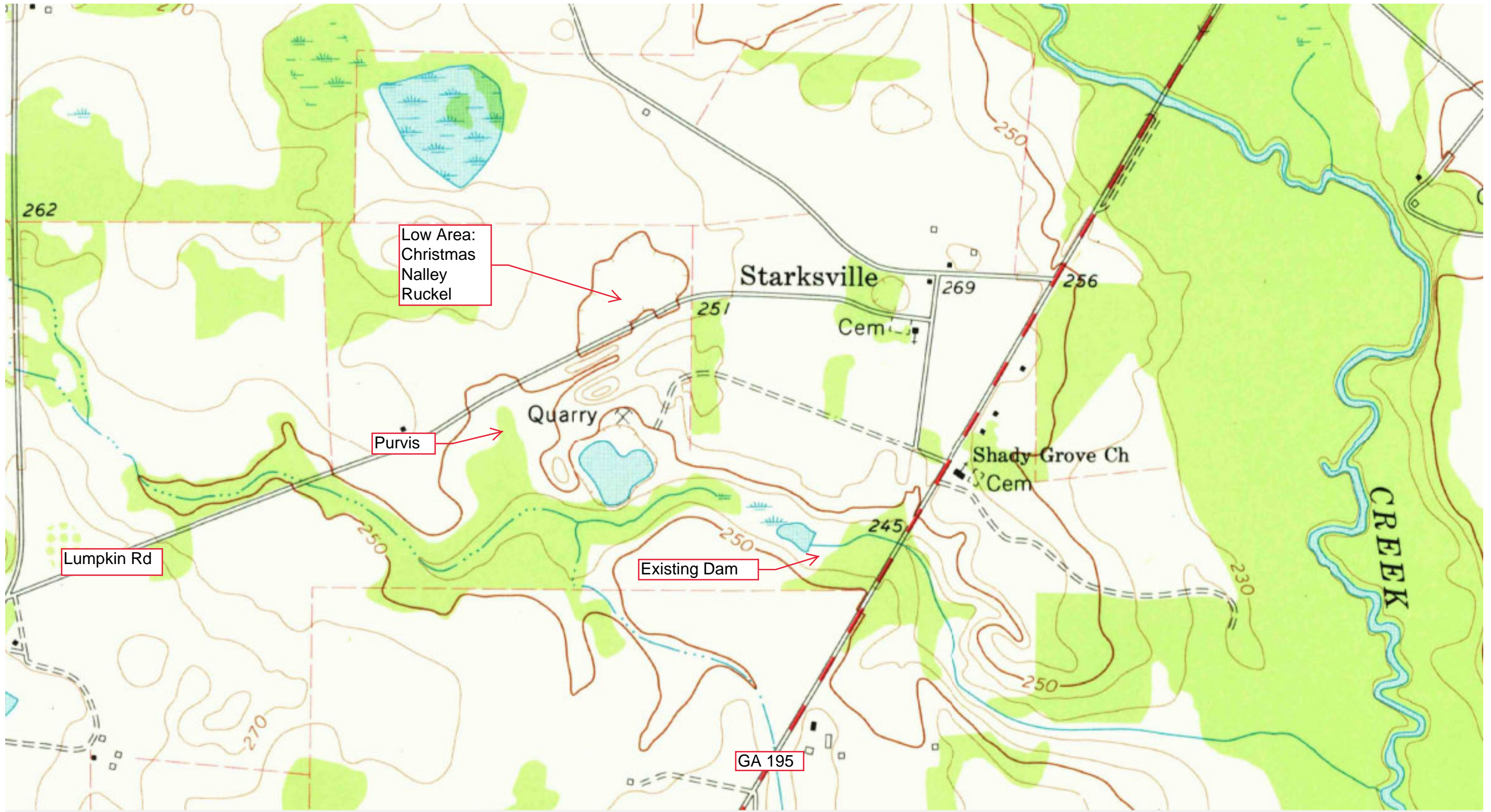
This option is similar to how the County addresses other chronic flooding locations. If feasible, Lee County will set up pumps and pump down various other flood prone areas. This is not always possible and depends on the topography and property ownership in the impacted areas. Since the forcemain would be contained within Lee County right of way and would not impact any properties, this could be a feasible way to help address some of the flooding concerns expressed by Mr. Christmas at 321 Lumpkin Road. However, as previously stated, this will not solve the flooding issue and only serves to drain the low area ahead of or after a storm event. This option does move stormwater from one basin to another, but the amount of stormwater being pumped is insignificant to the size of the receiving waters drainage basin. This also would set a precedent for other flood prone properties in Lee County to seek redress from the County.

3. Option 2 – Buy Out 321 Lumpkin Road

The only downsides to this option are the cost and the precedent it will set for other flood prone properties within Lee County. From an engineering perspective, this is a public policy option that has no engineering requirements or ramifications.

4. Option 4 – Install Ditch

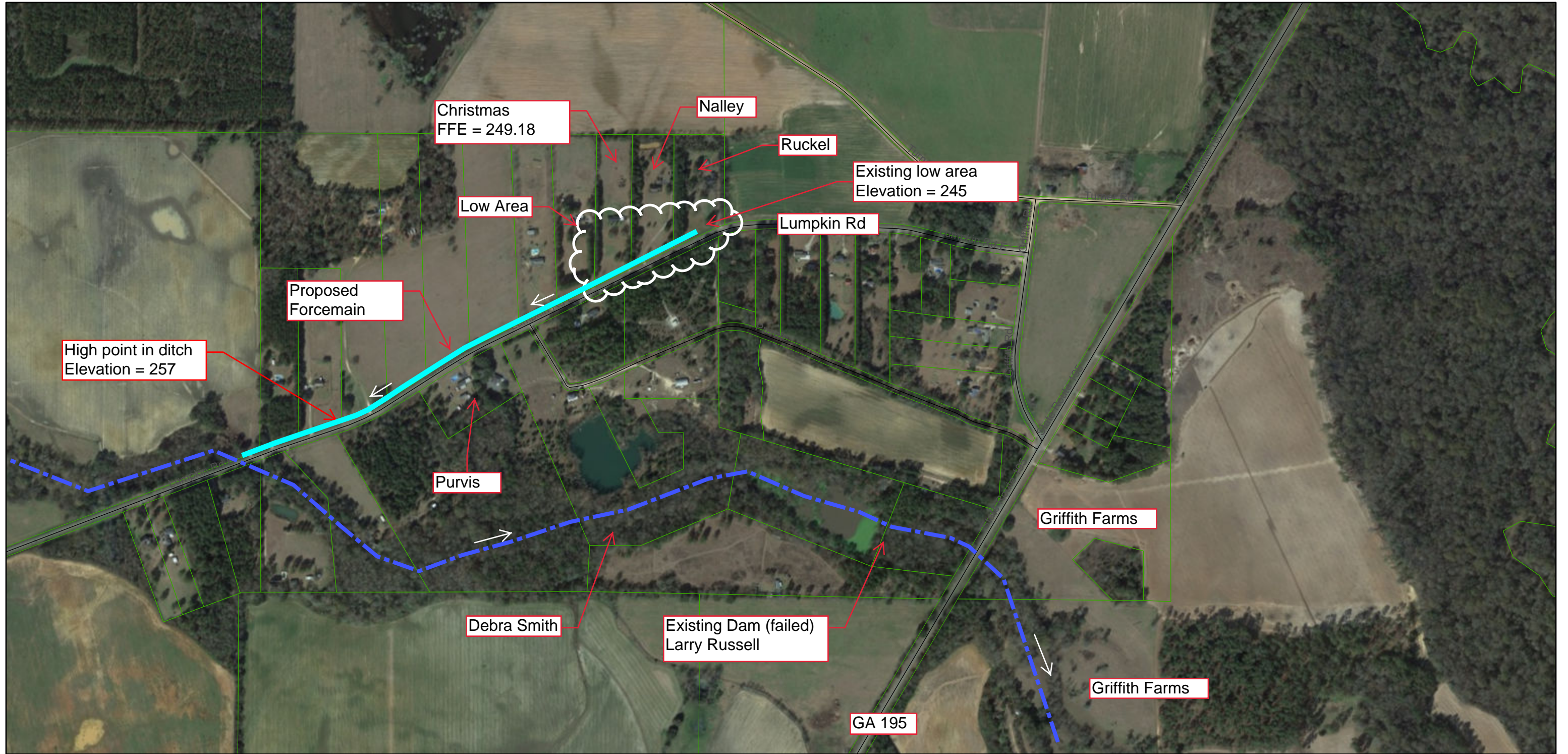
This option is fraught with peril. The County is opening itself to potential liability by moving stormwater from one basin to another and by putting additional pressure on the existing dam if it is rebuilt. Additionally, substantial amount of property (40-50' wide) will be required from several property owners. If any of the property owners object and refuse to sell, then the County is in the unenviable situation of condemning property of others to fix the flooding of another. As stated, it has not been conclusively proven that the flooding at 321 Lumpkin Road is caused by water ponding at the low area. Building this option will keep the low area dry but if the property is flooded from the agricultural land to the north, then this option will not prevent this from happening. I do not recommend this option.



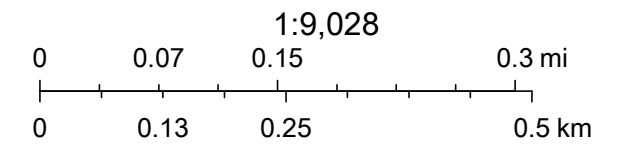
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1973 USGS Quad Sheet

Lumpkin Road Drainage

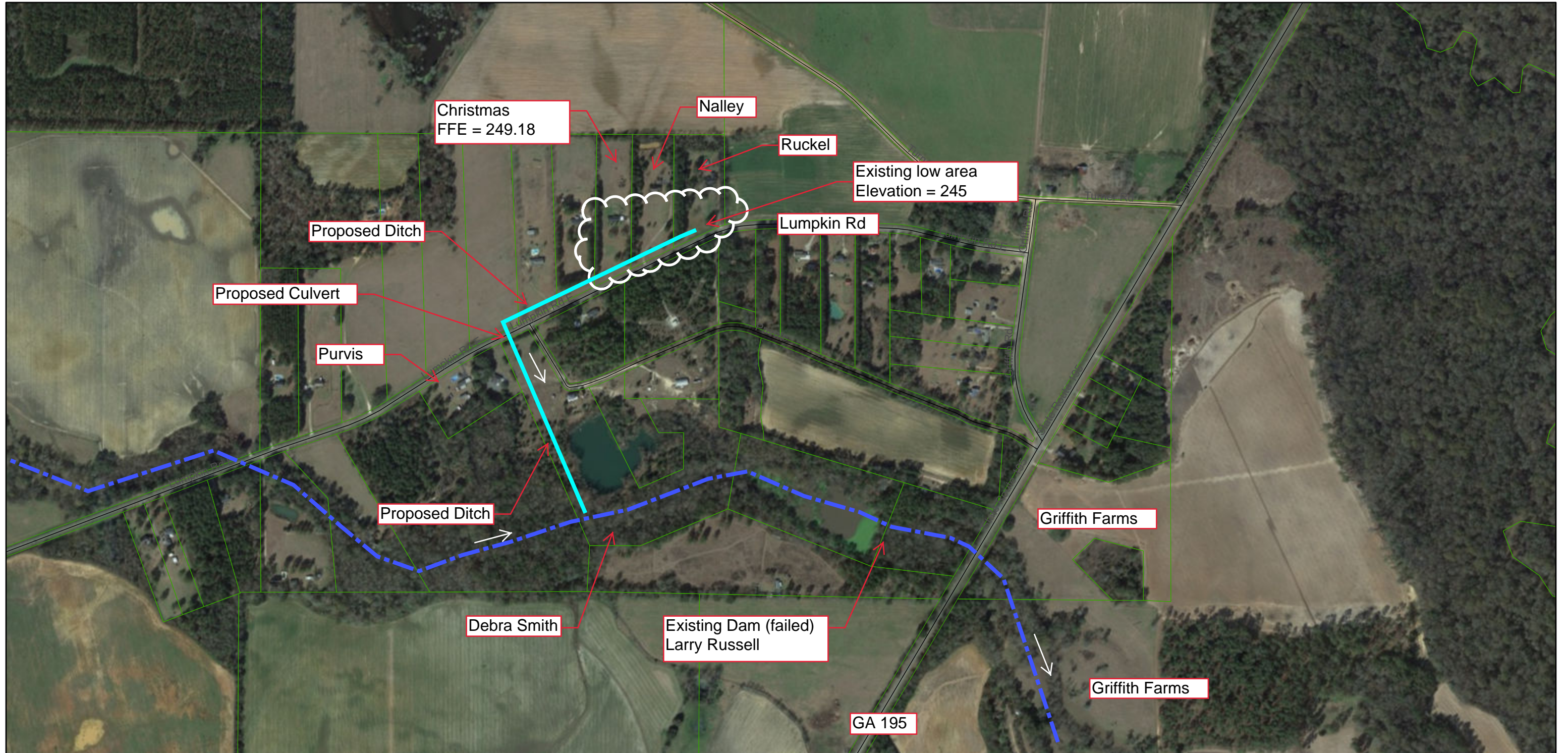


Option 3

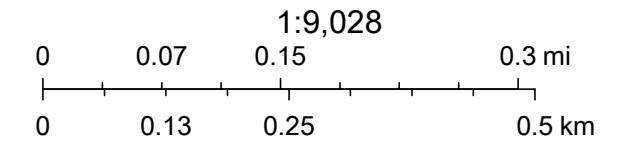


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Lumpkin Road Drainage



Option 4



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



**MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS**

TO: Lee County Board of Commissioners
SUBJECT: Discussion for laying rock on Sapp Road and Shrine Club Circle.
MEETING DATE: Tuesday, November 12, 2024

MOTION/RECOMMENDATION

Discussion of laying rock on Sapp Road and Shrine Club Circle.

BACKGROUND

Sapp Road is approximately 0.18 miles in length and Shrine Club Circle is approximately 0.37 miles in length. Approximately 850 tons of GAB granite rock would be required to put a base material on these roads. At a cost of \$47.00 a ton, this is an estimated \$40,000.00 worth of rock. The Public Works crew could grade the rock and seal it, resulting in no additional labor charge for that work. This process would be needed every few months. Currently, crews generally scrape the road every two weeks; eliminating this work order should result in some savings of both travel time and equipment wear.

ATTACHMENT

None