



# LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, February 11, 2025 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

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

MEETING AGENDA  
Work Session

---

## 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 Robin Chaplin, Victory Baptist Church, to lead the invocation.

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

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

### 5. CONSENT AGENDA

### 6. NEW BUSINESS

### 7. PUBLIC HEARING

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

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

***Planning Commission recommends approval.***

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

## 8. **DEPARTMENTAL MATTERS**

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

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

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

10. **COUNTY MANAGER'S MATTERS**

A) Update on County projects.

B) Consideration to declare vehicles and equipment surplus.

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

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

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

17. **ADJOURNMENT**

AGENDA MAY CHANGE WITHOUT NOTICE

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

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



**LEE COUNTY BOARD OF COMMISSIONERS**

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, January 28, 2025 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

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

MEETING MINUTES

Voting Session

**COUNTY COMMISSIONERS**

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

**COUNTY STAFF**

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

The Lee County Board of Commissioners met in a voting session on Tuesday, January 28, 2025. The meeting was held in the Opal Cannon Auditorium of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Billy Mathis, Commissioner Dennis Roland, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery and County Attorney Jimmy Skipper. County Clerk Kaitlyn Good was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. **CALL TO ORDER**

2. **INVOCATION**

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

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

- A) Consideration to approve the minutes from the January 14, 2025 Board of Commissioners meeting.  
Commissioner Roland made the **MOTION** to approve the minutes from the January 14, 2025 Board of Commissioners meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

- A) Recognition of County employee's years of service.  
Chairman Singletary recognized the following employee:  
20 years: Jason Skinner - Parks & Recreation
- B) **Doing Something Great Award** - Public Works has a program titled Doing Something Great. They would like to recognize Mr. and Mrs. James P. Williams for their efforts in cleaning debris on their



road. Their work was noticed and appreciated by the neighborhood.

Public Works Director Mike Sistrunk stated that he saw in the Lee Count Ledger that Mr. and Mrs. Williams cleaned up debris from Smithville Road to Dixie Road, which they have been doing for over fifteen years. He stated that when they see someone doing something for the community, they like to be able to point it out.

Chairman Singletary presented Mr. and Mrs. Williams with the Doing Something Great award.

- C) Todd Woodruff to address the Board of Commissioners regarding a moratorium on car washes. Mr. Woodruff was not in attendance.

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

- A) **E-911** - Consideration to approve a change order from W.J. Kirksey for the E-911 Center Renovation project.

Chairman Singletary asked if this was different from the last change order. County Manager Christi Dockery stated that this is the same change order for the carpet in the E911 building. The total for the renovations is \$62,000.00 and the change order will be \$13,741.00. Ms. Dockery said this would be removing the carpet to replace it with the LVP throughout the rest of the building. This can be paid for out of SPLOST.

Commissioner Roland made the **MOTION** to approve a change order from W.J. Kirksey for the E-911 Center Renovation project to install LVP flooring at a cost of \$13,741.00. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

- B) **E-911** - Consideration to award the bid for the E-911 Phone System.

E-911 Director Nikkie Celinski stated that she did demos with Vesta and WestTel. After comparing the two, staff has changed their recommendation to award the bid to WestTel. County Manager Christi Dockery stated that this is budgeted with ARPA and the current system is eight years old. Commissioner Guarnieri asked that the temporary maintenance order with Motorola until they receive the new system. Ms. Celinski stated that was correct. Commissioner Guarnieri asked if it is a monthly fee. Ms. Celinski stated that it is monthly, they will only have to pay for the months that they are using it, staff can give a 30-day notice to end the contract and there will be no penalty. Chairman Singletary asked if the cost was \$15,000.00. Ms. Celinski said that it is, but they will only be billing monthly, meaning it will be a small portion of that each month.

Commissioner Guarnieri stated that this is a complicated system that requires a lot of backups, storage, and data. It is not just a phone, but an intricate system. Ms. Celinski stated that this system will have a redundant server which has two servers in one box. If one server goes out, then the other will automatically pick up. There will be a Polycon phone, which is a handheld phone that can be used if the entire server goes down for any reason. Commissioner Guarnieri stated that with the contract, a year of maintenance is free. The fee would not start until year two. WestTel provides training and assistance with moving from the old system to the new system.

Commissioner Guarnieri made the **MOTION** to award the bid for the E-911 Phone System to WestTel Internation Response for \$279,020.00 using ARPA funds, pending County Attorney Jimmy

Skippers review. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- C) **E-911** - Consideration to approve a temporary support agreement with Motorola for Emergency Call Works.

Commissioner Mathis stated that the date of the contract goes through October. He would like County Attorney Jimmy Skipper to make sure that they can give notice and get out of the contract if needed.

Commissioner Mathis made the **MOTION** to approve a temporary support agreement with Motorola for Emergency Call Works, pending County Attorney Jimmy Skippers review. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner voting yea.

Commissioner Mathis stated that there was discussion of buying a new recording system. Ms. Celinski stated that she is currently trying to get a breakdown of what the current recording system costs, per Chairman Singletary's request. Chairman Singletary asked if WestTel provides a recording system. Ms. Celinski stated that they do not. Commissioner Mathis stated that both bidders were stand-alone companies. He stated that he would go with the lowest bidder, then E-911 would have a complete system instead of doing it at separate times.

Commissioner Mathis made the **MOTION** to award the bid for the E-911 Recording System to Quality Recording Solutions for \$104,378.00. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- D) **Planning, Zoning & Engineering** - Consideration to approve an amendment to **Chapter 18, Article III, Section 18-66** of the Lee County Code of Ordinances changing the section title from "Standards for the proper display of addresses." to "Standards for proper assignment of addresses." Further, amending subparagraph (a) of the section by adding standards for proper assignment of addresses and relocating subsections (b) through (g) to the amended Section 18-67; an amendment to **Chapter 18, Article III, Section 18-67** re-designating Section 18-67 from "Enforcement and penalties for violation." to "Proper display of address numbers." Said section is further amended by the re-designation of subparagraphs (b) through (g) from Section 18-66, to now subparagraphs (a) through (e), to provide additional and amended requirements for the proper display of address numbers; an amendment adding **Chapter 18, Article III, Section 18-68**. – Enforcement and penalties for violation., including subsections (a) and (b), relocated from Section 18-67. Further, amending wording in subsection (a) from "the E-911 coordinator or his designee" to "the address coordinator or their designee"; an amendment adding **Chapter 18, Article III, Section 18-69** . – Street Naming standards. to include new subsections (a) through (c), to provide street naming standards; and an amendment to **Chapter 18, Article III, Section 18-70** adding the definitions "Address Coordinator", "Principle building", and "Sub address". *Planning Commission recommends approval. First Reading held December 10, 2024*

County Manager Christi Dockery stated that it is less than fifty addresses. GIS Manager Kacee Smith stated that she would send out letters asking landowners if they would voluntarily change their addresses. She stated that staff rewrote this amendment due to the current one being very vague which is a big reason why there are addresses problems now. Chairman Mathis asked if Ms. Smith needed them to approve this amendment to send letters out. Ms. Smith stated that she just needed the Board to approve the amendment, the letters would be further down the line. County Manager Christi Dockery stated that they would provide the Board with a copy of the letter before it is sent.

Commissioner Guarnieri made the **MOTION** to approve an amendment to Chapter 18 Article III, Section 18-66; Chapter 18, Article III, Section 18-67; Chapter 18, Article III, Section 18-68; Chapter 18, Article III, Section 18-69; and Chapter 18, Article III, Section 18-70. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

- E) **Planning, Zoning and Engineering** - Consideration to approve (T24-018) Harrell & Jackson Inc. has made a request to amend the AG-1 (Active Agriculture District) ordinance Chapter 70, Article X, Section 70-312 of the Lee County Code of Ordinances with respect to adding "Surface Mining" as permitted use. *Planning Commission recommends approval as a conditional use. Public Hearing held on January 14, 2025.*

Chairman Singletary stated that this item has been removed from the agenda.

- F) **Planning, Zoning & Engineering** - Consideration to approve an amendment to the contract with WSP for the R-2 Economic Analysis Study. **HANDOUT**

Assistant Planning Director Amanda Nava stated that these are the consultants doing the R-2 Study. They are familiar with the moratorium, and they have most of the information needed to conduct an economic analysis. County manager Christi Dockery stated that they are currently waiting to receive information from the Utilities Authority. Ms. Nava stated that they would be able to provide an analysis based on Lee County's statistics and information. They talked to other consultants, but they were only able to provide projections based on hypotheticals. WSP will be able to provide a study based on Lee County solely. Chairman Singletary asked what the cost difference is between the original and amended contract. Ms. Nava stated that this is separate from the current R-2 study, but it is needed because WSP would like to reference the economic study to complete the R-2 study. Ms. Dockery stated that this would be \$10,000.000. Commissioner Mathis asked when all of this would be completed. Ms. Nava stated that when they have all the information for the economic study, they will be able to have it done in a couple of weeks. When the economic study is done, they will be able to use it for the R-2 study and get that done as soon as possible.

Commissioner Mathis made the **MOTION** to approve an amendment to the contract with WSP for the R-2 Economic Analysis Study. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

## 9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- A) Consideration to nominate three (3) persons for the one (1) upcoming vacancy to the **Hospital Authority** for a term of two (2) years. Current term expired 12/31/2024. New term expires 12/31/2026. Letters of interest in appointment received by Ryan Carr, Robert Pilcher, and Cole Williams.

Commissioner Mathis made the **MOTION** to nominate Ryan Carr, Robert Pilcher, and Cole Williams to the Hospital Authority for consideration. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- B) Consideration to appoint four (4) members to the **Utilities Authority** for a term of one (1) year. Current term expires 01/31/2025. New term expires 01/31/2026. Letters of interest in appointment received from Amy Addison (reappointment), Chad Arnold, Arthur Ford, Aaron McCulley (reappointment), Bob Usry (reappointment), and George Walls (reappointment; By Virtue of

Office).

Commissioner Mathis made the **MOTION** to appoint Chad Arnold to the Utilities Authority for a term of one (1) year, to expire 01/31/2026. Commissioner Walls seconded the **MOTION**.

The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

Commissioner Walls made the **MOTION** to appoint Arthur Ford, Aaron McCulley, and George Walls to the Utilities Authority for a term of one (1) year, to expire 01/31/2026. Commissioner Mathis seconded the **MOTION**. The **MOTION** passed with Commissioner Roland voting yea; Chairman Singletary and Commissioner Guarnieri voting nay.

## 10. COUNTY MANAGER'S MATTERS

### A) Updates on County projects.

County Manager Christi Dockery discussed the following updates to County projects: (1) The Smithville tower is up but not currently operational, they hope to have it operational within the next few weeks; and (2) The E-911 renovation project is still ongoing, but they will be moving the operators back into their office this week.

### B) Consideration to approve a quote from Phillips Forestry Consulting, LLC for the thinning of timber on the 100 acre park property.

County Manager Christi Dockery stated that the new quote is for the plantation style, which is more excessive thinning than was provided last time. The estimated total is somewhere between \$27,000.00 to \$32,000.00, he will receive 8% of that. Chairman Singletary stated that the packet says the total is \$73,922.00. Ms. Dockery stated that total was for the original quote done in 2024 for clear-cutting the property.

Commissioner Roland made the **MOTION** to approve a quote from Phillips Forestry Consulting, LLC for the thinning of timber on the 100 acre park property with an estimated \$27,000.00 to \$32,000.00 revenue expected. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

### C) Consideration to approve a proposal from Lanier Engineering for professional land surveying services for the 100 acre park property.

Chairman Singletary stated that this is a part of the construction process to get documents for L-Design to begin design work for the 100-acre property. Commissioner Mathis asked what the total is for this surveying. Chairman Singletary stated that it was \$24,500.00.

Commissioner Mathis made the **MOTION** to approve a proposal from Lanier Engineering for professional land surveying services for the 100 acre park property for \$24,500.00. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

## 11. COMMISSIONER'S MATTERS

### A) Consideration to approve a Memorandum of Agreement (MOA) between the Lee County Board of Commissioners and the Albany Marine Corps Logistics Base.

County Manager Christi Dockery stated that this a renewal of the Memorandum of Agreement

(MOA) with the MCLB. The MOA needed to be revised from the Lee County Fire Department to the Lee County Board of Commissioners.

Commissioner Mathis made the **MOTION** to approve a Memorandum of Agreement (MOA) between the Lee County Board of Commissioners and the Albany Marine Corps Logistics Base. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Lee Purvis - Discussed the drainage on Lumpkin Road.

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

16. **ANNOUNCEMENTS**

A) The next meeting of the Lee County Board of Commissioners will be February 11, 2025 at 6:00pm.

17. **ADJOURNMENT**

The meeting adjourned at 6:30PM.

---

CHAIRMAN

ATTEST:

---

COUNTY CLERK

**ARTESIAN HOLDINGS LLC  
2535 STUART AVE  
ALBANY, GA 31707**

January 29, 2025

Lee County Planning, Zoning & Engineering Department  
Attn: Amanda Nava-Estill  
T. Page Tharp Governmental Building  
102 Starksville Avenue North  
Leesburg, Georgia 31763

**RE: Re-zoning Letter of Intent for:  
Property of Artesian Holdings, LLC  
Lee County, Georgia  
LE-24040**

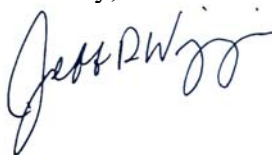
Ms. Nava-Estill,

The re-zoning application which has been submitted for **Artesian Holdings**, located on the southwest side of US Hwy 82 just west of Marlow Lane, is for a 14.46 acre tract requested to be zoned to C-2. The property currently has a split zoning consisting of 7.56 acres C-1 and 6.90 acres R-1. There are no specific intended uses proposed for the property at this time, however we desire to have the property under one overall zoning. The current zoning lines are not conducive to the development of the property. This property will have access directly to US HWY 82 through a shared driveway which will be constructed through the commercial frontage parcels (which are already zoned C-2). A secondary access to Marlow Lane may be proposed in the future depending on how the parcel develops. If the secondary drive on Marlow Lane becomes necessary, it will be constructed as far from the residential properties as reasonably possible. One potential use that we are exploring is hotel. It is our understanding that hotels are a need for Lee County, and that there are several hotel developers actively looking to invest in Lee County.


We understand the concerns of the residential community that borders this parcel and have met with the County Commissioner of this district to discuss these concerns and how we might mitigate them. It is our understanding that the current zoning ordinance requires landscape strips for screening between the commercial use and residential, but does not specifically require an undisturbed buffer. We would be willing to provide an undisturbed buffer of up to 100' between the proposed C-2 development and existing R-1 areas to help ease the concerns of the adjacent residential owners.

If you have any questions or would like any additional information from us, please let us know.

Sincerely,



Jeff Wiggins



**LEE COUNTY**  
**Planning Department**  
**Lee County, Georgia**  
**Zoning Staff Report**

**DATE:** 1/30/2025

**APPLICATION TYPE:** Rezoning

**APPLICANT:** Lanier Engineering

**REQUESTED ACTION:** Rezoning from C-1 and R-1 to C-2 for future commercial development.

**PURPOSE:** To establish a single zoning of C-2 for this property currently dual zoned C-1 and R-1.

**LOCATION OF PROPERTY:** Marlow Lane, Leesburg, GA, 31763, Land Lots 262 and 263, 2<sup>nd</sup> District.



**PARCEL SIZE:** 14.46 Acres

**EXISTING CONDITIONS:**

**Present Zoning and Use of Property:** C-1 Commercial (7.56 acres) and R-1 – Residential (6.90 acres)

**Adjacent Zoning/Use:**

**North—** C-2

**South—** R-1

**East—** C-2

**West—** R-1

**Available Public Services:** Information about available public services was not included in the application.

**MEETING INFORMATION:** All meetings are open to the public and held in the T.Page Tharp Building, 102 Starksville Ave N., in Leesburg.

**Planning Commission (public hearing):** 02/06; 6:00pm

**County Commission (public hearing):** 02/11; 6:00pm

**County Commission (voting session):** 02/25; 6:00pm

## **STAFF RECOMMENDATION:**

Staff recommends **denial of the request for rezoning** of the subject property from C-1 and R-1 to C-2 based on the following factors. Per the Lee County Comprehensive Plan, the subject parcel is designated for both Commercial and Residential land use in the Comprehensive Plan's future land use map. The Commercial future land use category is defined as non-industrial business uses, including retail sales, office, service, and entertainment facilities grouped in one building, shopping center or office building. The Residential future land use category is defined as “to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods” (p. 41). Related to residential housing, a key Comprehensive Plan policy statement reads as follows: “Preserve the character of established neighborhoods and support revitalization efforts to increase housing opportunities and neighborhood stability.” Given adjacency to established neighborhoods, the proposed C-2 zoning does not conform to the policy and intent of the future land use plan. The purpose/intent and many of the allowable uses in C-2 are not compatible with the policy and intent of the Comprehensive Plan to preserve established neighborhoods, whereas the existing C-1 zoning has relative compatibility. It is the Planning Department’s opinion that the incompatibility of C-2 zoning adjacent to existing established neighborhoods warrants denial of this rezoning request. Should the rezoning from C-1 and R-1 to C-2 be approved, the Planning Department would recommend conditions of rezoning to include the following:

1. Use Restrictions. Considering the potential impacts on the adjacent residences, many permitted uses in C-2 are not compatible with adjacent single family residential uses. These C-2 permitted uses should not be allowed on the subject property if zoned C-2: warehouses, distributing plants, freezers, adult entertainment establishments, indoor shooting ranges, hospital, mortuary, sanitarium, and any C-w use that requires conditional use approval.
2. Access requirements. As proposed by the applicant, any commercial development on the subject property shall be served by a primary access directly from US Highway 82. Any access from Marlow Lane to a commercial use shall be strictly secondary and shall be distanced from existing residential uses on the same side of Marlow Lane to the extent feasible.
3. Buffering. In addition to the minimum requirements of Section 70-86 applicable to commercial use developed adjacent to residential neighborhoods, an undisturbed buffer of minimum 100-foot wide shall be provided adjacent to all existing R-1 zoned properties.

## **Rezoning Analysis**

### **USES ALLOWED IN THE PROPOSED ZONING DISTRICT THAT ARE NOT ALLOWED IN THE CURRENT ZONING DISTRICT:**

**Current Zoning:** C-1 and R-1

**Proposed Zoning:** C-2 General Business District (staff recommendation)

**Uses Allowed Under Proposed Zoning District and Not Under Current C-1 Zoning:**

- Wholesale stores, storage buildings, warehouses, distributing plants, freezers and lockers.
- Commercial greenhouses and nurseries.
- Adult entertainment establishments.



- Indoor shooting ranges.
- Clubs and fraternal organizations.
- Hospitals.
- Mortuaries.
- Child welfare facility (16+ residents)
- Sanitariums and nursing homes.
- Additional uses that require conditional use permit including mini-warehouses, recovery residences, transitional housing, rooming house/lodging house, hotel, crematorium.

**PLANNING CONSIDERATIONS:**

- 1. Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?**

Development under C-2 zoning is potentially suitable with respect to the use, development, and zoning of nearby property as the proposed C-2 parcel is located adjacent to C-2 parcels on two sides (north and east) which front on US Hwy 82. These C-2 parcels along US Highway 82 include a mixture of automotive, service and general commercial as well as undeveloped properties. However, the adjacent parcels to the west are R-1 zoned single-family homes along Hollister Drive and on Marlow Lane. Parcels directly to the south are zoned R-1 and residentially used, mostly subdivided lots with one large, forested property. Few uses permissible within C-2 would be suitable with respect to potential impact on the adjacent residences.
- 2. What is the effect on the property value of the subject property should the existing zoning be retained?**

The value of the subject property is anticipated to be somewhat affected if the existing zoning is retained as a combination of R-1 and C-1 rather than unified zoning for the property. Rezoning to C-2 commercial zoning would likely contribute to an increase to the property value. However, the property has value and potential use as currently zoned.
- 3. If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals, or general welfare of the public?**

Certain allowable uses under C-2 zoning could negatively impact the health, safety, morals and general welfare of residents in directly adjacent neighborhoods. Current zoning limits such uses. The extent to which gains to the health, safety, morals, or general welfare of the public offset property value gains if proposed C-2 zoning is approved is undetermined.
- 4. Has the property been undeveloped an unusual length of time as currently zoned, considered in the context of land development in the vicinity of the property?**

The subject property has remained undeveloped during the time that surrounding properties have developed as either residential or commercial.
- 5. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools,**

**police protection, fire protection, public health facilities or emergency medical services?**

The proposed zoning and range of potential uses under C-2 zoning could result in significant increase in use of streets and other infrastructure relative to the impact of the existing property use. With commercial development, the design for access to the property would make a significant difference in level of impact. Access via the property's Marlow Lane frontage (its only actual road frontage) would be expected to impact residential traffic on Marlow Lane. However, the applicant's proposal to provide access directly to US Highway 82 by incorporating a highway-fronting commercial property into development would be expected to significantly reduce traffic impacts. With respect to utilities, most C-2 use development types would be expected to require public water and sewer, both of which are limited in capacity (particularly sewer). The nature of use could ultimately require elevated police and/or fire protection services. It is unlikely that impacts to schools would result from a non-residential development.

**6. Is the zoning proposal in conformity with the policy and intent of the future land use plan for the physical development of the area?**

Per the Lee County Comprehensive Plan, the subject parcel is designated for both Commercial and Residential land use in the Comprehensive Plan's future land use map. The Commercial future land use category is defined as non-industrial business uses, including retail sales, office, service, and entertainment facilities grouped in one building, shopping center or office building. The Residential future land use category is defined as "to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods" (p. 41). Related to residential housing, a key Comprehensive Plan policy statement reads as follows: "Preserve the character of established neighborhoods and support revitalization efforts to increase housing opportunities and neighborhood stability." Given adjacency to established neighborhoods, the proposed C-2 zoning does not conform with the policy and intent of the future land use plan. The plan recognizes that this property makes the transition from highway-fronting commercial to residential neighborhood zoned areas. The existing C-1 and R-1 zoning provides an appropriate transition between highway-fronting C-2 and existing stable R-1 neighborhoods. Careful consideration of the permitted uses in the C-2 district suggests many are incompatible with adjacent residential use.

**7. Is the subject property well suited for the proposed zoning purpose?**

The subject property may be suited to some allowable C-2 zoning uses and incompatible with other C-2 uses. The relatively large size of the property – over 14 acres – can allow some commercial use types to develop while retaining substantial buffering from adjacent residences. C-2 requirements include protective screening when adjacent to residential zoning districts; additional buffering and screening are appropriate in this location.

**8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**

The proposed C-2 zoning could adversely affect the existing use of adjacent or nearby property. Per the applicant's statement, the zoning proposal is for rezoning to C-2 to open up opportunities for commercial development potentially including a hotel, but not restricted to that use. The extent to which the C-2 zoning proposal may

adversely affect the existing use of adjacent property depends on which of the C-2 use options are ultimately developed.

- 9. Does the subject property have a reasonable economic use as currently zoned?**  
As currently zoned C-1 and R-1, there are a number of potential uses for the subject property that would provide some economic value to the property owner. For the C-1 zoned portion of the property, if combined with a US Highway 82-fronting property, as the applicant proposes, there is potential for development of a range of C-1 allowable uses. For the R-1 zoned portion of the property, allowable uses that are permitted for this property include single-family detached dwellings, home occupations, gardens, churches, or family personal care homes (Sec. 70-162). These uses align with the R-1 zoning of the property with frontage along Marlow Lane. The applicant's stated reason for the rezoning request is to establish unified commercial zoning for the property, provide an access connection to US Highway 82, and pursue development options including potential for a hotel.
- 10. Are there other existing or changing conditions affecting the use of development of the subject property which give supporting grounds for either approval or disapproval of the zoning proposal?**  
The Zoning Ordinance provides for a property with split zoning to assume the zoning of the large portion of the parcel of one zoning district comprises more than 75 percent of the parcel area (Sec. 70-43). The C-1 portion of the subject parcel (7.56 acres) is approximately 52%. Parcel boundaries could be revised to enlarge the C-1 portion to equal up to 9.45 acres and thereby apply the C-1 zoning to that entire area. The potential to enlarge the commercially zoned area and link it to US Highway 82 frontage, as the applicant proposes, enhances the potential for commercial development without requirement to rezone the entire parcel to C-2.
- 11. Would the change create an isolated district unrelated to the surrounding districts, such as "spot zoning"?**  
The zoning change would create a C-2 parcel adjacent to C-2 parcels on one side and R-1 on the other side. Overall, the proposed zoning would not be considered commercial spot zoning due to adjacency to other commercial zoned parcels and effective extension of an existing C-2 district.
- 12. Are the present zoning district boundaries illogically drawn in relation to existing conditions in the area?**  
The present zoning district boundaries are not illogically drawn based on the existing conditions, development, and zoning of the area. The C-1 portion exists as a transition zoned area between C-2 and R-1. The R-1 portion exists as adjacent consistent with R-1 residential on Marlow Lane to the west. The fact that the parcel has split zoning, however, complicates its development potential.
- 13. Is the change requested out of scale with the needs of the county as a whole or the immediate neighborhood?**  
The change requested is not out of scale with the needs of county as a whole. However, some C-2 permitted uses would be out of scale with the medium density single-family neighborhood located adjacent to the west.

**14. Is it impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned?**

The proposed zoning is being requested in order to allow a greater range of commercial development options than currently allowed by the C-1 and R-1 split zoning of the parcel. There is not a specific proposed use that provides basis for evaluation. There are numerous undeveloped C-2 zoned properties of similar size in Lee County.

**15. Would there be an ecological or pollution impact resulting from the proposed zoning if it is granted?**

The potential for ecological or pollution impacts resulting from the proposed zoning would vary depending on the types of permitted C-2 uses. For some C-2 uses, the size of the existing property should be adequate to provide for buffering and proper design of stormwater management facilities. For other types of C-2 properties, the property is likely not large enough or adequately buffered and positioned. If any site development occurs in the future, all development guidelines will need to be followed to ensure no ecological or pollution impacts occur.



225-003

LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

Parcel: 035 076

**CONDITIONAL USE APPLICATION**

OWNER: Jimmy C Smith  
ADDRESS: 237 E Lumpkin Road Leesburg, GA 31763  
DAYTIME PHONE #: 229-759-8434 EMAIL: rebunl@yahoo.com  
ADDRESS OR LOCATION OF PROPERTY: Lumpkin Road East

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-1 Present Use of Property: Agricultural

242 Land Lot Number 3 Land District 23.28 # of Acres

The subject property is described as follows:

\_\_\_\_\_

Why are you requesting a conditional use?

To construct structures over 100 feet tall in the AG-1 district.

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 \_\_\_\_\_ OWNER \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

Application Fee: \$375 Date Paid: 1/3/25 Received by: Ka Johnson

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

Applicant Name: Pinewood Solar, LLC Contact: Kelsey Joyce

Address: 700 Universe Blvd Juno Beach, FL 33408

Phone #: 561-339-6717 Email: Kelsey.Joyce@nexteraenergy.com

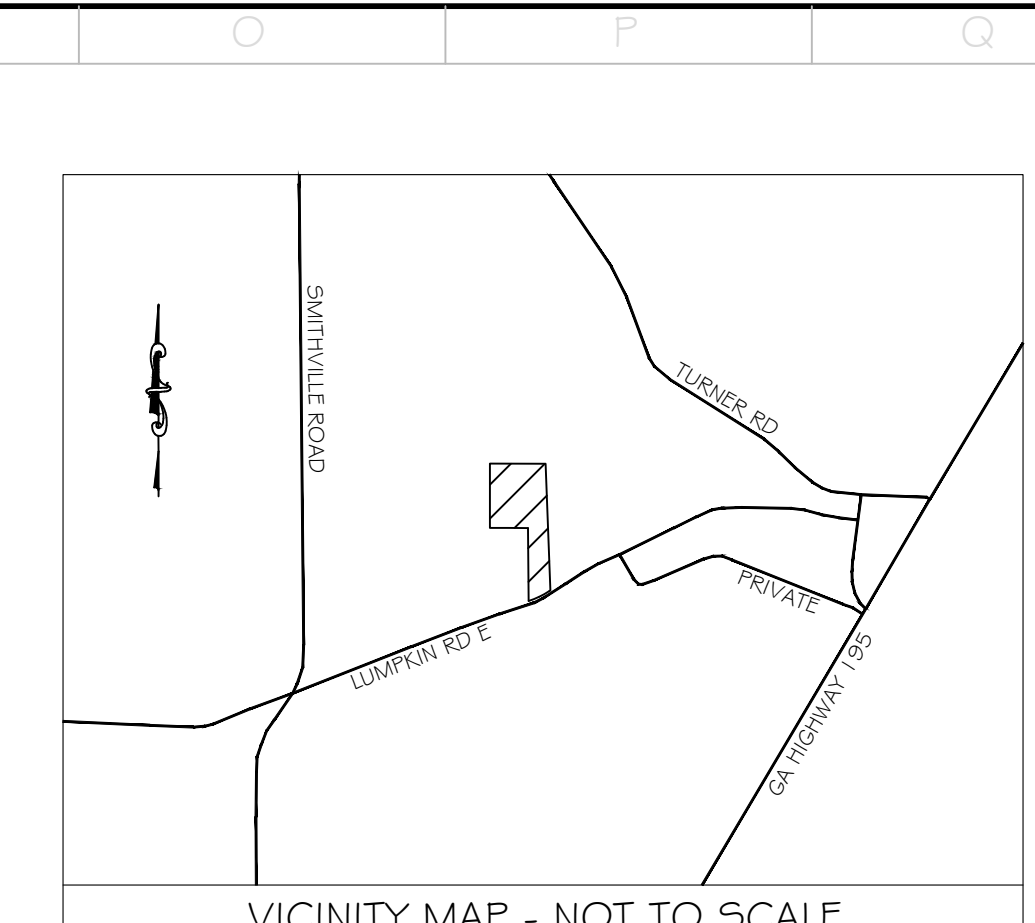
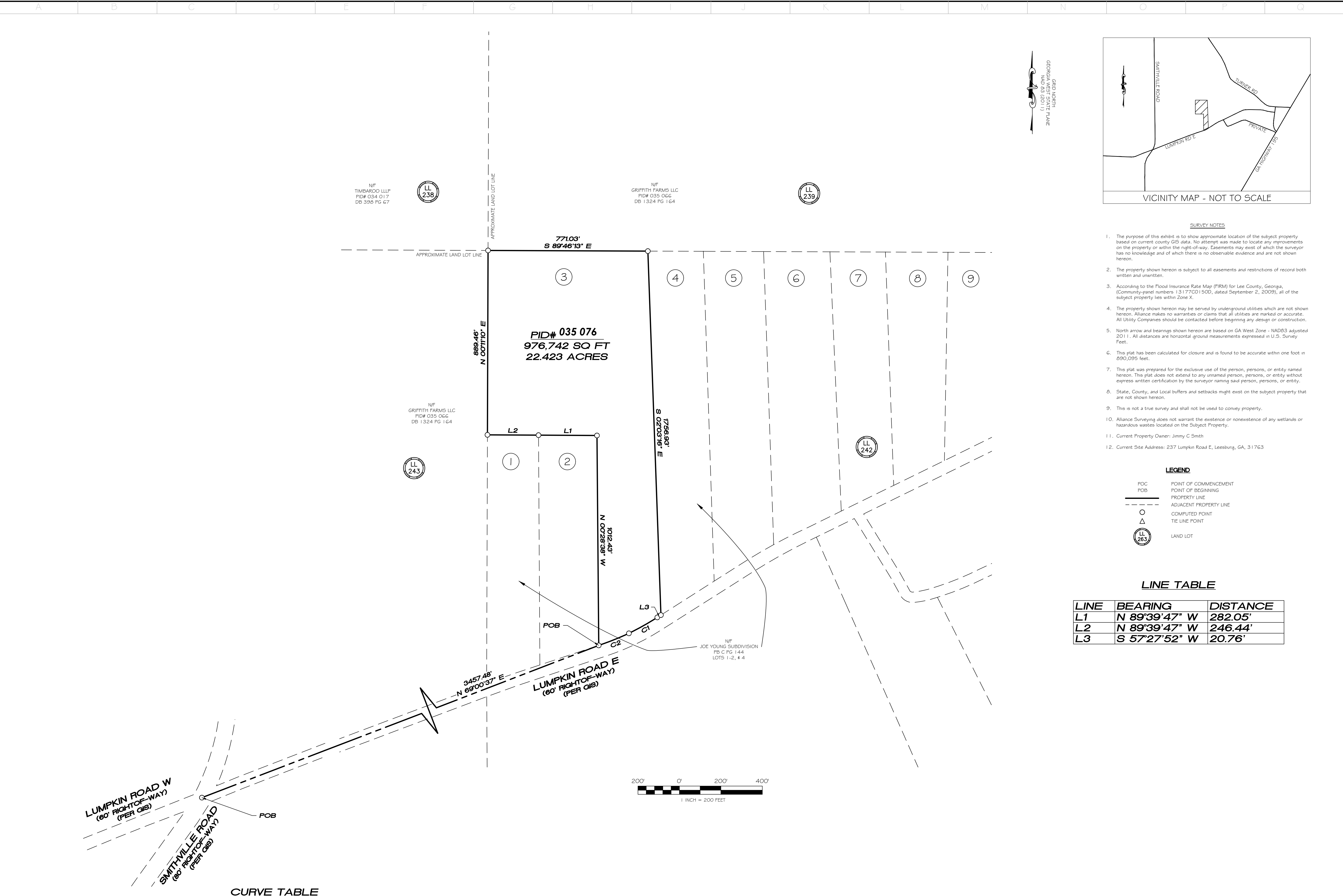
PID# 035 076

A parcel of land lying in Land Lot 242 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Smithville Road (80' right-of-way) and Lumpkin Road (60' right-of-way); Thence run North 69 Degrees 00 Minutes 37 Seconds East for a distance of 3,457.48 feet to a point on the northwesterly right-of-way of Lumpkin Road, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence leaving said right-of-way, run North 00 Degrees 28 Minutes 38 Seconds West for a distance of 1,012.43 feet to a point; Thence run North 89 Degrees 39 Minutes 47 Seconds West for a distance of 282.05 feet to a point; Thence run North 89 Degrees 39 Minutes 47 Seconds West for a distance of 246.44 feet to a point; Thence run North 00 Degrees 11 Minutes 10 Seconds East for a distance of 889.46 feet to a point; Thence run South 89 Degrees 46 Minutes 13 Seconds East for a distance of 771.03 feet to a point; Thence run South 02 Degrees 03 Minutes 16 Seconds East for a distance of 1,756.93 feet to a point on the aforementioned northwesterly right-of-way of Lumpkin Road; Thence run the following courses and distances along said right-of-way: South 57 Degrees 27 Minutes 52 Seconds West for a distance of 20.76 feet to a point, said point lying on a non-tangent curve to the right and having a radius of 1,346.25 feet, a central angle of 06 Degrees 40 Minutes 47 Seconds, a chord bearing of South 60 Degrees 42 Minutes 59 Seconds West, and a chord distance of 156.86 feet; Thence run along the arc of said curve 156.95 feet to a point, said point lying on a compound curve to the right and having a radius of 1,346.28 feet, a central angle of 06 Degrees 40 Minutes 46 Seconds, a chord bearing of South 68 Degrees 13 Minutes 50 Seconds West, and a chord distance of 156.86 feet; Thence run along the arc of said curve 156.95 feet to the POINT OF BEGINNING.

Said parcel containing 976,742 square feet, or 22.423 acres, more or less.

File Location: \\alliance.surveying\projects\035-projects\035-projects\035-100



- SURVEY NOTES**
- The purpose of this exhibit is to show approximate location of the subject property based on current county GIS data. No attempt was made to locate any improvements on the property or within the right-of-way. Easements may exist of which the surveyor has no knowledge and of which there is no observable evidence and are not shown hereon.
  - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
  - According to the Flood Insurance Rate Map (FIRM) for Lee County, Georgia, (Community-panel numbers 13177CO1500, dated September 2, 2009), all of the subject property lies within Zone X.
  - The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
  - North arrow and bearings shown hereon are based on GA West Zone - NAD83 Adjusted 2011. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
  - This plat has been calculated for closure and is found to be accurate within one foot in 890,095 feet.
  - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
  - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
  - This is not a true survey and shall not be used to convey property.
  - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
  - Current Property Owner: Jimmy C Smith
  - Current Site Address: 237 Lumpkin Road E, Leesburg, GA, 31763

**LEGEND**

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
○	COMPUTED POINT
△	TIE LINE POINT
⊙	LAND LOT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°39'47" W	282.05'
L2	N 89°39'47" W	246.44'
L3	S 57°27'52" W	20.76'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1346.25'	156.95'	156.86'	S 60°42'59" W	6°40'47"
C2	1346.28'	156.95'	156.86'	S 68°13'50" W	6°40'46"



LOCATED IN:  
LAND LOTS 242 - 13TH DISTRICT  
LEE COUNTY, GEORGIA

GIS EXHIBIT  
PID# 035 076  
FOR  
NEXTERA ENERGY

ISSUE	DATE	DESCRIPTION
INITIAL:	11/11/2021	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: TCS  
CHECKED BY: MCB  
PROJECT #: 21323

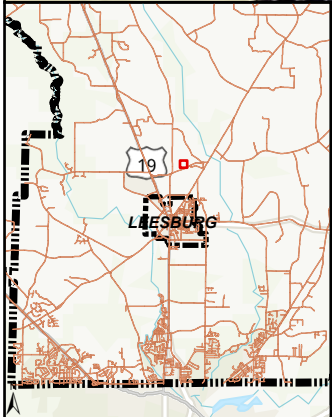
**811**  
Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



COPYRIGHT © 2021 ALLIANCE SURVEYING LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING LLC.




# Zoning- AG-1 - 237 E Lumpkin Rd

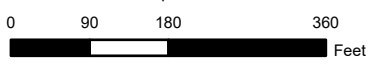


### Legend

-  AddressPoints
-  Parcels



1 inch equals 220 feet



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





LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Conditional Use Review – Jimmy C Smith, 237 E Lumpkin Rd., Land Lot 242 – 3rd District

**Application Name:** Conditional Use Application Z25-003

**Date:** 1/30/2025

**Applicant Name:** Pinewood Solar, LLC

**Property Owner:** Jimmy C Smith

**Location:** Land Lot 242, 3rd Land District – Parcel 035 076

**Parcel Size:** 23.28 acres

**Existing Zoning:** AG-1

Application Summary

The applicant desires to construct a tower on the property in excess of 100 feet tall. 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 requires conditional use permit for any structure over 100 feet tall. The proposed structure is a powerline transmission line tower.

*It is the Planning Department's finding that this application meets the intent of the ordinance due to compatibility with the provisions of Sec. 70-313.*

Conditional Use Review Comments Summary

The existing property is zoned AG-1. Conditional Use approval is required to allow construction of a structure over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate location-specific conditions.

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 the required conditional use requirements have been met per Sec. 70-89. The proposed tower location is at the northwest corner of the subject property and far distanced (approx. 750 feet) from any existing occupied structure. Conditional approval may be granted to allow construction of an electric transmission line tower in excess of 100 feet where proposed on the subject property following approval by the Board of Commissioners.*



Proposed transmission line tower location on subject property.

**MEETING INFORMATION:** All meetings are open to the public and held in the T.Page Tharp Building, 102 Starksville Ave N., in Leesburg.

**Planning Commission (public hearing):** 02/06; 6:00pm  
**County Commission (public hearing):** 02/11; 6:00pm  
**County Commission (voting session):** 02/25; 6:00pm



LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

Parcel: 035 079

225-004

**CONDITIONAL USE APPLICATION**

OWNER: Griffith Farms LLC  
ADDRESS: 608 State HWY 195 Leesburg, GA 31763  
DAYTIME PHONE #: 229-407-3207 EMAIL: jgriffith@oxfordconstruction.com  
ADDRESS OR LOCATION OF PROPERTY: Old Smithville Road

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-1 Present Use of Property: Agricultural

244 Land Lot Number 2 Land District 73.71 # of Acres

The subject property is described as follows:

\_\_\_\_\_

Why are you requesting a conditional use?  
To construct structures over 100 feet tall in the AG-1 district.

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 \_\_\_\_\_ OWNER \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

Application Fee: \$375 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: Pinewood Solar, LLC Contact: Kelsey Joyce

Address: 700 Universe Blvd Juno Beach, FL 33408

Phone #: 561-339-6717 Email: Kelsey.Joyce@nexteraenergy.com

PID# 035 079 - Tract 1

A parcel of land lying in Land Lot 239 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Turner Road (40' right-of-way) and Griffith Road (60' right-of-way); Thence run North 58 Degrees 47 Minutes 43 Seconds West for a distance of 2,407.79 feet to a point on the northeasterly right-of-way of Turner Road, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence run the following courses and distances along said right-of-way: North 57 Degrees 26 Minutes 42 Seconds West for a distance of 412.53 feet to a point; North 56 Degrees 44 Minutes 02 Seconds West for a distance of 468.29 feet to a point, said point lying on a non-tangent curve to the right and having a radius of 394.43 feet, a central angle of 27 Degrees 28 Minutes 39 Seconds, a chord bearing of North 42 Degrees 53 Minutes 34 Seconds West, and a chord distance of 187.35 feet; Thence run along the arc of said curve and said right-of-way for a distance of 189.16 feet to a point; Thence leaving said right-of-way, run North 89 Degrees 55 Minutes 10 Seconds East for a distance of 863.91 feet to a point; Thence run South 00 Degrees 15 Minutes 57 Seconds East for a distance of 617.33 feet to the POINT OF BEGINNING.

Said parcel containing 289,474 square feet, or 6.645 acres, more or less.

PID# 035 079 - Tract 2

A parcel of land lying in Land Lot 239 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Turner Road (40' right-of-way) and Griffith Road (60' right-of-way); Thence run North 59 Degrees 46 Minutes 17 Seconds West for a distance of 2,383.28 feet to a point on the southwesterly right-of-way of Turner Road, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence run South 00 Degrees 15 Minutes 57 Seconds East for a distance of 777.71 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 332.63 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 275.82 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 235.31 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 301.74 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 267.75 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 319.91 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 290.74 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 267.63 feet to a point; Thence run North 89 Degrees 46 Minutes 13 Seconds West for a distance of 771.03 feet to a point; Thence run North 00 Degrees 11 Minutes 10 Seconds East for a distance of 1,454.56 feet to a point; Thence run South 89 Degrees 19 Minutes 06 Seconds East for a distance of 2,142.22 feet to a point on the aforementioned southwesterly right-of-way of Turner Road, said point lying on a non-tangent curve to the left and having a radius of 443.22 feet, a central angle of 29 Degrees 45 Minutes 35 Seconds, a chord bearing of South 41 Degrees 26 Minutes 54 Seconds East, and a chord distance of 227.63 feet; Thence run along the arc of said curve and said right-of-way for a

distance of 230.21 feet to a point; Thence run South 56 Degrees 44 Minutes 03 Seconds East along said right-of-way for a distance of 468.57 feet to a point; Thence run South 57 Degrees 26 Minutes 41 Seconds East along said right-of-way for a distance of 438.58 feet to the POINT OF BEGINNING.

Said parcel containing 4,081,530 square feet, or 93.699 acres, more or less.

#### PID# 035 079 - Tract 3

A parcel of land lying in Land Lot 243 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Smithville Road (80' right-of-way) and Lumpkin Road (60' right-of-way); Thence run North 34 Degrees 54 Minutes 46 Seconds East for a distance of 191.03 feet to a point on the easterly right-of-way of Smithville Road, said point being the POINT OF BEGINNING of the parcel of land herein described, said point also lying on a non-tangent curve to the left and having a radius of 1260.65 feet, a central angle of 20 Degrees 59 Minutes 40 Seconds, a chord bearing of North 07 Degrees 26 Minutes 56 Seconds East, and a chord distance of 459.35 feet; Thence run along the arc of said curve and said right-of-way for a distance of 461.93 feet to a point; Thence run the following courses and distances along said right-of-way: North 00 Degrees 35 Minutes 41 Seconds West for a distance of 401.62 feet to a point; North 01 Degrees 21 Minutes 37 Seconds West for a distance of 1,345.78 feet to a point; North 01 Degrees 18 Minutes 17 Seconds West for a distance of 794.64 feet to a point; Thence leaving said right-of-way, run South 89 Degrees 46 Minutes 13 Seconds East for a distance of 2,579.23 feet to a point; Thence run South 00 Degrees 11 Minutes 10 Seconds West for a distance of 889.46 feet to a point; Thence run South 00 Degrees 11 Minutes 10 Seconds West for a distance of 1,199.19 feet to a point on the northwesterly right-of-way of Lumpkin Road; Thence run the following courses and distances along said right-of-way: South 69 Degrees 24 Minutes 20 Seconds West for a distance of 630.03 feet to a point; South 69 Degrees 20 Minutes 41 Seconds West for a distance of 515.89 feet to a point; South 69 Degrees 12 Minutes 31 Seconds West for a distance of 870.68 feet to a point; South 68 Degrees 50 Minutes 51 Seconds West for a distance of 511.49 feet to a point; Thence leaving said right-of-way, run South 89 Degrees 48 Minutes 46 Seconds West for a distance of 214.26 feet to the POINT OF BEGINNING.

Said parcel containing 6,543,783 square feet, or 150.225 acres, more or less.

#### PID# 035 079 - Tract 4

A parcel of land lying in Land Lot 244 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Smithville Road (80' right-of-way) and Lumpkin Road (60' right-of-way); Thence run North 01 Degrees 58 Minutes 45 Seconds East for a distance of 1,853.90 feet

to a point on the westerly right-of-way of Smithville Road, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence leaving said right-of-way, run North 58 Degrees 27 Minutes 12 Seconds West for a distance of 169.84 feet to a point; Thence run North 78 Degrees 29 Minutes 25 Seconds West for a distance of 239.93 feet to a point; Thence run South 67 Degrees 29 Minutes 54 Seconds West for a distance of 63.61 feet to a point; Thence run South 30 Degrees 40 Minutes 39 Seconds West for a distance of 272.07 feet to a point; Thence run South 06 Degrees 18 Minutes 16 Seconds West for a distance of 151.33 feet to a point; Thence run South 01 Degrees 17 Minutes 10 Seconds East for a distance of 150.00 feet to a point; Thence run South 01 Degrees 17 Minutes 14 Seconds East for a distance of 150.00 feet to a point; Thence run South 01 Degrees 17 Minutes 14 Seconds East for a distance of 150.00 feet to a point; Thence run South 01 Degrees 17 Minutes 13 Seconds East for a distance of 150.00 feet to a point; Thence run South 28 Degrees 38 Minutes 15 Seconds East for a distance of 168.88 feet to a point; Thence run South 47 Degrees 05 Minutes 52 Seconds West for a distance of 646.11 feet to a point; Thence run North 39 Degrees 55 Minutes 18 Seconds West for a distance of 289.63 feet to a point; Thence run North 02 Degrees 19 Minutes 55 Seconds East for a distance of 233.93 feet to a point; Thence run North 87 Degrees 40 Minutes 06 Seconds West for a distance of 400.00 feet to a point; Thence run North 01 Degrees 13 Minutes 44 Seconds East for a distance of 1,582.05 feet to a point; Thence run North 00 Degrees 29 Minutes 45 Seconds West for a distance of 330.66 feet to a point; Thence run North 02 Degrees 09 Minutes 30 Seconds West for a distance of 373.79 feet to a point; Thence run North 89 Degrees 53 Minutes 06 Seconds East for a distance of 1,502.71 feet to a point on the aforementioned westerly right-of-way of Smithville Road; Thence run South 01 Degrees 17 Minutes 13 Seconds East along said right-of-way for a distance of 1,301.41 feet to the POINT OF BEGINNING.

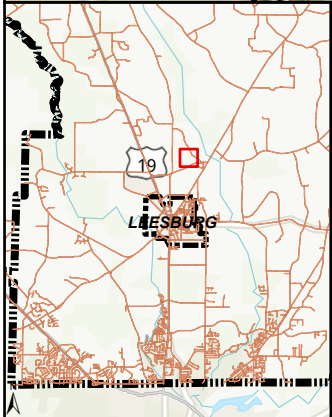
Said parcel containing 3,051,720 square feet, or 70.058 acres, more or less.





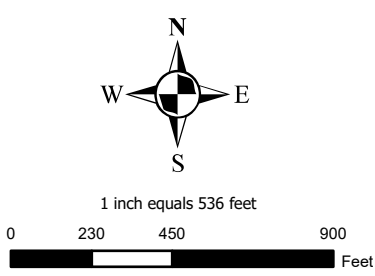


# Zoning- AG-1 - Parcel 035079



### Legend

- AddressPoints
- 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.





LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Conditional Use Review – Griffith Farms LLC, 608 State Hwy 195, Land Lot 244 – 2nd District

**Application Name:** Conditional Use Application Z25-004

**Date:** 1/30/2025

**Applicant Name:** Pinewood Solar, LLC

**Property Owner:** Griffith Farms LLC

**Location:** Land Lot 244, 2nd Land District, Parcel 035 079

**Parcel Size:** 73.71 acres

**Existing Zoning:** AG-1

Application Summary

The applicant desires to construct two towers on the property in excess of 100 feet tall. 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 requires conditional use permit for any structure over 100 feet tall. The proposed structure is a powerline transmission line tower.

*It is the Planning Department's finding that this application meets the intent of the ordinance due to compatibility with the provisions of Sec. 70-313.*

Conditional Use Review Comments Summary

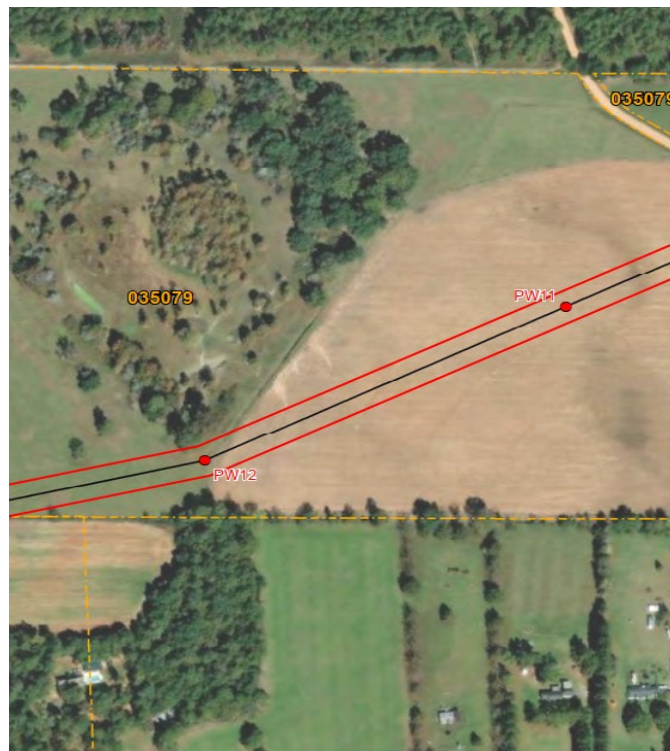
The existing property is zoned AG-1. Conditional Use approval is required to allow construction of a structure over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate location-specific conditions.

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 the required conditional use requirements have been met per Sec. 70-89. The proposed tower locations are located in remote locations on the subject property and far distanced (approx. 750 feet) from any existing occupied structure. Conditional approval may be granted to allow construction of electric transmission line towers in excess of 100 feet where proposed on the subject property following approval by the Board of Commissioners.*



Proposed transmission line tower locations on subject property.

**MEETING INFORMATION:** All meetings are open to the public and held in the T.Page Tharp Building, 102 Starksville Ave N., in Leesburg.

- Planning Commission (public hearing):** 02/06; 6:00pm
- County Commission (public hearing):** 02/11; 6:00pm
- County Commission (voting session):** 02/25; 6:00pm



LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

225-005

Parcel: 035 100

**CONDITIONAL USE APPLICATION**

OWNER: R & S Farms Inc

ADDRESS: PO Box 150 Leesburg, GA 31763

DAYTIME PHONE #: 229-343-1872 EMAIL: davidpenny@bellsouth.net

ADDRESS OR LOCATION OF PROPERTY: Lumpkin Road

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-1 Present Use of Property: Agricultural

244 Land Lot Number 13,14 Land District 130.97 # of Acres

The subject property is described as follows:

\_\_\_\_\_

Why are you requesting a conditional use?  
To construct structures over 100 feet tall in the AG-1 district

\_\_\_\_\_

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 \_\_\_\_\_ OWNER \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

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: Pinewood Solar LLC Contact: Kelsey Joyce

Address: 700 Universe Blvd Juno Beach, FL 33408

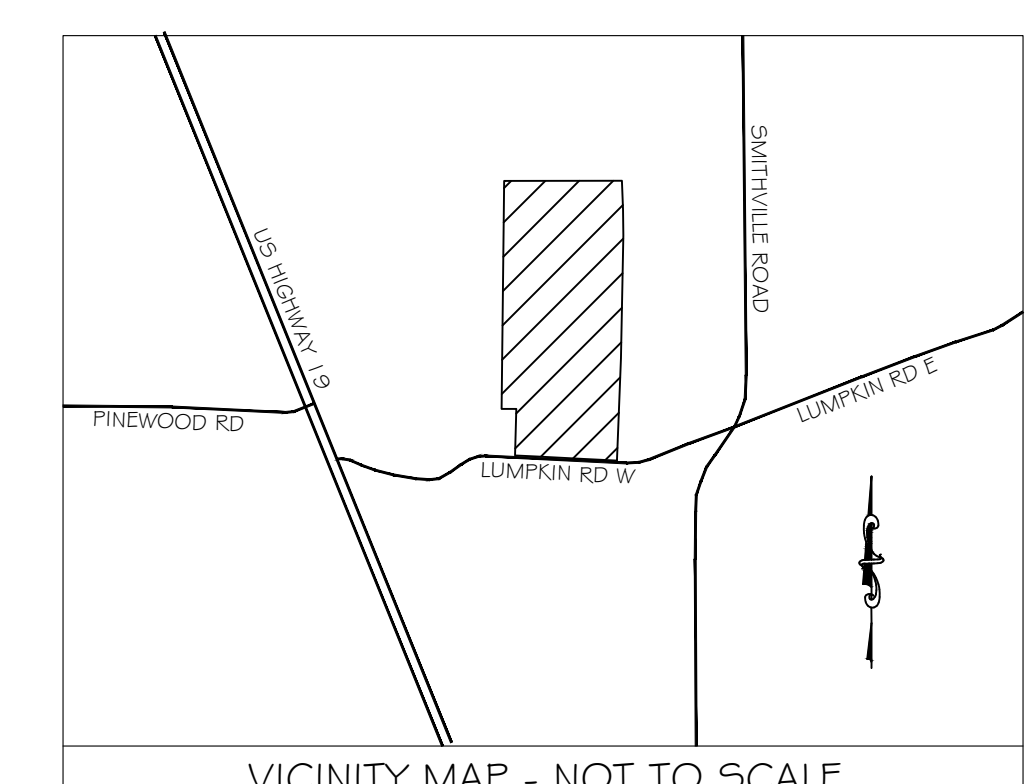
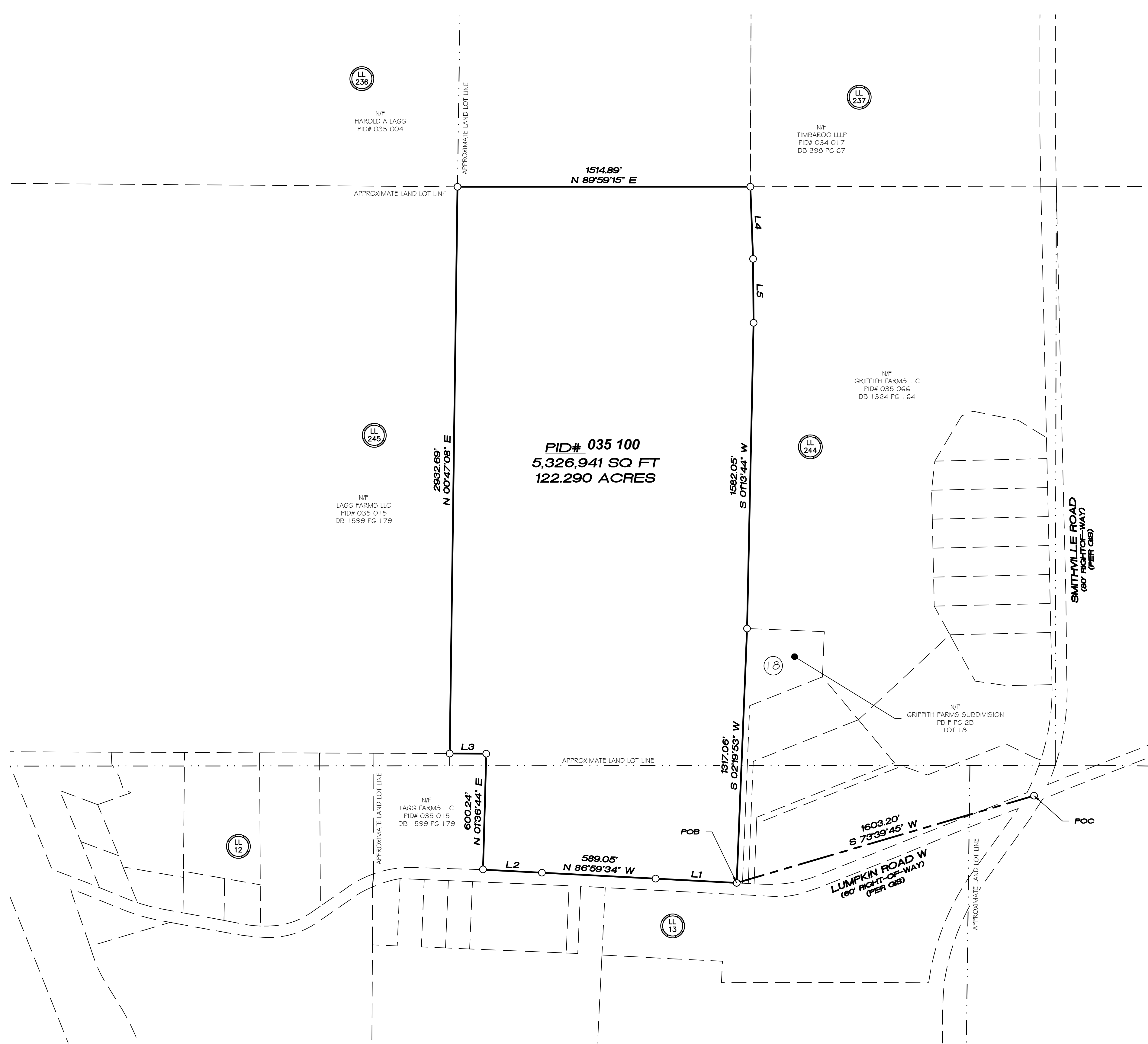
Phone #: 561-339-6717 Email: Kelsey.Joyce@nexteraenergy.com

A parcel of land lying in Land Lot 13 of the 2nd District and Land Lot 244 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Smithville Road (80' right-of-way) and Lumpkin Road (60' right-of-way); Thence run South 73 Degrees 39 Minutes 45 Seconds West for a distance of 1,603.20 feet to a point on the northerly right-of-way of Lumpkin Road, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence run the following courses and distances along said right-of-way: North 87 Degrees 01 Minutes 27 Seconds West for a distance of 419.82 feet to a point; North 86 Degrees 59 Minutes 34 Seconds West for a distance of 589.05 feet to a point; North 87 Degrees 04 Minutes 07 Seconds West for a distance of 305.23 feet to a point; Thence leaving said right-of-way, run North 01 Degrees 36 Minutes 44 Seconds East for a distance of 600.24 feet to a point; Thence run North 89 Degrees 45 Minutes 48 Seconds West for a distance of 189.10 feet to a point; Thence run North 00 Degrees 47 Minutes 08 Seconds East for a distance of 2,932.69 feet to a point; Thence run North 89 Degrees 59 Minutes 15 Seconds East for a distance of 1,514.89 feet to a point; Thence run South 02 Degrees 09 Minutes 30 Seconds East for a distance of 373.79 feet to a point; Thence run South 00 Degrees 29 Minutes 45 Seconds East for a distance of 330.66 feet to a point; Thence run South 01 Degrees 13 Minutes 44 Seconds West for a distance of 1,582.05 feet to a point; Thence run South 02 Degrees 19 Minutes 53 Seconds West for a distance of 1,317.06 feet to the POINT OF BEGINNING.

Said parcel containing 5,326,941 square feet, or 122.290 acres, more or less.

File Location: \\alliance.surveying\projects\03-projects\035 100 - lee county solar farm\wg035 041



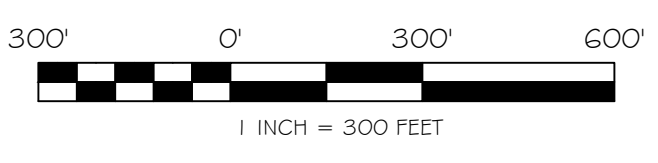
- SURVEY NOTES**
- The purpose of this exhibit is to show approximate location of the subject property based on current county GIS data. No attempt was made to locate any improvements on the property or within the right-of-way. Easements may exist of which the surveyor has no knowledge and of which there is no observable evidence and are not shown hereon.
  - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
  - According to the Flood Insurance Rate Map (FIRM) for Lee County, Georgia, (Community-panel numbers 131777C01500, dated September 2, 2009), all of the subject property lies within Zone X.
  - The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
  - North arrow and bearings shown hereon are based on GA West Zone - NAD83 Adjusted 2011. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
  - This plat has been calculated for closure and is found to be accurate within one foot in 1,255,653 feet.
  - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
  - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
  - This is not a true survey and shall not be used to convey property.
  - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
  - Current Property Owner: R 4 S Farms Inc
  - Current Site Address: Lumpkin Road, Leesburg, GA, 31763

**LEGEND**

○	POINT OF COMMENCEMENT
△	POINT OF BEGINNING
—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
○	COMPUTED POINT
△	TIE LINE POINT
⊙	LAND LOT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 87°01'27" W	419.82'
L2	N 87°04'07" W	305.23'
L3	N 89°45'48" W	189.10'
L4	S 02°09'30" E	373.79'
L5	S 00°29'45" E	330.66'



**ALLIANCE LAND SURVEYING**  
 L.S.F. 1322  
 6095 ATLANTA HWY. STE. 100  
 FLOWERY BRANCH, GA. 30542  
 678.828.9424 J WWW.AEFATL.COM

LOCATED IN:  
 LAND LOT 13 - 2ND DISTRICT  
 LAND LOT 244 - 13TH DISTRICT  
 LEE COUNTY, GEORGIA

GIS EXHIBIT  
 PID# 035 100  
 FOR  
 NEXTERA ENERGY

ISSUE	DATE	DESCRIPTION
INITIAL:	11/11/2021	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: TCS  
 CHECKED BY: MCB  
 PROJECT #: 21323

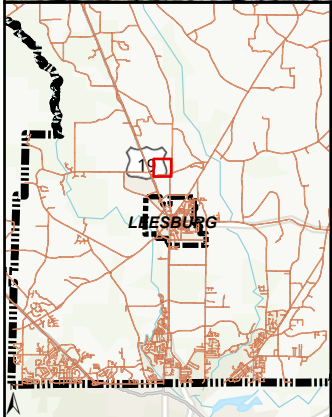
**811**  
 Know what's below.  
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2021 ALLIANCE SURVEYING LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING LLC.



# Zoning- AG-1 - Parcel 035100



### Legend

- AddressPoints
- Parcels

1 inch equals 536 feet

0 230 450 900 Feet

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



LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Conditional Use Review – R&S Farms, Lumpkin Rd., Land Lot 244 – 13<sup>th</sup> and 14<sup>th</sup> District

**Application Name:** Conditional Use Application Z25-005

**Date:** 1/30/2025

**Applicant Name:** Pinewood Solar, LLC

**Property Owner:** R&S Farms

**Location:** Land Lot 244, 13<sup>th</sup> and 14<sup>th</sup> Land District – Parcel 035 100

**Parcel Size:** 130.97 acres

**Existing Zoning:** AG-1

Application Summary

The applicant desires to construct a tower on the property in excess of 100 feet tall. 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 requires conditional use permit for any structure over 100 feet tall. The proposed structure is a powerline transmission line tower.

*It is the Planning Department's finding that this application meets the intent of the ordinance due to compatibility with the provisions of Sec. 70-313.*

Conditional Use Review Comments Summary

The existing property is zoned AG-1. Conditional Use approval is required to allow construction of a structure over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate location-specific conditions.

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 the required conditional use requirements have been met per Sec. 70-89. The proposed tower location is at the north end of the subject property and far distanced (approx. 2,000 feet) from any existing occupied structure. Conditional approval may be granted to allow construction of an electric transmission line tower in excess of 100 feet where proposed on the subject property following approval by the Board of Commissioners.*



Proposed transmission line tower location on subject property.

**MEETING INFORMATION:** All meetings are open to the public and held in the T.Page Tharp Building, 102 Starksville Ave N., in Leesburg.

- Planning Commission (public hearing):** 02/06; 6:00pm
- County Commission (public hearing):** 02/11; 6:00pm
- County Commission (voting session):** 02/25; 6:00pm





LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

Parcel: 035 113

**CONDITIONAL USE APPLICATION**

**225-006**

OWNER: Michigan Homes

ADDRESS: PO Box 150 Leesburg, GA 31763

DAYTIME PHONE #: 229-343-1872 EMAIL: davidpenny@bellsouth.net

ADDRESS OR LOCATION OF PROPERTY: US 19 North

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-1 Present Use of Property: Agricultural

245, 246 Land Lot Number 13 Land District 202.5 # of Acres

The subject property is described as follows:

\_\_\_\_\_

Why are you requesting a conditional use?

To construct a structure over 100 feet tall in the AG-1 district.

**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 \_\_\_\_\_ OWNER \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

Application Fee: \$375.00 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: Pinewood Solar, LLC Contact: Kelsey Joyce

Address: 700 Universe Blvd Juno Beach, FL 33408

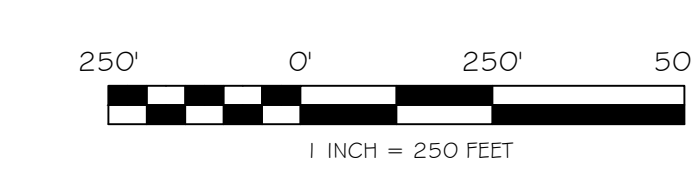
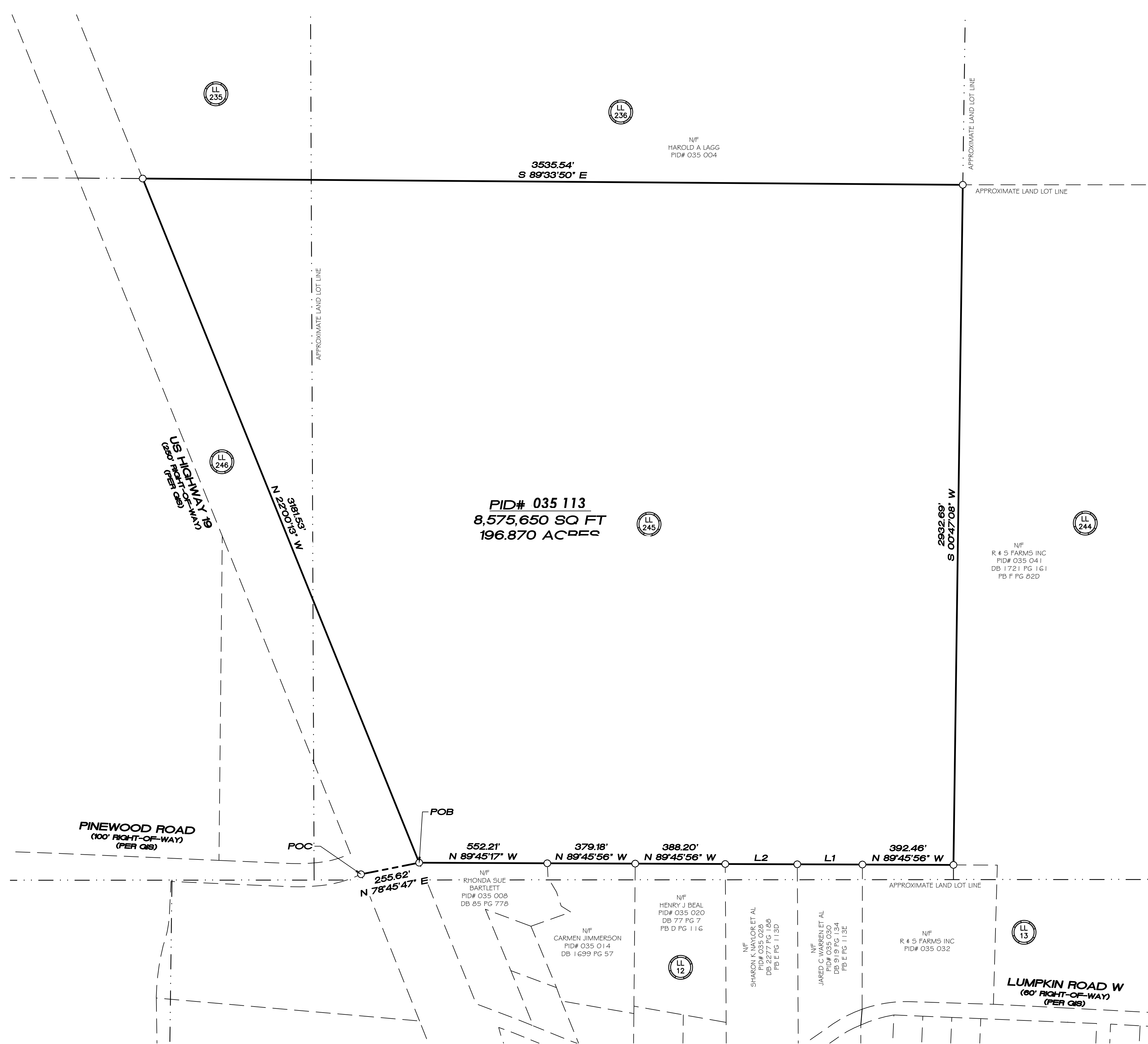
Phone #: 561-339-6717 Email: kelsey.joyce@nexteraenergy.com

A parcel of land lying in Land Lots 245 and 246 of the 13th District, Lee County, Georgia and being more particularly described as follows:

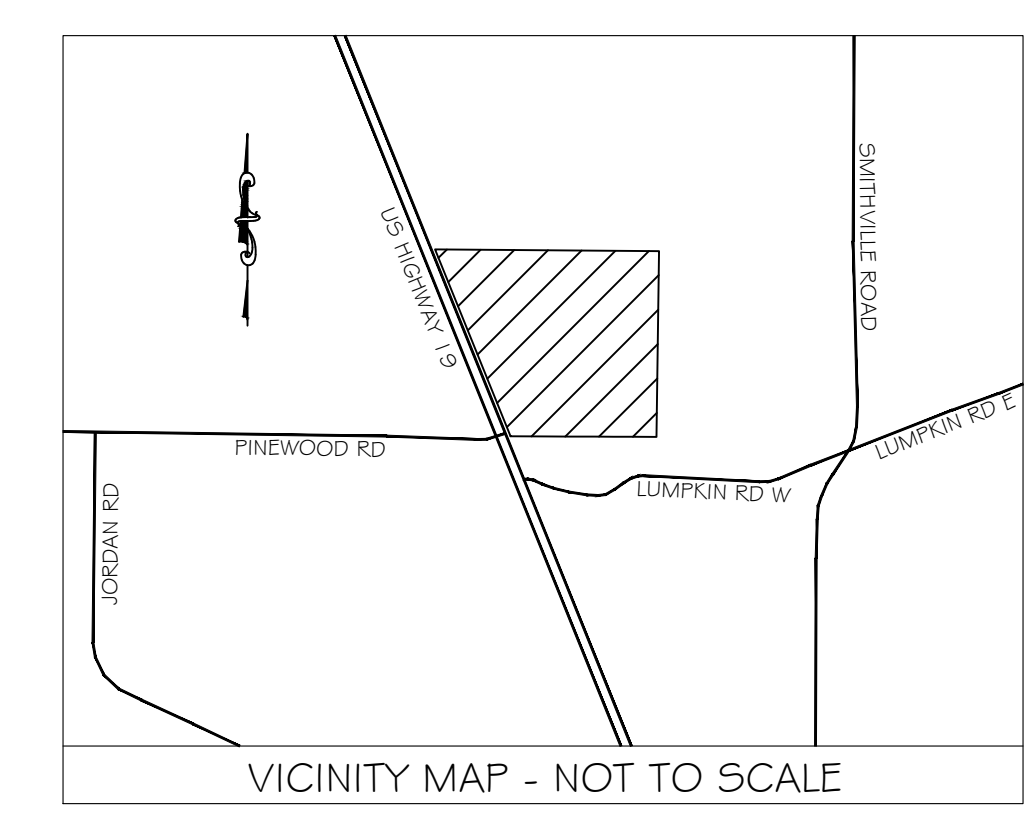
Commence at the intersection of the southwesterly right-of-way of US Highway 19 (250' right-of-way) and the southerly right-of-way Pinewood Road (100' right-of-way); Thence run North 78 Degrees 45 Minutes 47 Seconds East for a distance of 255.62 feet to a point on the northeasterly right-of-way of US Highway 19, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence run North 22 Degrees 00 Minutes 13 Seconds West along said right-of-way for a distance of 3,181.53 feet to a point; Thence leaving said right-of-way, run South 89 Degrees 33 Minutes 50 Seconds East for a distance of 3,535.54 feet to a point; Thence run South 00 Degrees 47 Minutes 08 Seconds West for a distance of 2,932.69 feet to a point; Thence run North 89 Degrees 45 Minutes 56 Seconds West for a distance of 392.46 feet to a point; Thence run North 89 Degrees 45 Minutes 56 Seconds West for a distance of 280.76 feet to a point; Thence run North 89 Degrees 45 Minutes 56 Seconds West for a distance of 310.43 feet to a point; Thence run North 89 Degrees 45 Minutes 56 Seconds West for a distance of 388.20 feet to a point; Thence run North 89 Degrees 45 Minutes 56 Seconds West for a distance of 379.18 feet to a point; Thence run North 89 Degrees 45 Minutes 17 Seconds West for a distance of 552.21 feet to the POINT OF BEGINNING.

Said parcel containing 8,575,650 square feet, or 196.870 acres, more or less.

File Location: \\alliance.surveying\projects\03-projects\035 015 - lee county solar farm\dwg\035 015



GRID NORTH  
 GEORGIA WEST STATE PLANE  
 NAD 83 (2011)



- SURVEY NOTES**
- The purpose of this exhibit is to show approximate location of the subject property based on current county GIS data. No attempt was made to locate any improvements on the property or within the right-of-way. Easements may exist of which the surveyor has no knowledge and of which there is no observable evidence and are not shown hereon.
  - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
  - According to the Flood Insurance Rate Map (FIRM) for Lee County, Georgia, (Community-panel numbers 131777C01500, dated September 2, 2009), all of the subject property lies within Zone X.
  - The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
  - North arrow and bearings shown hereon are based on GA West Zone - NAD83 Adjusted 2011. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
  - This plat has been calculated for closure and is found to be accurate within one foot in 1,430,868 feet.
  - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
  - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
  - This is not a true survey and shall not be used to convey property.
  - Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
  - Current Property Owner: Lagg Farms LLC
  - Current Site Address: US Highway N, Leesburg, GA, 31763

**LEGEND**

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
○	COMPUTED POINT
△	TIE LINE POINT
⊙	LAND LOT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°45'56" W	280.76'
L2	N 89°45'56" W	310.43'

**ALLIANCE**  
 LAND SURVEYING

L.S.F. 1322  
 6095 ATLANTA HWY. STE. 100  
 FLOWERY BRANCH, GA. 30542  
 678.828.9424 J WWW.AEFATL.COM

LOCATED IN:  
 LAND LOTS 245 & 246  
 13TH DISTRICT  
 LEE COUNTY, GEORGIA

GIS EXHIBIT  
 PID# 035 113  
 FOR  
 NEXTERA ENERGY

ISSUE	DATE	DESCRIPTION
INITIAL	11/11/2021	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: TCS  
 CHECKED BY: MCB  
 PROJECT #: 21323

**811**  
 Know what's below.  
 Call before you dig.

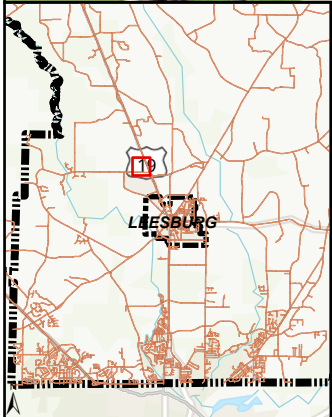
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2021 ALLIANCE SURVEYING LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING LLC



SHEET NO:  
 1 OF 1




# Zoning- AG-1 - Parcel 035113

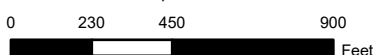


### Legend

-  AddressPoints
-  Parcels



1 inch equals 536 feet



0 230 450 900 Feet

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



LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Conditional Use Review – Michigan Homes, US 19/GA 3, Land Lot 245 and 246 – 13<sup>th</sup> District

**Application Name:** Conditional Use Application Z25-006

**Date:** 1/30/2025

**Applicant Name:** Pinewood Solar, LLC

**Property Owner:** Michigan Homes

**Location:** Land Lot 245 and 246, 13<sup>th</sup> Land District – Parcel 035 113

**Parcel Size:** 202.50 acres

**Existing Zoning:** AG-1

Application Summary

The applicant desires to construct three towers on the property in excess of 100 feet tall. 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 requires conditional use permit for any structure over 100 feet tall. The proposed structure is a powerline transmission line tower.

*It is the Planning Department's finding that this application meets the intent of the ordinance due to compatibility with the provisions of Sec. 70-313.*

Conditional Use Review Comments Summary

The existing property is zoned AG-1. Conditional Use approval is required to allow construction of structures over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate location-specific conditions.

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 the required conditional use requirements have been met per Sec. 70-89. The proposed tower locations are located in remote locations on the subject property and far distanced (approx. 1,000 feet) from any existing occupied structure. Conditional approval may be granted to allow construction of electric transmission line towers in excess of 100 feet where proposed on the subject property following approval by the Board of Commissioners.*



Proposed transmission line tower locations on subject property.

**MEETING INFORMATION:** All meetings are open to the public and held in the T.Page Tharp Building, 102 Starksville Ave N., in Leesburg.

- Planning Commission (public hearing):** 02/06; 6:00pm
- County Commission (public hearing):** 02/11; 6:00pm
- County Commission (voting session):** 02/25; 6:00pm



LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

Parcel: 044 002

225-007

**CONDITIONAL USE APPLICATION**

OWNER: Wingate W D & Mary E & Cross Creek Plantations LLC  
ADDRESS: 319 Osprey Ridge Court Albany, GA 31721  
DAYTIME PHONE #: 229-759-6468 EMAIL: allen.wingate23@gmail.com  
ADDRESS OR LOCATION OF PROPERTY: 0 State HWY 195

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-1 Present Use of Property: Agricultural

145, 10, 176, 11, 43, Land Lot Number 13/14 Land District 2000 # of Acres  
44, 21, 12, 20, S1/2 of 22

The subject property is described as follows:

\_\_\_\_\_

Why are you requesting a conditional use?

To construct structures over 100 feet tall in the AG-1 district.

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 \_\_\_\_\_ OWNER \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

Application Fee: \$375 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: Pinewood Solar, LLC Contact: Kelsey Joyce

Address: 700 Universe Blvd Juno Beach, FL 33408

Phone #: 561-339-6717 Email: Kelsey.Joyce@nexteraenergy.com

A parcel of land lying in Land Lots 145, 176, and 177 of the 13th District and Land Lots 10, 11, 12, 20, 21, 22, 43, and 44 of the 14th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Georgia Highway 195 (100' right-of-way) and Georgia Highway 377 (80' right-of-way); Thence run South 32 Degrees 51 Minutes 49 Seconds West for a distance of 2,426.34 feet to a point on the northwesterly right-of-way of Georgia Highway 195, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence run the following courses and distances along said right-of-way: South 31 Degrees 05 Minutes 28 Seconds West for a distance of 318.84 feet to a point, said point lying on a non-tangent curve to the left and having a radius of 8,323.76 feet, a central angle of 03 Degrees 07 Minutes 23 Seconds, a chord bearing of South 28 Degrees 48 Minutes 46 Seconds West, and a chord distance of 453.65 feet; Thence run along the arc of said curve and said right-of-way for a distance of 453.70 feet to a point, said point lying on a compound curve to the left and having a radius of 17,920.11 feet, a central angle of 02 Degrees 03 Minutes 29 Seconds, a chord bearing of South 26 Degrees 44 Minutes 39 Seconds West, and a chord distance of 643.68 feet; Thence run along the arc of said curve and said right-of-way 643.72 feet to a point; South 26 Degrees 02 Minutes 25 Seconds West for a distance of 701.51 feet to a point; South 26 Degrees 03 Minutes 23 Seconds West for a distance of 723.52 feet to a point; South 26 Degrees 07 Minutes 13 Seconds West for a distance of 723.98 feet to a point; South 25 Degrees 59 Minutes 54 Seconds West for a distance of 445.93 feet to a point; South 27 Degrees 26 Minutes 39 Seconds West for a distance of 600.74 feet to a point; said point lying on a non-tangent curve to the right and having a radius of 8,072.76 feet, a central angle of 02 Degrees 53 Minutes 43 Seconds, a chord bearing of South 29 Degrees 22 Minutes 17 Seconds West, and a chord distance of 407.89 feet; Thence run along the arc of said curve 407.94 feet to a point; South 30 Degrees 54 Minutes 58 Seconds West for a distance of 555.41 feet to a point; South 30 Degrees 51 Minutes 02 Seconds West for a distance of 467.68 feet to a point; South 30 Degrees 25 Minutes 04 Seconds West for a distance of 336.23 feet to a point; South 30 Degrees 51 Minutes 15 Seconds West for a distance of 1,146.11 feet to a point; South 30 Degrees 41 Minutes 56 Seconds West for a distance of 1,281.37 feet to a point; South 30 Degrees 48 Minutes 09 Seconds West for a distance of 1,237.34 feet to a point; Thence leaving said right-of-way, run North 89 Degrees 57 Minutes 41 Seconds West for a distance of 592.03 feet to a point; Thence run North 00 Degrees 04 Minutes 39 Seconds West for a distance of 2,886.62 feet to a point; Thence run South 89 Degrees 56 Minutes 39 Seconds West for a distance of 3,272.67 feet to a point; Thence run North 00 Degrees 08 Minutes 01 Seconds East for a distance of 3,170.24 feet to a point; Thence run North 89 Degrees 58 Minutes 26 Seconds West for a distance of 2,638.51 feet to a point; Thence run North 00 Degrees 29 Minutes 07 Seconds East for a distance of 2,764.80 feet to a point; Thence run North 00 Degrees 29 Minutes 07 Seconds East for a distance of 3,144.19 feet to a point; Thence run South 89 Degrees 36 Minutes 25 Seconds East for a distance of 5,851.10 feet to a point; Thence run South 00 Degrees 02 Minutes 14 Seconds West for a distance of 4,723.88 feet to a point; Thence run South 89 Degrees 48 Minutes 21 Seconds East for a distance of 2,839.13 feet to a point; Thence run North 00 Degrees 11 Minutes 39 Seconds East for a distance of 1,600.00 feet to a point; Thence run South 89 Degrees 48 Minutes 21 Seconds East for a distance of 340.41 feet to a point; Thence run South 89 Degrees 48 Minutes 21 Seconds East for a distance of 1,614.38 feet to a point; Thence run South 89 Degrees 48 Minutes 21 Seconds East for a distance of 663.29 feet to the POINT OF BEGINNING.

Said parcel containing 67,800,414 square feet, or 1,556.483 acres, more or less.

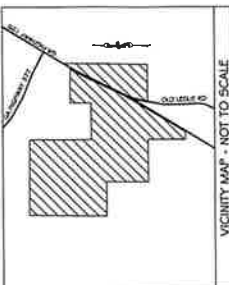


A parcel of land lying in Land Lots 42, 43, and 44 of the 14th District, Lee County, Georgia and being more particularly described as follows:

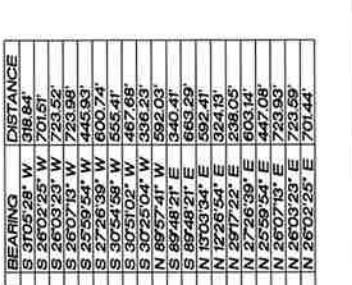
Commence at the centerline intersection of Georgia Highway 195 (100' right-of-way) and Georgia Highway 377 (80' right-of-way); Thence run South 30 Degrees 01 Minutes 34 Seconds West for a distance of 1,740.52 feet to a point on the southeasterly right-of-way of Georgia Highway 195, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence leaving said right-of-way, run South 00 Degrees 58 Minutes 41 Seconds West for a distance of 6,395.36 feet to a point; Thence run North 89 Degrees 52 Minutes 06 Seconds West for a distance of 2,845.80 feet to a point on the southeasterly right-of-way of Old Leslie Road (40' right-of-way); Thence run the following courses and distances along said right-of-way of: North 13 Degrees 03 Minutes 34 Seconds East for a distance of 592.41 feet to a point; North 12 Degrees 26 Minutes 54 Seconds East for a distance of 324.13 feet to a point, said point lying on a non-tangent curve to the right and having a radius of 9,754.21 feet, a central angle of 03 Degrees 41 Minutes 12 Seconds, a chord bearing of North 17 Degrees 23 Minutes 06 Seconds East, and a chord distance of 627.53 feet; Thence run along the arc of said curve and said right-of-way for a distance of 627.64 feet to a point at the intersection of the said southeasterly right-of-way of Old Leslie Road and the aforementioned southeasterly right-of-way of Georgia Highway 195; Thence leaving said southeasterly right-of-way of Old Leslie Road, run the following courses and distances along said southeasterly right-of-way of Georgia Highway 195: North 29 Degrees 17 Minutes 22 Seconds East for a distance of 238.05 feet to a point; North 27 Degrees 26 Minutes 39 Seconds East for a distance of 603.14 feet to a point; North 25 Degrees 59 Minutes 54 Seconds East for a distance of 447.08 feet to a point; North 26 Degrees 07 Minutes 13 Seconds East for a distance of 723.93 feet to a point; North 26 Degrees 03 Minutes 23 Seconds East for a distance of 723.59 feet to a point; North 26 Degrees 02 Minutes 25 Seconds East for a distance of 701.44 feet to a point, said point lying on a non-tangent curve to the right and having a radius of 15,107.43 feet, a central angle of 07 Degrees 56 Minutes 12 Seconds, a chord bearing of North 29 Degrees 28 Minutes 23 Seconds East, and a chord distance of 2,091.03 feet; Thence run along the arc of said curve and said right-of-way for a distance of 2,092.70 feet to the POINT OF BEGINNING.

Said parcel containing 10,274,834 square feet, or 235.878 acres, more or less.



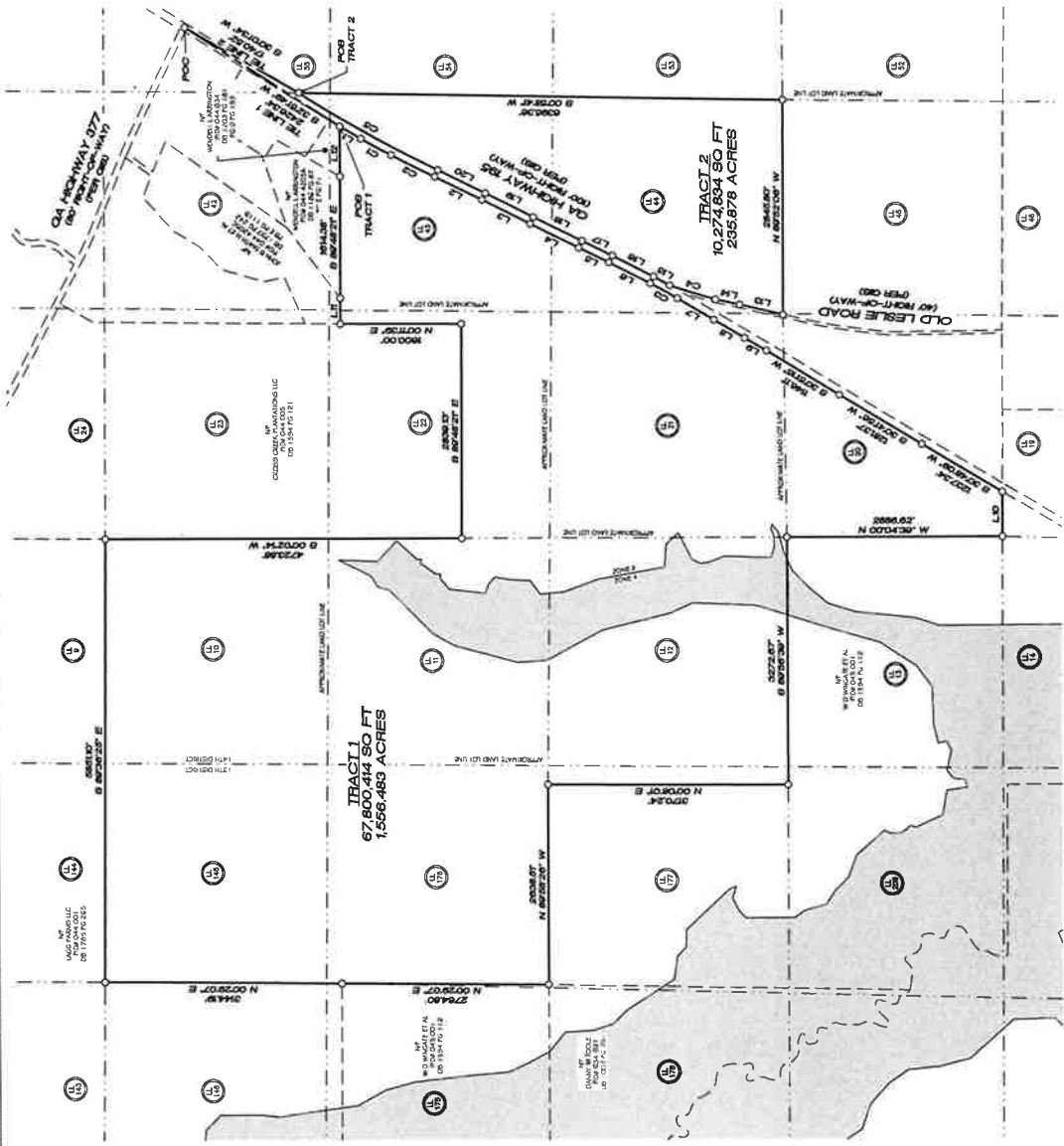


- SURVEY NOTES:**
- The reference to this survey is based on the original plat, which is a true and correct copy of the original plat as recorded in the public records of the State of Georgia. The survey was conducted in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - The project shall require a Right of Way (ROW) and easements and encroachments of record that are shown on the plat.
  - According to the deed to the subject property, the survey was conducted in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - The project shall require a Right of Way (ROW) and easements and encroachments of record that are shown on the plat.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.
  - All survey measurements were taken in accordance with the Georgia Surveying and Mapping Act of 2002, and the surveyor is not responsible for any errors or omissions in the original plat or for any errors or omissions in this survey.



CURVE TABLE

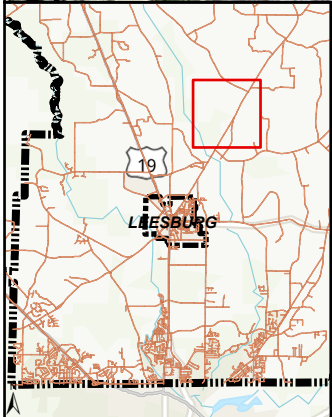
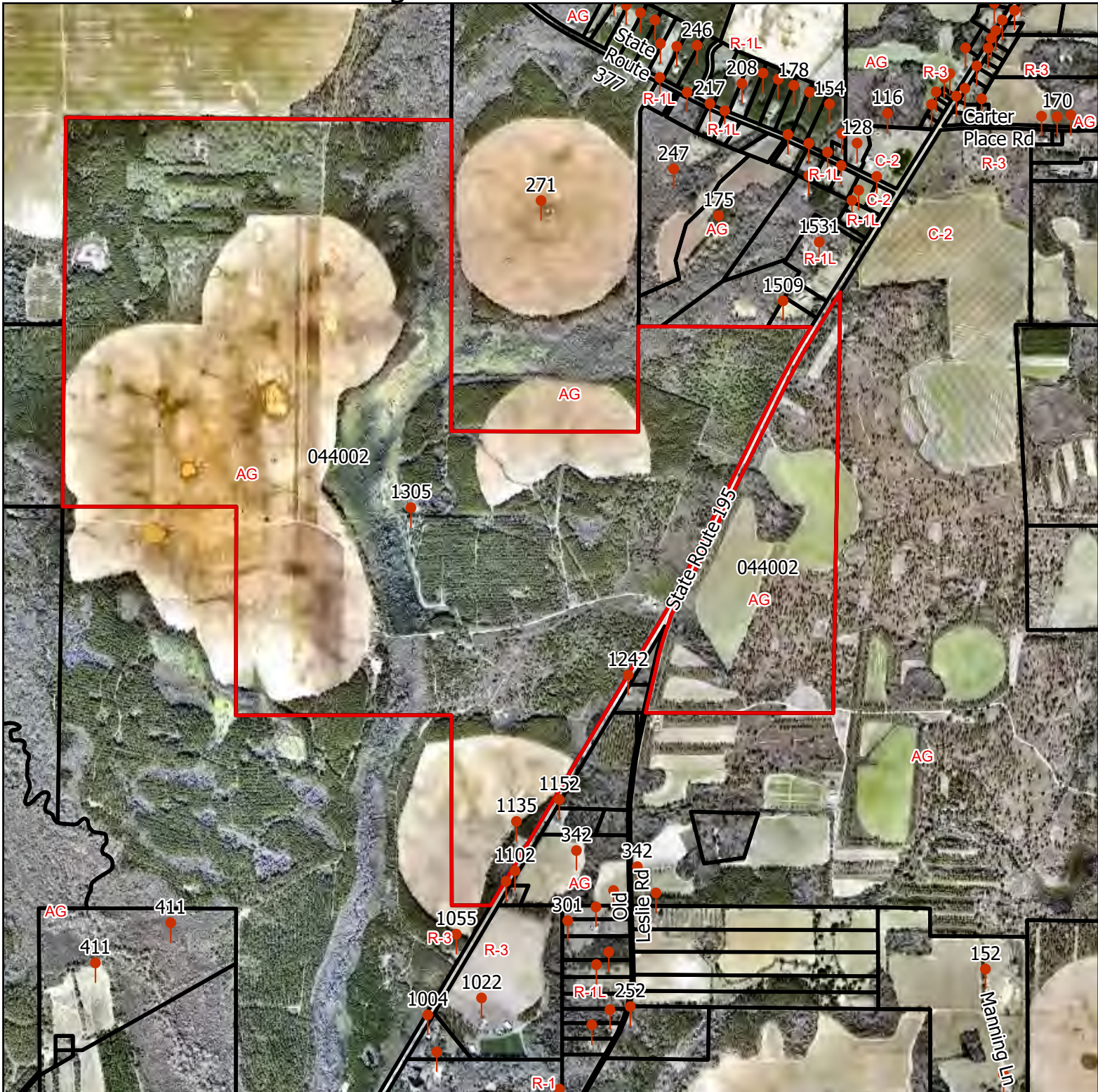
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8323.76'	453.70'	453.69'	S 26°48'46" W	207.23°
C2	17920.11'	403.24'	403.24'	S 26°44'39" W	203.29°
C3	8072.16'	407.89'	407.89'	S 29°22'17" W	253.43°
C4	16764.21'	627.84'	627.83'	N 17°23'06" E	54112°
C5	15107.43'	2092.70'	2091.03'	N 29°28'23" E	75612°



1" = 750'



# Zoning- AG-1 - Parcel 044002



### Legend

- AddressPoints
- Parcels

1 inch equals 2,046 feet

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





LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Conditional Use Review – Cross Creek Plantations LLC and Wingate, US 19/GA 3, Land Lots 145, 10, 176, 11, 43, 44, 21, 12, 20, 22, 13<sup>th</sup> and 14<sup>th</sup> Districts

**Application Name:** Conditional Use Application Z25-007

**Date:** 1/30/2025

**Applicant Name:** Pinewood Solar, LLC

**Property Owner:** Cross Creek Plantations LLC and WD & Mary E Wingate

**Location:** Land Lots 145, 10, 176, 11, 43, 44, 21, 12, 20, 22, 13<sup>th</sup> and 14<sup>th</sup> Land Districts – Parcel 044 002

**Parcel Size:** 2,000 acres

**Existing Zoning:** AG-1

Application Summary

The applicant desires to construct two towers on the property in excess of 100 feet tall. 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 requires conditional use permit for any structure over 100 feet tall. The proposed structure is a powerline transmission line tower.

*It is the Planning Department's finding that this application meets the intent of the ordinance due to compatibility with the provisions of Sec. 70-313.*

Conditional Use Review Comments Summary

The existing property is zoned AG-1. Conditional Use approval is required to allow construction of structures over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate location-specific conditions.

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 the required conditional use requirements have been met per Sec. 70-89. The proposed tower locations are located in remote locations on the subject property, near an agricultural structure but far distanced (over ½ mile) from any existing occupied structure. Conditional approval may be granted to allow construction of electric transmission line towers in excess of 100 feet where proposed on the subject property following approval by the Board of Commissioners.*



Proposed transmission line tower locations on subject property.

**MEETING INFORMATION:** All meetings are open to the public and held in the T.Page Tharp Building, 102 Starksville Ave N., in Leesburg.

**Planning Commission (public hearing):** 02/06; 6:00pm  
**County Commission (public hearing):** 02/11; 6:00pm  
**County Commission (voting session):** 02/25; 6:00pm



Parcel: 045 001

LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

225 - 008

**CONDITIONAL USE APPLICATION**

OWNER: Wingate W D & Mary E & Cross Creek Plantations LLC

ADDRESS: PO Box 70024

DAYTIME PHONE #: 229-759-6468 EMAIL: allen.wingate23@gmail.com

ADDRESS OR LOCATION OF PROPERTY: 1305 State HWY 195

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-1 Present Use of Property: Residential/Agricultural

145, 175, 208 Land Lot Number 3 Land District 689 # of Acres

The subject property is described as follows:

Why are you requesting a conditional use?

To construct structures over 100 feet tall in the AG-1 district.

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 \_\_\_\_\_ OWNER \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

Application Fee: \$375 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: Pinewood Solar, LLC Contact: Kelsey Joyce

Address: 700 Universe Blvd Juno Beach, FL 33408

Phone #: 561-339-6717 Email: Kelsey.Joyce@nexteraenergy.com



A parcel of land lying in Land Lots 174, 175, and 176 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Smithville Road (80' right-of-way) and Dixie Road (60' right-of-way); Thence run North 62 Degrees 40 Minutes 32 Seconds East for a distance of 6,687.78 feet to a point, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence run North 89 Degrees 58 Minutes 26 Seconds West for a distance of 2,768.08 feet to "Point A" of a tie line; Thence run North 89 Degrees 58 Minutes 26 Seconds West for a distance of 200 feet to the centerline of a creek branch; Thence run northwesterly 3,702 feet, more or less, along the centerline of said creek branch to a point; Thence leaving said centerline of the creek, run South 89 Degrees 48 Minutes 21 Seconds East for a distance of 200 feet to "Point B" of the aforementioned tie line, (Point A and B of said tie line being subtended by the following courses and distances from said Point A: North 05 Degrees 47 Minutes 13 Seconds East for a distance of 1,364.26 feet to a point; North 18 Degrees 03 Minutes 04 Seconds West for a distance of 1,490.03 feet to a point); Thence leaving said tie line, run South 89 Degrees 48 Minutes 21 Seconds East a distance of 3,115.67 feet to a point; Thence run South 00 Degrees 29 Minutes 07 Seconds West a distance of 2,764.80 feet to the POINT OF BEGINNING.

Said parcel containing 8,409,299 square feet, or 193.051 acres, more or less.

A parcel of land lying in Land Lots 177, 208, 209, and 240 of the 13th District and Land Lots 13, 14, 15, and 19 of the 14th District, Lee County, Georgia and being more particularly described as follows:

Commence at the centerline intersection of Smithville Road (80' right-of-way) and Dixie Road (60' right-of-way); Thence run North 62 Degrees 40 Minutes 32 Seconds East for a distance of 6,687.78 feet to a point, said point being the POINT OF BEGINNING of the parcel of land herein described; Thence run South 89 Degrees 58 Minutes 26 Seconds East for a distance of 2,638.51 feet to a point; Thence run South 00 Degrees 08 Minutes 01 Seconds West for a distance of 3,170.24 feet to a point; Thence run North 89 Degrees 56 Minutes 39 Seconds East for a distance of 3,272.67 feet to a point; Thence run South 00 Degrees 04 Minutes 39 Seconds East for a distance of 2,886.62 feet to a point; Thence run South 89 Degrees 57 Minutes 41 Seconds East for a distance of 592.03 feet to a point on the northwesterly right-of-way of Georgia Highway 195; Thence run the following courses and distances along said right-of-way: South 30 Degrees 42 Minutes 23 Seconds West for a distance of 731.62 feet to a point; South 30 Degrees 39 Minutes 24 Seconds West for a distance of 930.38 feet to a point; South 30 Degrees 42 Minutes 59 Seconds West for a distance of 2,293.74 feet to a point; South 30 Degrees 41 Minutes 39 Seconds West for a distance of 319.92 feet to a point; South 30 Degrees 42 Minutes 58 Seconds West for a distance of 545.42 feet to a point; South 30 Degrees 32 Minutes 27 Seconds West for a distance of 760.94 feet to "Point C" of a tie line; Thence run South 30 Degrees 32 Minutes 27 Seconds West for a distance of 200 feet to the centerline of a creek branch; Thence leaving said right-of-way, run northwesterly 2,047 feet, more or less, along the centerline of said creek branch to a point; Thence leaving said centerline of the creek, run North 00 Degrees 02 Minutes 36 Seconds East for a distance of 200 feet to "Point D" of the aforementioned tie line, (Point C and D of said tie line being subtended by the following courses and distances from said Point A: North 43 Degrees 13 Minutes 10 Seconds West for a distance of 1,491.25 feet to a point); Thence leaving said tie line, run North 00 Degrees 02 Minutes 36 Seconds East for a distance of 2,829.93 feet to a point; Thence run North 00 Degrees 02 Minutes 36 Seconds East for a distance of 837.21 feet to a point; Thence run North 89 Degrees 59 Minutes 13 Seconds West for a distance of 2,055.21 feet to "Point E" of a tie line; Thence run North 89 Degrees 59 Minutes 13 Seconds East for a distance of 200 feet to the centerline of a creek branch; Thence run northwesterly 2,280 feet, more or less, along the centerline of said creek branch to a point; Thence leaving said centerline of the creek, run North 00 Degrees 53 Minutes 11 Seconds East for a distance of 200 feet to "Point F" of the aforementioned tie line, (Point E and F of said tie line being subtended by the following courses and distances from said Point A: North 25 Degrees 28 Minutes 06 Seconds East for a distance of 1,434.51 feet to a point; North 80 Degrees 37 Minutes 31 Seconds West for a distance of 1,283.01 feet to a point); Thence leaving said tie line, run North 00 Degrees 53 Minutes 11 Seconds East for a distance of 4,598.08 feet to the POINT OF BEGINNING.

Said parcel containing 36,675,263 square feet, or 841.948 acres, more or less.



**18**  
Know what's below.  
Call before you dig.  
800-4-A-DIG  
www.1-800-4-a-dig.com

NO.	DATE	DESCRIPTION
1	12/15/11	PROJECT # 21323
2	12/15/11	CHECKED BY: MCS
3	12/15/11	DRAWN BY: MCS
4	12/15/11	DATE
5	12/15/11	LIMITS
6	12/15/11	SCALE
7	12/15/11	PROJECT
8	12/15/11	NO.
9	12/15/11	DATE
10	12/15/11	DESCRIPTION

GIS EXHIBIT  
FOR  
PID# 045 001 - TRACT 2  
NEXTERA ENERGY

LOCATED IN:  
LAND LOTS 177, 209 & 240  
13TH DISTRICT  
LAND LOTS 13, 14, 15, & 19  
14TH DISTRICT  
LEE COUNTY, GEORGIA

**NS ALLIANCE**  
LAND SURVEYING  
L.S.P. 1322  
6095 ATLANTA HWY, STE. 100  
FLOWERY BRANCH, GA. 30542  
876.828.9424 | WWW.NSFL.COM

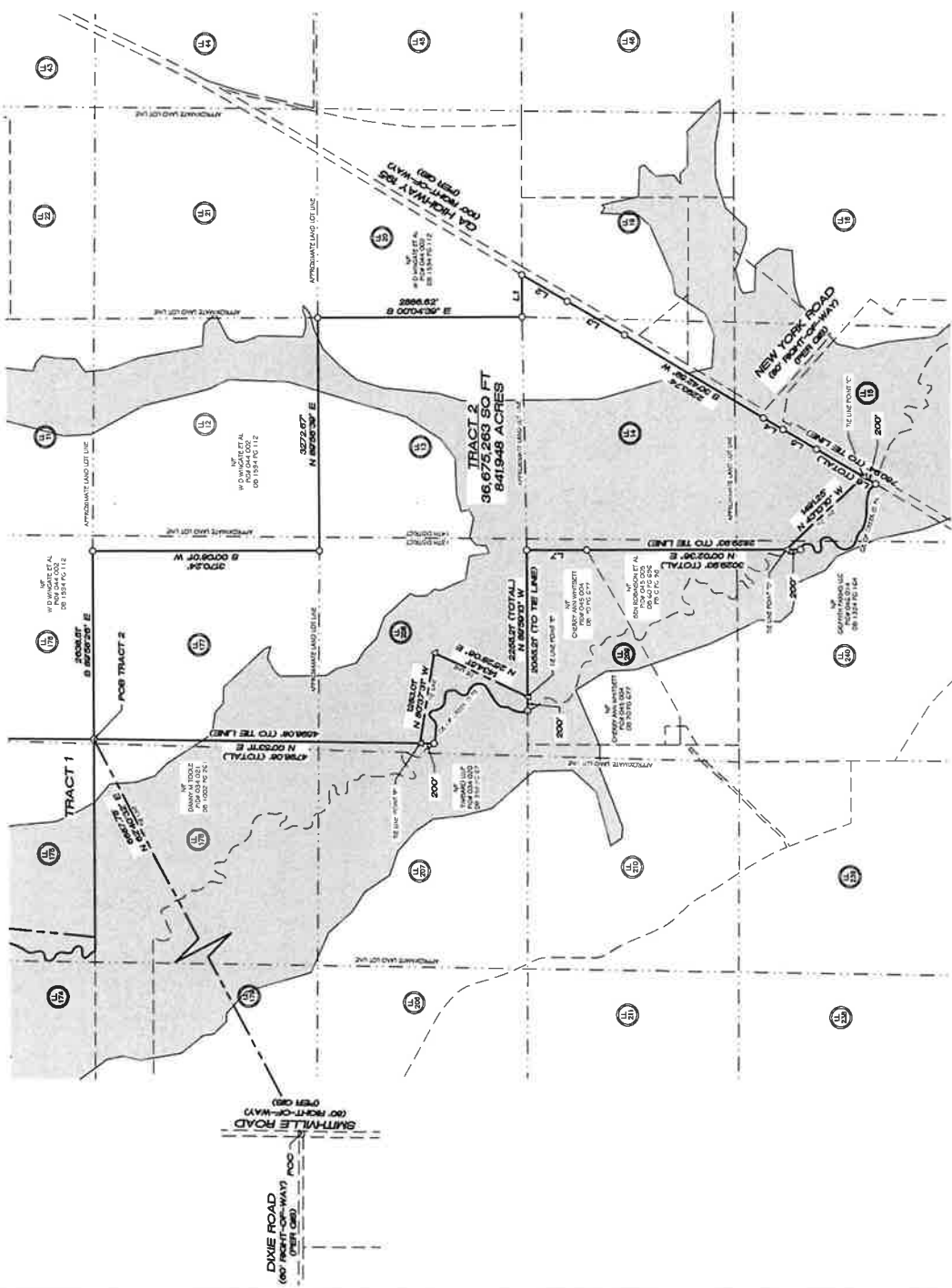


- SUBJECTS:**
- The project of this plat is the proposed division of the subject property into lots as shown on this plat. The plat is subject to all laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - The property shown herein is subject to all covenants and restrictions of record hereon and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.
  - This plat is subject to the provisions of the Georgia Surveying Act, Chapter 13 of the Official Code of Georgia Annotated, as amended, and to all other laws, ordinances, regulations, rules and orders of any governmental authority having jurisdiction over the property.

- LEGEND:**
- PC POINT OF COMMENCEMENT
  - POB POINT OF BEGINNING
  - PL PLAT LINE
  - PLAT LINE
  - COMPUTED POINT TO THE POINT
  - LAND LOT

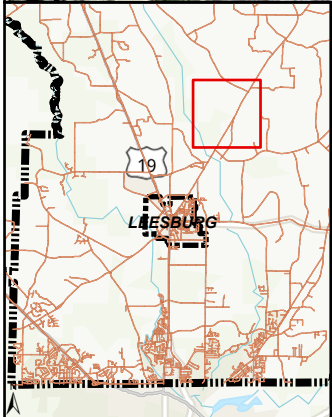
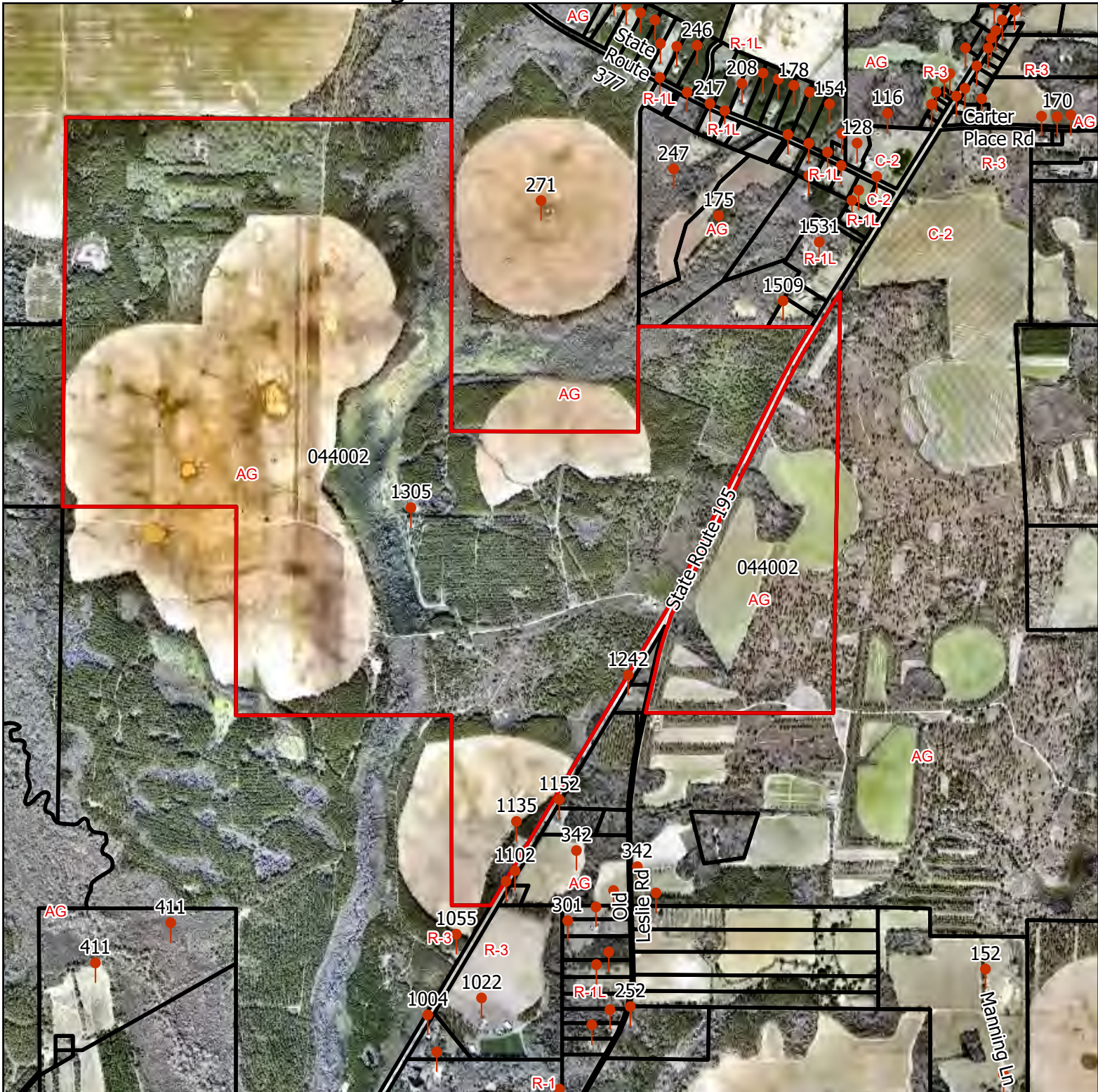
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°57'41" E	592.03'
L2	S 30°42'23" W	731.62'
L3	S 30°39'24" W	930.38'
L4	S 30°41'59" W	319.92'
L5	S 30°42'58" W	545.42'
L6	S 30°32'27" W	960.94'
L7	N 00°02'36" E	897.21'





# Zoning- AG-1 - Parcel 044002



### Legend

- AddressPoints
- Parcels

1 inch equals 2,046 feet

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





LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Conditional Use Review – Cross Creek Plantations LLC and Wingate, US 19/GA 3, Land Lot 145, 175 and 208 – 3<sup>rd</sup> District

**Application Name:** Conditional Use Application Z25-008

**Date:** 1/30/2025

**Applicant Name:** Pinewood Solar, LLC

**Property Owner:** Cross Creek Plantations LLC and WD & Mary E Wingate

**Location:** Land Lots 145, 175 and 208 – 3<sup>rd</sup> Land District – Parcel 045 001

**Parcel Size:** 689 acres

**Existing Zoning:** AG-1

Application Summary

The applicant desires to construct three towers on the property in excess of 100 feet tall. 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 requires conditional use permit for any structure over 100 feet tall. The proposed structure is a powerline transmission line tower.

*It is the Planning Department's finding that this application meets the intent of the ordinance due to compatibility with the provisions of Sec. 70-313.*

Conditional Use Review Comments Summary

The existing property is zoned AG-1. Conditional Use approval is required to allow construction of structures over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate location-specific conditions.

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 the required conditional use requirements have been met per Sec. 70-89. The proposed tower locations are located in remote locations on the subject property, far distanced (approx. ½ mile) from any existing occupied structure. Conditional approval may be granted to allow construction of electric transmission line towers in excess of 100 feet where proposed on the subject property following approval by the Board of Commissioners.*



Proposed transmission line tower locations on subject property.

**MEETING INFORMATION:** All meetings are open to the public and held in the T.Page Tharp Building, 102 Starksville Ave N., in Leesburg.

- Planning Commission (public hearing):** 02/06; 6:00pm
- County Commission (public hearing):** 02/11; 6:00pm
- County Commission (voting session):** 02/25; 6:00pm



LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

Parcel: 046 001

225-009

**CONDITIONAL USE APPLICATION**

OWNER: Griffith Farms LLC

ADDRESS: 608 State HWY 195 Leesburg, GA 31763

DAYTIME PHONE #: 229-407-3207 EMAIL: jgriffith@oxfordconstruction.com

ADDRESS OR LOCATION OF PROPERTY: 608 State HWY 195 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 AG-1 Present Use of Property: Residential/Agricultural

016 Land Lot Number 2 Land District 317.48 # of Acres

The subject property is described as follows:

\_\_\_\_\_

Why are you requesting a conditional use?

To construct structures over 100 feet tall in the AG-1 district.

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 \_\_\_\_\_ OWNER \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

Application Fee: \$375 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: Pinewood Solar, LLC Contact: Kelsey Joyce

Address: 700 Universe Blvd Juno Beach, FL 33408

Phone #: 561-339-6717 Email: Kelsey.Joyce@nexteraenergy.com



A parcel of land lying in Land Lots 240 and 241 of the 13th District and Land Lots 15 and 16 of the 14th District, Lee County, Georgia and being more particularly described as follows:

Begin at the intersection of the northerly right-of-way of Turner Road (40' right-of-way) and the northwesterly right-of-way of Georgia Highway 195 (100' right-of-way); Thence leaving said northwesterly right-of-way of Georgia Highway 195, run the following courses and distances along said northerly right-of-way of Turner Road: North 87 Degrees 37 Minutes 20 Seconds West for a distance of 497.14 feet to a point; North 87 Degrees 29 Minutes 43 Seconds West for a distance of 421.05 feet to a point; North 84 Degrees 23 Minutes 16 Seconds West for a distance of 393.28 feet to a point, said point lying on a non-tangent curve to the right and having a radius of 426.64 feet, a central angle of 18 Degrees 11 Minutes 33 Seconds, a chord bearing of North 73 Degrees 15 Minutes 07 Seconds West, and a chord distance of 134.90 feet; Thence run along the arc of said curve and said right-of-way for a distance of 135.47 feet to a point; North 61 Degrees 43 Minutes 40 Seconds West for a distance of 93.14 feet to a point, said point lying on a non-tangent curve to the right and having a radius of 932.19 feet, a central angle of 09 Degrees 51 Minutes 13 Seconds, a chord bearing of North 54 Degrees 49 Minutes 14 Seconds West, and a chord distance of 160.12 feet; Thence run along the arc of said curve and said right-of-way for a distance of 160.31 feet to a point; North 48 Degrees 29 Minutes 09 Seconds West for a distance of 225.06 feet to a point; North 45 Degrees 21 Minutes 03 Seconds West for a distance of 401.17 feet to a point, said point lying on a non-tangent curve to the left and having a radius of 1,160.67 feet, a central angle of 10 Degrees 41 Minutes 16 Seconds, a chord bearing of North 52 Degrees 02 Minutes 14 Seconds West, and a chord distance of 216.19 feet; Thence run along the arc of said curve and said right-of-way for a distance of 216.51 feet to a point; North 57 Degrees 23 Minutes 56 Seconds West for a distance of 836.84 feet to a point; Thence leaving said right-of-way, run North 00 Degrees 15 Minutes 57 Seconds West for a distance of 617.33 feet to a point; Thence run North 00 Degrees 16 Minutes 42 Seconds West for a distance of 1,563.25 feet to a point; Thence run North 89 Degrees 37 Minutes 43 Seconds East for a distance of 236.09 feet to a point; Thence run North 89 Degrees 37 Minutes 42 Seconds East for a distance of 1,937.58 feet to "Point A" of a tie line; Thence run North 89 Degrees 37 Minutes 42 Seconds East for a distance of 200 feet to the centerline of a creek branch; Thence run southeasterly 3,811 feet, more or less, along the centerline of said creek branch to a point on the aforementioned northwesterly right-of-way of Georgia Highway 195; Thence leaving said centerline of the creek, run South 31 Degrees 00 Minutes 11 Seconds West along said right-of-way for a distance of 200 feet to "Point B" of the aforementioned tie line, (Point A and B of said tie line being subtended by the following courses and distances from said Point A: South 10 Degrees 22 Minutes 18 Seconds East for a distance of 1,601.06 feet to a point; South 67 Degrees 36 Minutes 12 Seconds East for a distance of 1,438.70 feet to a point); Thence leaving said tie line, run South 31 Degrees 00 Minutes 11 Seconds West along said right-of-way for a distance of 68.38 feet to a point; Thence run South 30 Degrees 53 Minutes 24 Seconds West along said right-of-way for a distance of 1,492.35 feet to the POINT OF BEGINNING.

Said parcel containing 9,819,858 square feet, or 225.433 acres, more or less.

A parcel of land lying in Land Lots 240 and 241 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Begin at the intersection of the southerly right-of-way of Turner Road (40' right-of-way) and the westerly right-of-way of Griffith Road (60' right-of-way); Thence leaving said southerly right-of-way of Turner Road, run South 07 Degrees 49 Minutes 52 Seconds West along said westerly right-of-way of Griffith Road for a distance of 305.35 feet to a point at the intersection of the westerly right-of-way of Griffith Road and the northerly right-of-way of Lumpkin Road E (60' right-of-way); Thence leaving said westerly right-of-way of Griffith Road, run the following courses and distances along said northerly right-of-way of Lumpkin Road E: North 82 Degrees 42 Minutes 46 Seconds West for a distance of 282.46 feet to a point, said point lying on a non-tangent curve to the right and having a radius of 2,545.79 feet, a central angle of 03 Degrees 30 Minutes 06 Seconds, a chord bearing of North 78 Degrees 05 Minutes 37 Seconds West, and a chord distance of 155.57 feet; Thence run along the arc of said curve and said right-of-way for a distance of 155.59 feet to a point; North 76 Degrees 09 Minutes 54 Seconds West for a distance of 288.07 feet to a point, said point lying on a non-tangent curve to the left and having a radius of 987.21 feet, a central angle of 07 Degrees 37 Minutes 50 Seconds, a chord bearing of North 82 Degrees 05 Minutes 15 Seconds West, and a chord distance of 131.38 feet; Thence run along the arc of said curve and said right-of-way for a distance of 131.47 feet to a point; North 87 Degrees 40 Minutes 32 Seconds West for a distance of 754.26 feet to a point, said point lying on a non-tangent curve to the left and having a radius of 1,463.29 feet, a central angle of 15 Degrees 09 Minutes 08 Seconds, a chord bearing of South 84 Degrees 43 Minutes 26 Seconds West, and a chord distance of 385.85 feet; Thence run along the arc of said curve and said right-of-way for a distance of 386.98 feet to a point; Thence leaving said right-of-way, run North 00 Degrees 15 Minutes 57 Seconds West for a distance of 592.67 feet to a point; Thence run North 00 Degrees 15 Minutes 57 Seconds West for a distance of 777.71 feet to a point on the aforementioned southwesterly right-of-way of Turner Road; Thence run the following courses and distances along said southwesterly right-of-way of Turner Road: South 57 Degrees 23 Minutes 50 Seconds East for a distance of 810.99 feet to a point, said point lying on a non-tangent curve to the right and having a radius of 1,120.66 feet, a central angle of 10 Degrees 40 Minutes 00 Seconds, a chord bearing of South 52 Degrees 02 Minutes 55 Seconds East, and a chord distance of 208.33 feet; Thence run along the arc of said curve and said right-of-way for a distance of 208.63 feet to a point; South 45 Degrees 21 Minutes 02 Seconds East for a distance of 401.22 feet to a point; South 48 Degrees 28 Minutes 51 Seconds East for a distance of 227.54 feet to a point, said point lying on a non-tangent curve to the left and having a radius of 972.13 feet, a central angle of 09 Degrees 54 Minutes 10 Seconds, a chord bearing of South 54 Degrees 50 Minutes 14 Seconds East, and a chord distance of 167.81 feet; Thence run along the arc of said curve and said right-of-way for a distance of 168.02 feet to a point; South 61 Degrees 43 Minutes 40 Seconds East for a distance of 94.51 feet to a point, said point lying on a non-tangent curve to the left and having a radius of 466.21 feet, a central angle of 18 Degrees 26 Minutes 27 Seconds, a chord bearing of South 73 Degrees 14 Minutes 34 Seconds East, and a chord distance of 149.41 feet; Thence run along the arc of said curve and said right-of-way for a distance of 150.05 feet to a point; Thence run South 84 Degrees 23 Minutes 16 Seconds East for a distance of 363.04 feet to the POINT OF BEGINNING.

Said parcel containing 1,388,429 square feet, or 31.874 acres, more or less.

PID# 046 001 - Tract 3

A parcel of land lying in Land Lot 241 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Begin at the intersection of the southerly right-of-way of Turner Road (40' right-of-way) and the easterly right-of-way of Griffith Road (60' right-of-way); Thence leaving said the easterly right-of-way of Griffith Road, run the following courses and distances along said southerly right-of-way of Turner Road: South 87 Degrees 35 Minutes 12 Seconds East for a distance of 394.03 feet to a point; South 87 Degrees 37 Minutes 20 Seconds East for a distance of 475.66 feet to a point at the intersection of said southerly right-of-way of Turner Road and the northwesterly right-of-way of Georgia Highway 195 (100' right-of-way); Thence leaving said southerly right-of-way of Turner Road, run the following courses and distances along said northwesterly right-of-way of Georgia Highway 195: South 30 Degrees 36 Minutes 24 Seconds West for a distance of 367.10 feet to a point; South 30 Degrees 50 Minutes 14 Seconds West for a distance of 1,326.56 feet to a point, , said point being the intersection of said northwesterly right-of-way of Georgia Highway 195 and the aforementioned northeasterly right-of-way of Griffith Road, said point also lying on a non-tangent curve to the right and having a radius of 771.40 feet, a central angle of 47 Degrees 50 Minutes 52 Seconds, a chord bearing of North 11 Degrees 07 Minutes 53 Seconds West, and a chord distance of 625.64 feet; Thence leaving said northwesterly right-of-way of Georgia Highway 195, run along the arc of said curve and said northeasterly right-of-way of Griffith Road for a distance of 644.20 feet to a point; Thence run North 07 Degrees 37 Minutes 55 Seconds East along said right-of-way for a distance of 547.49 feet to a point; Thence run North 07 Degrees 49 Minutes 51 Seconds East along said right-of-way for a distance of 337.95 feet to the POINT OF BEGINNING.

Said parcel containing 766,456 square feet, or 17.595 acres, more or less.

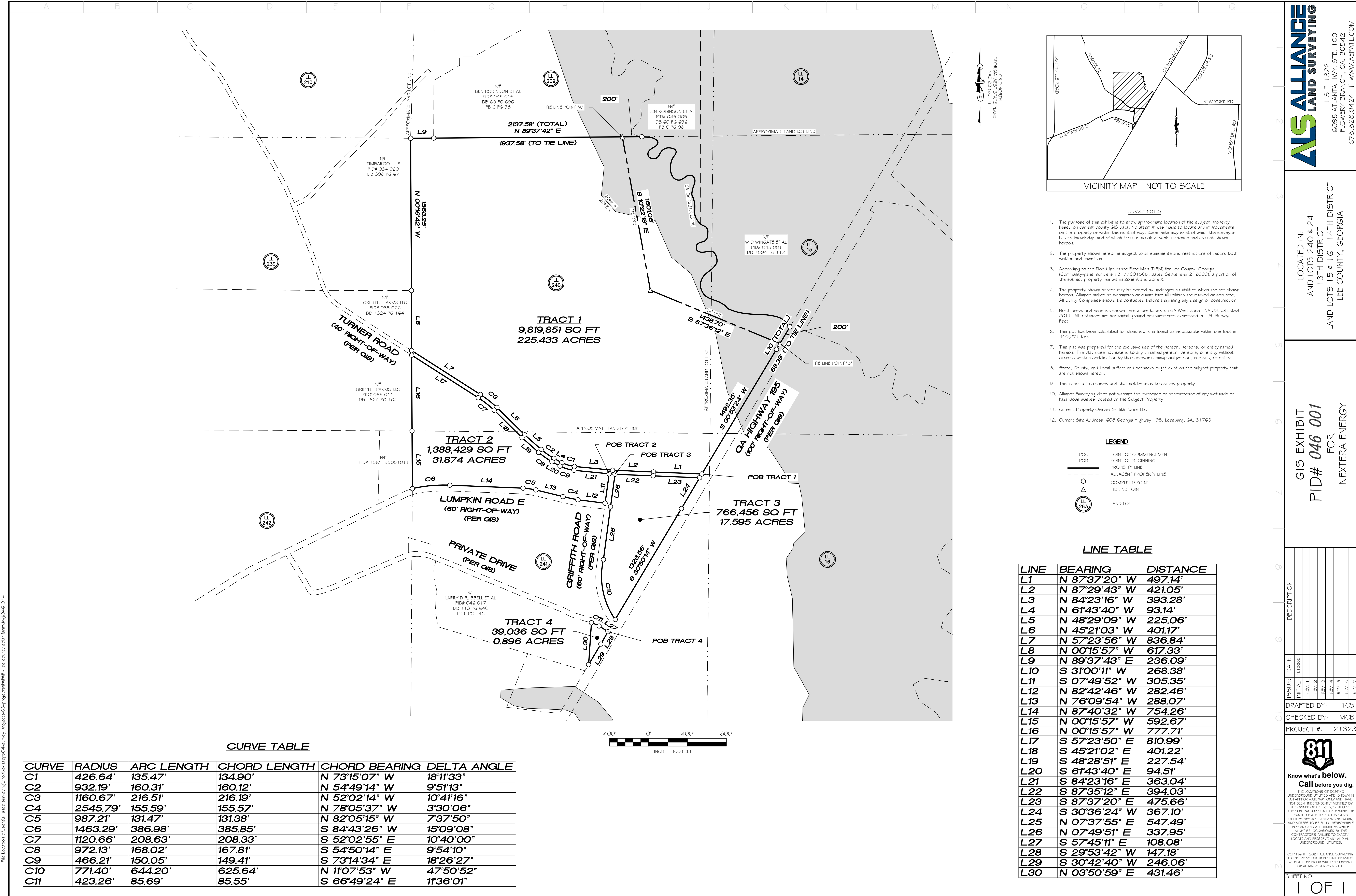
PID# 046 001 - Tract 4

A parcel of land lying in Land Lot 241 of the 13th District, Lee County, Georgia and being more particularly described as follows:

Begin at the intersection of the southerly edge of a private drive and the northwesterly right-of-way of Georgia Highway 195 (100' right-of-way); Thence leaving said southerly edge of a private drive, run the following courses and distances along said northwesterly right-of-way of Georgia Highway 195: South 29 Degrees 53 Minutes 42 Seconds West for a distance of 147.18 feet to a point; South 30 Degrees 42 Minutes 40 Seconds West for a distance of 246.06 feet to a point; Thence leaving said right-of-way, run North 03 Degrees 50 Minutes 59 Seconds East for a distance of 431.46 feet to a point on the aforementioned southerly edge of a private drive, said point lying on a non-tangent curve to the right and having a radius of 423.26 feet, a central angle of 11 Degrees 36 Minutes 01 Seconds, a chord bearing of South 66 Degrees 49 Minutes 24 Seconds East, and a chord distance of 85.55 feet; Thence run along the arc of said curve and said private drive for a distance of 85.69 feet to a point; Thence run South 57 Degrees 45 Minutes 11 Seconds East along said private drive for a distance of 108.08 feet to the POINT OF BEGINNING.

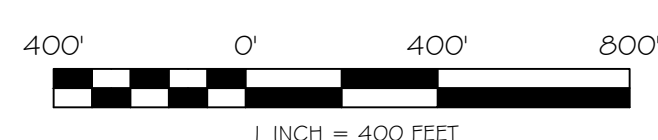
Said parcel containing 39,036 square feet, or 0.896 acres, more or less.





**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	426.64'	135.47'	134.90'	N 73°15'07" W	18°11'33"
C2	932.19'	160.31'	160.12'	N 54°49'14" W	9°51'13"
C3	1160.67'	216.51'	216.19'	N 52°02'14" W	10°41'16"
C4	2545.79'	155.59'	155.57'	N 78°05'37" W	3°30'06"
C5	987.21'	131.47'	131.38'	N 82°05'15" W	7°37'50"
C6	1463.29'	386.98'	385.85'	S 84°43'26" W	15°09'08"
C7	1120.66'	208.63'	208.33'	S 52°02'55" E	10°40'00"
C8	972.13'	168.02'	167.81'	S 54°50'14" E	9°54'10"
C9	466.21'	150.05'	149.41'	S 73°14'34" E	18°26'27"
C10	771.40'	644.20'	625.64'	N 1°07'53" W	47°50'52"
C11	423.26'	85.69'	85.55'	S 66°49'24" E	1°36'01"



**LINE TABLE**

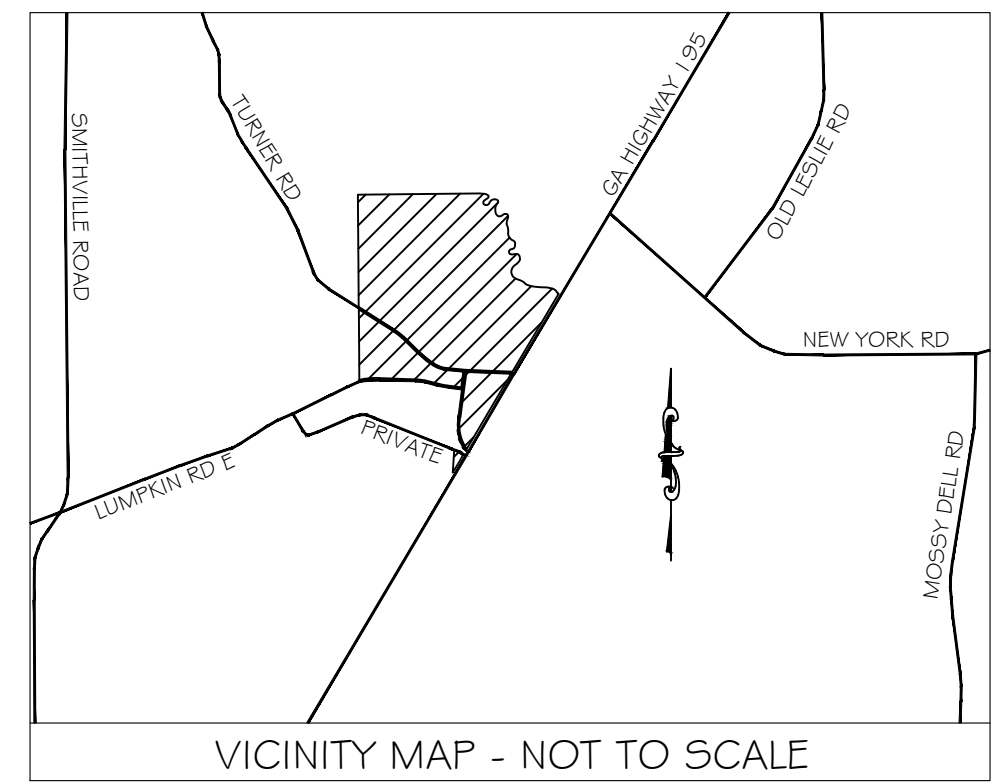
LINE	BEARING	DISTANCE
L1	N 87°37'20" W	497.14'
L2	N 87°29'43" W	421.05'
L3	N 84°23'16" W	393.28'
L4	N 61°43'40" W	93.14'
L5	N 48°29'09" W	225.06'
L6	N 45°21'03" W	401.17'
L7	N 57°23'56" W	836.84'
L8	N 00°15'57" W	617.33'
L9	N 89°37'43" E	236.09'
L10	S 31°00'11" W	268.38'
L11	S 07°49'52" W	305.35'
L12	N 82°42'46" W	282.46'
L13	N 76°09'54" W	288.07'
L14	N 87°40'32" W	754.26'
L15	N 00°15'57" W	592.67'
L16	N 00°15'57" W	777.71'
L17	S 57°23'50" E	810.99'
L18	S 45°21'02" E	401.22'
L19	S 48°28'51" E	227.54'
L20	S 61°43'40" E	94.51'
L21	S 84°23'16" E	363.04'
L22	S 87°35'12" E	394.03'
L23	S 87°37'20" E	475.66'
L24	S 30°36'24" W	367.10'
L25	N 07°37'55" E	547.49'
L26	N 07°49'51" E	337.95'
L27	S 57°45'11" E	108.08'
L28	S 29°53'42" W	147.18'
L29	S 30°42'40" W	246.06'
L30	N 03°50'59" E	431.46'

**LEGEND**

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
---	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
○	COMPUTED POINT
△	TIE LINE POINT
⊙	LAND LOT

**SURVEY NOTES**

- The purpose of this exhibit is to show approximate location of the subject property based on current county GIS data. No attempt was made to locate any improvements on the property or within the right-of-way. Easements may exist of which the surveyor has no knowledge and of which there is no observable evidence and are not shown hereon.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Lee County, Georgia, (Community-panel numbers 13177001500, dated September 2, 2009), a portion of the subject property lies within Zone A and Zone X.
- The property shown hereon may be served by underground utilities which are not shown hereon. Alliance makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 Adjusted 2011. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- This plat has been calculated for closure and is found to be accurate within one foot in 460,271 feet.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- This is not a true survey and shall not be used to convey property.
- Alliance Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- Current Property Owner: Griffith Farms LLC
- Current Site Address: 608 Georgia Highway 195, Leesburg, GA, 31763



LOCATED IN:  
 LAND LOTS 240 & 241  
 13TH DISTRICT  
 LAND LOTS 15 & 16 - 14TH DISTRICT  
 LEE COUNTY, GEORGIA

GIS EXHIBIT  
 PID# 046 001  
 FOR  
 NEXTERA ENERGY

ISSUE	DATE	DESCRIPTION
INITIAL	11/16/2021	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: TCS  
 CHECKED BY: MCB  
 PROJECT #: 21323

**811**  
 Know what's below.  
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

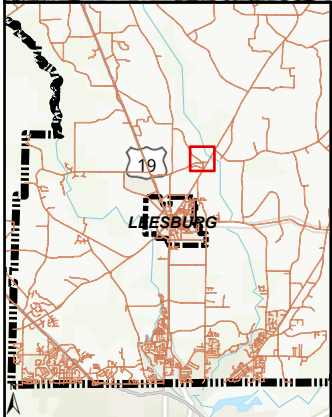
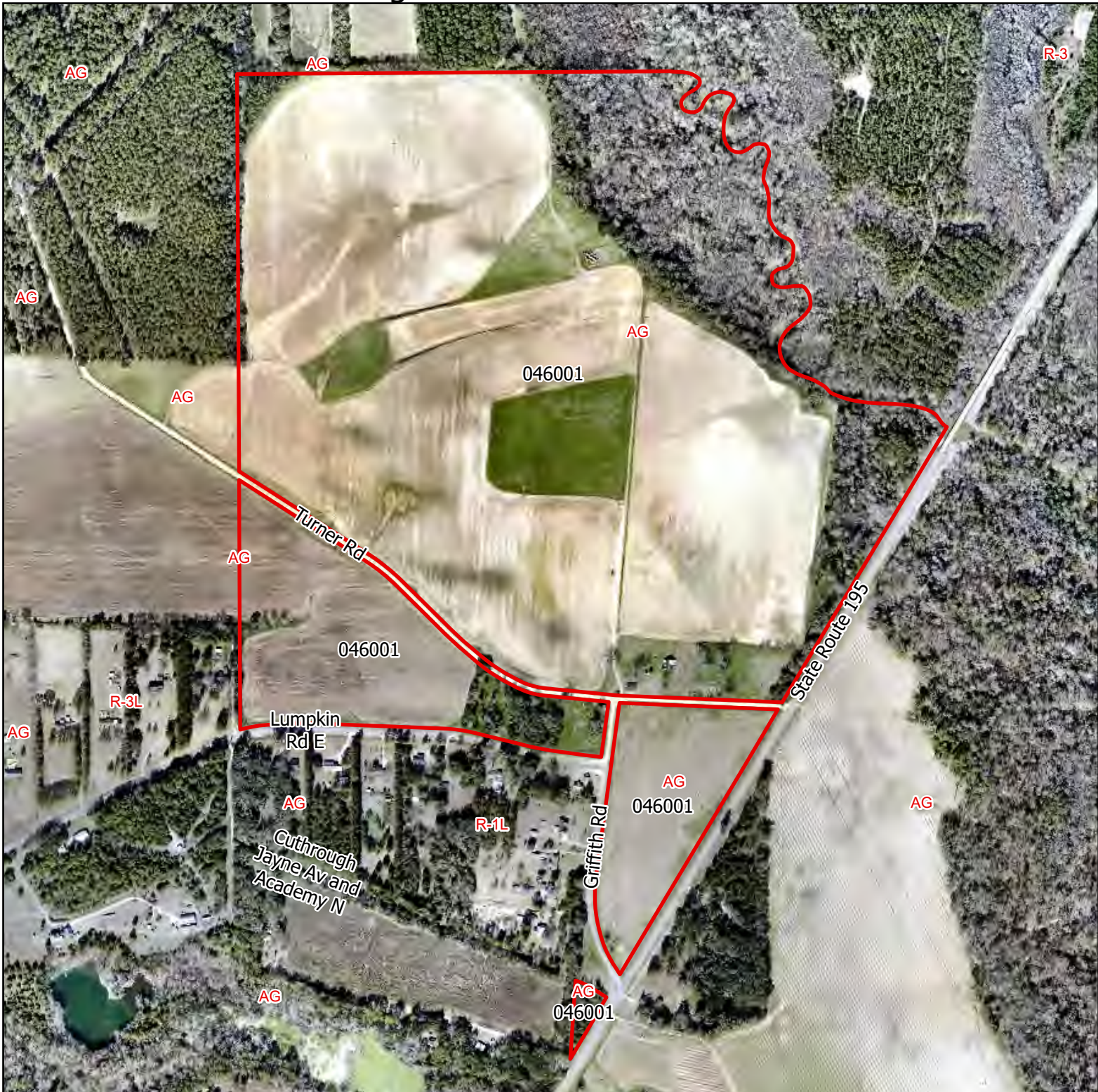
COPYRIGHT 2021 ALLIANCE SURVEYING LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ALLIANCE SURVEYING LLC

SHEET NO:  
 1 OF 1

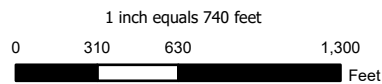
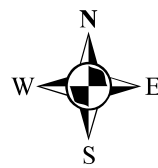
File Location: \\server\alliance\_surveying\projects\03\_projects\046\_001\_lee\_county\_solar\_farm\wg046\_014



# Zoning- AG-1 - Parcel 046001



## Legend



### 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: 01/10/25





LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Conditional Use Review – Griffith Farms LLC, 608 Hwy 195, Land Lot 16 – 2<sup>nd</sup> District

**Application Name:** Conditional Use Application Z25-009

**Date:** 1/30/2025

**Applicant Name:** Pinewood Solar, LLC

**Property Owner:** Griffith Farms LLC

**Location:** Land Lot 16 – 2<sup>nd</sup> Land District – Parcel 046 001

**Parcel Size:** 317.48 acres

**Existing Zoning:** AG-1

Application Summary

The applicant desires to construct three towers on the property in excess of 100 feet tall. 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 requires conditional use permit for any structure over 100 feet tall. The proposed structure is a powerline transmission line tower.

*It is the Planning Department's finding that this application meets the intent of the ordinance due to compatibility with the provisions of Sec. 70-313.*

Conditional Use Review Comments Summary

The existing property is zoned AG-1. Conditional Use approval is required to allow construction of structures over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate location-specific conditions.

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 the required conditional use requirements have been met per Sec. 70-89. The proposed tower locations are located in remote locations on the subject property, far distanced (approx. 1,000 feet) from any existing occupied structure. Conditional approval may be granted to allow construction of electric transmission line towers in excess of 100 feet where proposed on the subject property following approval by the Board of Commissioners.*



Proposed transmission line tower locations on subject property.

**MEETING INFORMATION:** All meetings are open to the public and held in the T.Page Tharp Building, 102 Starksville Ave N., in Leesburg.

- Planning Commission (public hearing):** 02/06; 6:00pm
- County Commission (public hearing):** 02/11; 6:00pm
- County Commission (voting session):** 02/25; 6:00pm



# LEE COUNTY, GA GOVERNMENT

**SUBJECT:** New Alcohol Applicant

**DATE SUBMITTED:** 2/6/25

**DIVISION:**

**AUTHORIZED BY:** Joey Davenport

**AGENDA DATE REQUESTED:** 2/6/25

**TYPE:**

**CONTACT PERSON:** Carol Lee

**DEPARTMENT:** Inspection/Licensing

- Regular  
 Consent

**MOTION/RECOMMENDATION:**

Mr. Albert Butterfield, Regional Director for Chili's is requesting the Lee County Board of Commissioners approve his Alcohol application for pouring wine, malt beverages & distilled spirits on the premises.

**BACKGROUND:**

All requirements have been met by the applicant.

- 1.
  - 2.
  - 3.
  - 4.
- None

**REVIEWED BY (INITIALS):**

Legal:  
Finance:  
Other:

**USER DEPT.:**

**SUBMITTED BY:**

\_\_\_\_\_  
County Manager

**ADVERTISED:**

Date:  
Paper:  
Required

**COSTS:**

**CURRENT FY:**

**APPROPRIATION CODE:**

**AFFECTED PARTIES:**  Notified  N/R

**COMMISSION ACTION:**

- Approved  
 Approved w/Conditions  
 Denied  
 Continued to:

**FUNDING SOURCE:**

- Capital Improvement  
 Operating  
 Other





# 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](http://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:** 2/6/25  
**To:** Lee County Board of Commissioners  
**From:** Carol Lee  
License Administrator  
**RE:** Retail Consumption on-premises License

---

Mr. Albert Butterfield, Regional Director for BRG Beverages dba Chili's Grill & Bar located at 2821 Ledo Rd. is requesting the Board of Commissioners grant him a Pouring License for retail sale of distilled spirits, wine and malt beverages by the drink.

### **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](http://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. Butterfield, Regional Director for BRG Beverages dba Chili's Grill & Bar.**



---

**Lee County Planning, Zoning & Engineering Department**

---

**Joey Davenport**  
Interim Director

**Amanda Nava-Estill**  
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-ESTILL, ASSISTANT DIRECTOR OF PLANNING

**Date:** FEBRUARY 6, 2024

**Re:** ON PREMISE CONSUMPTION: WINE, MALT BEVERAGES, MIXED DRINKS AT CHILI'S GRILL & BAR LOCATED AT 2821 LEDO ROAD

---

Considerations for Approval or Denial:

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

This location fronts Ledo Road and is surrounded by commercial uses. The closest residentially zoned parcels contain single-family residential units (Palmyra Subdivision). There is a distance of approximately 2,800+ square feet from the closest single-family home from the establishment (as measured by the most direct route of travel on the ground).

**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. The Byne Church/Christian School (Dougherty County side of Ledo Road) is approximately 1,000 square feet from this location. This establishment meets the requirements for the sale of malt beverages and wine for consumption on the premises per Section 6-165. This establishment meets the requirements for the sale of mixed drinks for consumption on the premises where sold per Section 6-156 (this location is permitted as a restaurant).

**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. Albert Butterfield of Chili's Grill & Bar for an alcohol license for the sale of malt beverages, wine, and mixed drinks for consumption on the premises where sold.



**Lee County Fire and Emergency Services**

**342 Leslie Hwy**

**Leesburg Ga, 31763**

**229-759-6090**

---

Subject: Urgent Repair for Fire Engine Three

Christi,

I am writing to inform you of an urgent matter regarding Fire Engine Three. Unfortunately, the engine on Fire Engine Three has blown and we will need to replace it immediately as it is a front line Fire Engine. After careful consideration and consultation with Rush Truck Center, we have determined that the best course of action is to purchase a remanufactured engine.

Currently, Fire Engine Three has 75,116 miles on it and was purchased in 2014 with an International Engine. Therefore, it has served us well for several years, but it is now in need of a new engine. The cost for the remanufactured engine from Rush Truck Center will be \$32,601.21. We understand that this is an unexpected expense, but we believe it is necessary in order to ensure the safety and efficiency of our fire department and community.

We kindly ask for your approval and support in this matter so that we can proceed with the purchase and get Fire Engine Three back up and running as soon as possible. Thank you for your prompt attention to this matter.

Fire Chief

David Forrester





Rush Truck Center  
 16 Union Industrial Way  
 Tifton GA 31793  
 229-472-5200

[crossj1@rushenterprises.com](mailto:crossj1@rushenterprises.com)  
[carterk2@rushenterprise.com](mailto:carterk2@rushenterprise.com)

### REPAIR ESTIMATE

CUSTOMER:	LEE COUNTY FIRE	UNIT#:	ENGINE 3
ATTN:	DOUG	MAKE:	INT.
RO#:	48218052	Vin#:	GL084571
Engine#:	INT.	MILEAGE:	75,116
DATE:	2/4/2025	FAX#:	

REPAIR DESCRIPTION	LABOR	PARTS
DIAG	\$ 430.00	
REMANUFACTURED ENGINE (COMPLETE)	\$ 7,525.00	\$ 24,646.21
Machine		
Misc		
<b>**NOTES**</b>		
FULL EXTENT OF REPAIRS WILL NOT BE KNOWN UNTIL REPAIRS ARE STARTED.	LABOR TOTAL	\$ 7,955.00
	PARTS TOTAL	\$ 24,646.21
	SUBLET TOTAL	
PARTS AND LABOR WILL HAVE A FULL YEAR WARRANTY.	MISC TOTAL	
	SHOP SUPPLIES	
	EPA	
	TAX	
	TOTAL	\$ 32,601.21

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 PO#: \_\_\_\_\_

**Total with Options \$ 32,601.21**

RUSH TRUCK CENTER-TIFTON is hereby authorized to complete repairs, including parts and labor for items, conditions coming to our attention during normal completion of the above repairs. The above signature represents that the above signer has the authority for above repairs. It is understood that this is an estimate only and additional parts and/or labor may be required to complete necessary repairs. All estimates are valid for 30 days only from date listed above. This estimate is not a guarantee of parts availability.

Chairman Jason Sheffield, Vice-Chairman Jim Quinn, Kyle Luckie, Mike McVey,  
Shirley Stiles, Johnny Golden, Charlie Barner

**Meeting Minutes**  
**January 9, 2025 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, Commissioner Kyle Luckie, Commissioner Mike McVey, Commissioner Shirley Stiles, Commissioner Johnny Golden, and Commissioner Charlie Barner

**Members Absent:** None

**Staff Present:** Assistant Director Amanda Nava-Estill and Office Manager/Planning Assistant Kara Hanson

**I. CALL TO ORDER**

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

**II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS**

Commissioner Jim Quinn read the Georgia law regarding campaign contributions.

**III. NEW BUSINESS**

**(A) Selection of a Chairperson of the Planning Commission for 2025.**

Commissioner Jim Quinn made a **MOTION** to **APPOINT** Commissioner Jason Sheffield as Chairperson, seconded by Commissioner Shirley Stiles. The **MOTION** was unanimous with remaining commissioners voting yea.

**(B) Selection of a Vice-Chairperson of the Planning Commission for 2025.**

Commissioner Kyle Luckie made a **MOTION** to **APPOINT** Commissioner Jim Quinn as Vice-Chairperson of the Planning Commission for 2025, seconded by Commissioner Shirley Stiles. The **MOTION** was unanimous with remaining commissioners voting yea.

**(C) Announcement of the newly appointed Planning Commissioner to replace Mike McVey.**

Assistant Director Amanda Nava- Estill announced the newly appointed Planning Commissioner Renea Miller will begin her term February 2025.

**(D) Announcement of reappointment of Jim Quinn and Shirley Stiles.**

Assistant Director announced the reappointment of Commissioners Jim Quinn and Shirley Stiles and added that Commissioner Charlie Barner will be on the Smithville City Council's calendar for reappointment on January 13, 2025.

**IV. APPROVAL OF MINUTES**

**(A) Approval of the minutes from the December 5, 2024, Planning Commission Meeting**

Vice-Chair Jim Quinn made a **MOTION** to **APPROVE** the minutes. Seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining commissioners voting yea.

**V. PUBLIC HEARINGS**

**TEXT AMENDMENTS**

- (A) **T24-018** Harrell & Jackson Inc. has made a request to amend the AG-1 (Active Agricultural District) ordinance **Chapter 70, Article X, Section 70-312** of the **Lee County Code of Ordinances** with respect to adding “Surface Mining” as a permitted use.

**Public Hearing Discussion**

**Staff Presentation**

Assistant Director Amanda presented the staff report. She explained that Harrell & Jackson, Inc. initially submitted a Land Development for surface mining. After discussion with the Lee County Attorney Jimmy Skipper, it was understood that surface mining would need to be added as a use in the Agriculture District (AG-1), with a text amendment. Once the text amendment was submitted and reviewed, staff recommended denial on placing surfacing mining as a permitted use as the proposed use has potential to contribute to an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services in locations where surface mining activities may commence without adequate supportive roads for heavy trucks. The proposed use is also not in conformity with the policy and intent of Lee County Comprehensive Plan which promotes preservation of agricultural uses and environmental resources such as soils which support agriculture. If commissioners do proceed with allowing this use, staff recommends “surface mining” to be added as a conditional use in the AG-1 district. This would allow the Planning Commission to look at each case that is submitted individually and make a recommendation to the Board of Commission for approval or denial.

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

**Applicant Presentation**

Brian Jackson, with Harrell & Jackson Engineering, addressed the board alongside Bobby Donley, with Lanier Engineering. Bobby Donley stated that what Amanda had advised in the staff report is exactly what he sees in most counties. Commissioner Shirley Stiles asked what does surface mining entail, in which Bobby explained to her that it is very extensive process that has to go through an in depth permitting process with the EPD. This includes buffers on all sides, generate a surface mining plan, generating a reclamation plan for after the mining is complete what the location would look like. Commissioner Stiles asked if permitted, would this use be subject to all surface mining activities. Bobby Donley explained that if permitted in the AG-1 district that is correct, however, with what the staff is suggesting (conditional use approval), each case will go before the Planning Commission for a recommendation to the Board of Commissioners on a case by case basis. Chair Jason Sheffield asked why the applicant didn’t submit it as a conditional use to begin with. Amanda explained that the County Attorney suggested the applicant submit a text amendment to add Surface Mining as a use and it was communicated to the applicant in that manner. After a staff review it didn’t seem to fit as a permitted use, instead more as a conditional use. Vice-Chair Jim Quinn asked the applicant if it would be similar to Leesburg sand. Bobby Donley confirmed that currently they have a few in Lee County. Amanda explained to the commissioners that those existing mining projects may have been permitted in error, based on conversations with the County Attorney, as surface mining is not a permitted or conditional use in any Lee County zoning district. Chair Jason Sheffield asked what the limitations of surface mining are. Bobby stated the only surface mine that he has ever done included sand pits for structural pits or masonry grade sand.

**Public Supporters**

Bobby Donley  
Brian Jackson

**Public Opposition**

None



**Commission Discussion**

Vice-Chair Quinn asked if this was approved as a conditional use would it still have to come before the Planning Commission and the Board of Commission for approval in which Amanda relied yes. He also asked what would happen to the surface mines that are already established in which she answered they would be considered legal non-confirming. Commissioner Johnny Golden asked if it becomes a conditional use then he feels like if we open the door to surface mining then it's going to be difficult to pick and choose which ones will be beneficial to the County. Chair Jason Sheffield stated that he believed that making it a conditional use would prevent that from happening by seeing each case.

Commissioner Kyle Luckie made a **MOTION to APPROVE** Surface Mining as a conditional use under the AG-1 district, seconded by Mike McVey. The **MOTION** passed with remaining commissioners Jason Sheffield, Shirley Stiles, and Charlie Barner voting yea, and Jim Quinn and Johnny Golden voting no.

- (B) **T24-019** The City of Leesburg has made a request to amend the Commercial Design Standards ordinance **Article XVIII, Section 18.05** of the **City of Leesburg Code of Ordinances** with respect to amending the goals of design standards. Said section is further amended by the extraction of standards and the re-constructing of subparagraphs (a) through (e), to provide new standards for building orientation, primary entrance, rhythm, material, and other architectural features.

**Public Hearing**

**Staff Presentation**

City of Leesburg's Manager Bob Alexander presented the staff report. He stated that the City of Leesburg Council decided that they wanted to upgrade the design standards for commercial development so they hired ERA architect and Advanced Engineering to come up with new design standards. The City Council felt like the existing standards did not satisfy the needs of the community.

**Public Supporters**

Cicily Florence

**Public Opposition**

None

**Commission Discussion**

Vice-Chair Jim Quinn asked if these new standards were higher standards than the current ordinance. The City Manager responded that they were. Commissioner McVey asked if the City had already approved the amendment, in which Mr. Alexander stated they had not approved it, however, they reviewed it and approved submitting it for a recommendation. Vice-Chair Quinn had an issue with the metal siding being in view of the public right-of-way and requested all four sides of the building be masonry. Chair Sheffield asked if these would be standards for all of Leesburg and not just in the overlay district, in which he was informed that he is correct. Ms. Stiles asked about buildings that require metal garages/loading docks. Amanda explained the building will need to follow ordinance standards and building codes. Commissioner Golden seconded support to Vice-Chair Quinn's point on providing quality buildings. Chair Sheffield was concerned that requiring masonry on all four sides might cause a problem with development.

Citizen Cicily Florence addressed the board with a question. She mentioned she was not opposed she was just wondering how this would affect existing buildings to which the Vice-Chair explained it would only be new buildings the existing buildings would be considered grandfathered in.

Vice-Chair Jim Quinn made a **MOTION to APPROVE** the text amendment for the Commercial Design Standard Ordinance with the extraction of the words “visible from the public right of way” from SEC. 18.05 (d) Materials (2), seconded by Commissioner Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

- (C) **T24-020** The City of Leesburg has made a request to amend the Sign Regulations ordinance **Article XVI, Section 16.02 General provisions and definitions, Section 16.04 Permitted signs by zoning district, and Section 16.11 Legal provisions** of the **City of Leesburg Code of Ordinances** with respect to adding a new definition for “Billboard”, a new subsection (4) to establish billboard standards in the City of Leesburg, and an “Exhibit A” chart citing the existing billboards in Leesburg, Georgia as of March 2025.

**Public Hearing**  
**Staff Presentation**

City Manager Bob Alexander gave the staff report. Mr. Alexander explained that the City of Leesburg has development occurring on Walnut Street and the developer has plans to place a digital billboard in the city that is similar to the billboard in Albany by Newks. The developer will give the City 10% of the PSA. The developer Milan Patel was present to help the board understand the size of the billboard.

**Public Supporters**  
Milan Patel

**Public Opposition**  
None

**Commission Discussion**

Vice-Chair Quinn brought up the sign at Chick-fil-a for comparison. Developer Milan Patel explained that the digital billboard at Newks is a 10x10 but may look larger due to the height of the sign. Chair Sheffield asked if the City of Leesburg is conforming to the same text that is in the County in which Amanda and Mr. Alexander confirmed that it is the same text. Vice-Chair Quinn asked the City Manager why only two billboards are proposed. Mr. Alexander stated at this time they think most of the traffic is on U.S 19 and they may add more billboards at a later date, but they are only proposing two at this time. Chair Sheffield asked if the sign ordinance would be a conditional use. Mr. Alexander and Amanda explained the process in order to get the billboard approved.

Mr. Patel provided the board with his vision behind the billboard in the City.

Vice-Chair Jim Quinn made a **MOTION to APPROVE** the request to amend the Sign Regulations Ordinance, seconded by Commissioner Mike McVey. The **MOTION** was unanimous with remaining commissioners voting yea.

- (D) **T24-021** The City of Leesburg has made a request to amend the Establishment of Zoning District ordinance **Article II** of the **City of Leesburg Code of Ordinances**, with respect to adding a new section to be known as **Section 2.04. – Overlay Zoning District**, including subsections **(A), (B), (C), and (D)**, to provide overlay zoning district procedures, standards, and requirements.

**Public Hearing**  
**Staff Presentation**

Mr. Alexander briefed the commissioners on the reasons the development authority made the recommendation to approve the overlay district. The City Council would like to add this as a text amendment into the City of Leesburg’s Ordinance with updated requirements and standards.

**Public Supporters**

None

**Public Opposition**

None

**The public hearing closed at 7:07 p.m.**

**Commission Discussion**

Chair Sheffield asked if the ordinance was being drawn up in which the Mr. Alexander explained the Overlay District standards were approved several years ago and this is the amendment modified by Advanced Engineering. He went on to explain that the old zoning overlay was not compatible with what they were trying to get accomplished and this is why they had it modified. Vice-Chair Quinn asked if the purpose of the overlay district is to preserve the area. Mr. Alexander said that was a part of it but added it is also to address new construction.

Vice-Chair Jim Quinn made a **MOTION** to **APPROVE** the request to amend the Establishment of Zoning District ordinance, seconded by Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

**VI. UNFINISHED BUSINESS**

None

**VII. ANNOUNCEMENTS**

None

**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 7:15p.m.

**Note:** all meetings are audio recorded and are filed in the Planning & Zoning Department

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

**FROM:** Mike Sistrunk

**SUBJECT:** Lumpkin Road Pipe Project

**MEETING DATE:** February 11, 2025

---

### **MOTION/RECOMMENDATION**

At the next potential flooding event, before the installation of the permanent ground pipe, Public Works crews will use their pump and 6" hose to perform a test run to help mitigate flooding of the lots.

### **BACKGROUND**

The work for this project will be provided by the Public Works Ditch Crew. We estimate this project to take four (4) days, weather permitting, utilizing a 4-person crew.

The cost estimates for this project are as follows:

2600 feet of 6" piping - \$28,500.00

Misc. Fittings - \$500.00

10 x 10 Concrete Pad - \$2,800.00

**Total Cost - \$31,800.00**

At the next potential flooding event, before the installation of the ground pipe, Public Works will use their pump and 6" hose to perform a test run to help mitigate flooding of the lots.

If this process is successful Public Works Ditch Crew can install permanent ground pipe on Lumpkin Road East.

Please note that the pump will not eliminate the flooding of homes.





## 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 viewed demo website November 13, 2024
- Staff reviewed demo website with migrated data December 30, 2024
- Staff met with NTS designer January 7<sup>th</sup> for final review
- Waiting for Logo design

#### Agricultural/ Recreation Complex

- Located on 100 acres on Leesburg Bypass — 231 State Route 3
- Proposed plans provided July 29, 2020
- Resolution adopted and lease agreement signed on September 22, 2020 with Georgia Department of Natural Resources for a Boat Ramp
  - Renewed January 11, 2022
  - Estimated Start Date: Fall 2023
  - DNR hired EMC Engineering to survey property for canoe/kayak ramp
  - DNR staff notified us that the DNR Commissioner has signed the Boat Ramp agreement for the Lee County construction project
  - Engineering design began in January 2023
  - An Environmental study will be conducted in the next few weeks
- Improvements to the Property
  - Renovation of Covered Building: New roof, fresh paint, picnic tables, electrical system, well
  - Bobby Donley, Lanier Engineering, provided proposed site plan
    - Proposal submitted to the BOC for review
  - Trails:  $\frac{3}{4}$  mile walking trail that runs along a 46 foot high ridgeline above the Kinchafoonee Creek and has a seasonal view of the waterway
    - Eight (8) picnic tables as well as a number of trash cans have been placed along this trail on the creek side
    - Directional signs for the area ordered (i.e. Parking, No Parking, trail markers, boundary signs, etc.)
- Future Improvements
  - Define the location of the road
  - Grade and place compacted crushed stone GAB/recycled asphalt on the area on top of the ridgeline for a parking area
  - Placing a gate at the trailhead so that the area can be closed to public for safety during high water events
- Planning/Designing Committee created by the Board at the May 11, 2021 meeting

- **Committee Members:** Art Ford, Tim Sumners, Tom Sumners, Bobby Donley, Lisa Davis, David Dixon, Judy Powell, Rick Muggridge, Commissioner Luke Singletary, County Manager Christi Dockery, Parks & Recreation Director Jeremy Morey
  - **Meetings:** June 14, 2021, November 15, 2021, January 11, 2022
- Staff is working with a local engineering firm to develop a plan
- 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
- Drake Properties – Downtown Leesburg Restaurant Passion
- 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
- Two Proposed Package Stores – US Hwy 82
- Gas Station – US Hwy 82
- Grace City Church – Parking lot expansion
- Sumter EMC Leesburg – Truck Shed

### **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

- Discussed preliminary design of the courthouse addition and presented first concept plans December 10, 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**

- 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
- 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
- Address Review
  - Reviewing addresses in correlation to Georgia power/Sumter EMC/Mitchell EMC to see if the address number is different for non-compliant addresses.
  - If the address is still non-compliant we are adding them to the list to change in the future.
  - This is to prepare for Next Gen 911

## **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

### **R2**

- Lee is still working on the study. He has requested information from Doug Goodin at the Tax office
- Doug is working on a report that shows all multi-family units, owners, and relevant information for Lee to include in his report.
- Staff will follow-up weekly to check progress and provide information he requests.

### **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
  - Approved by GDOT

### **SPLOST VII**

- Collection Period: October 1, 2019 - September 30, 2025
- County Ballot Amount – \$18,272,384.00
- County Collected Amount - \$ 22,757,692.00 (as of 1/31/25)
  - Difference \$ 4,485,308.00
  - 125 % of collections

### **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 approved staff to get a quote for the pipe on Lumpkin Road November 12, 2024
  - Staff brought back quote on February 11, 2025

### **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
- 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 onsite to fix the power pole issue so construction can begin
- 12-5-2024: Building for the tower set up
- 01-09-2025: Foundation laid; has to set and cure for 28 days before the tower can start being placed on it
- The foundation for the shelter and tower has been successfully established, and both the shelter and generator are now on-site.
- The steel required for the tower is scheduled for delivery on the 21st of this month, with an estimated timeframe of 5 to 6 days for the tower's installation.
- Radio equipment installation within the building is set to commence in February. A request for a new frequency for the tower has been submitted to the regional office for review and approval.
- Tim Winters has been appointed as our new project manager, and Art Harris has received a promotion to a new position within Motorola.
- The steel for the tower was delivered on the 21<sup>st</sup> of January, they have everything ready to go to start fencing and stacking the tower. Weather permitting they will be out there working on it over the weekend of January 24<sup>th</sup>
- The tower has been set up at Fire station 4
- Waiting on frequencies to be approved
- Microwave equipment still has to be placed on the tower.
- Fencing is complete

### **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
- No award issued as of March 2025

### **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: March 2025

### **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 mid-year 2025
- 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
- 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
- December 2024 Monthly Update:
  - In Progress – Less than 50% Completed
  - Total Planned Fiber Miles: 357
  - Deployed Fiber Miles: 133
  - Completion Percentage of Total Fiber Miles: 37%
  - Total Planned Locations: 3,506
    - Planned Residential Locations: 3,329
    - Planned Business Locations: 177
  - Deployed Locations: 189
    - Deployed Residential Locations: 155
    - Deployed Business Locations: 34
  - Completion Percentage of Total Locations: 5%
- BEAD Grant applied for additional locations to be served

## **RFPs and RFQs**

### **Open**

#### **Installed Propane Generator & Automatic Transfer Switch**

- Pre-Bid Meeting: February 13, 2025 at 10:00 AM
- Bid Opening: February 27, 2025 at 10:05 AM
- Bid results brought back to the Board on March 11, 2025

#### **Flooring Services DFACS Building**

- Pre-Bid Meeting: February 11, 2025, at 10:00 AM
- Bid Opening: February 25, 2025, at 10:05 AM
- Bid results brought back to the Board on March 11, 2025

#### **Wheeled Excavator - Public Works**

- Pre-Bid Meeting: February 18, 2025, at 10:00 AM
- Bid Opening: March 4, 2025, at 10:05 AM
- Bid results brought back to the Board on March 11, 2025

## 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

### 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 5<sup>th</sup>
- 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
- AT&T utilities will have to be relocated after final plans are completed
- Matt Inman is revising the plans for 10 ft. easement.

### Road Resurfacing Projects (including LMIG 2024)

- Pre-Bid Meeting: November 28, 2023
- Bid Opening: December 11, 2023
- Approved by BOC at September 12, 2023 meeting
- BOC awarded bid on December 12, 2023 to **Oxford Construction Company** at a total cost of **\$5,032,661.75**
- **Roads**: Argyll Place, Aylesbury Place, Berkeley Road, Cambridge Road, Carillon Court, Carowinds Drive, Chokey Road, Coosaw Court, Country Drive, Creek Isle Drive, Creekshire Court, Creekview Drive, Danbury Lane, Doris Drive, Foxworth Drive, Halifax Place, Huntingdon Drive, Johns Drive, Knollwood Drive, Lavender Lane, Longleaf Drive, Margate Drive, Marion Court, Midway Street, Morning Mist Drive, Muckalee Lane, New York Road, Pebble Ridge Drive, Pineview Drive, Pinewood Road, Red Bay Court, Springlake Drive, Towne Lane, Victorian Court, Village Lane, Warrington Road, Willard Court, Winnstead Drive, and Wiregrass Way
- 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
- BOC awarded bid to WJ Kirksey Construction for \$54,333.00 on October 22, 2024
- Contract signed November 8, 2024



- Renovations underway: Inspection was passed on January 7<sup>th</sup>, sheetrock and patching work done on January 8<sup>th</sup> and Motorola ran cable January 13<sup>th</sup>. Move in new space on the 21<sup>st</sup> and 22<sup>nd</sup> of January
- The ceiling grid and electrical and painting will be finished by Saturday, January 25<sup>th</sup>.
- Due to the weather some of the work inside got pushed back. The floor in the dispatch room got pushed back to Monday the 27<sup>th</sup>.
- They should be completed with renovations by February.

### **Building for Code Enforcement and Animal Control Personnel**

- Approved by BOC at October 22, 2024 meeting
- To be at Public Works
- Pre-Bid Meeting: December 3, 2024
- Bid Opening: December 17, 2024
- BOC awarded bid to W.J. Kirksey for \$197,500

### **Renovations to Public Works Office Building**

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: December 4, 2024
- Bid Opening: December 18, 2024
- BOC awarded bid to W.J. Kirksey for \$124,500

### **Speed Tables**

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: November 21, 2024
- Bid Opening: December 12, 2024
- BOC approved getting 2 speed signs and adopting a Policy

### **Upgraded Phone System for E-911 Center**

- Pre-Bid Meeting: October 16, 2024
- Bid Opening: October 30, 2024
- Bid results brought to the Board on November 12, 2024 for discussion
- Bid results brought back to the Board on December 10, 2024
- Bid results brought back to the Board on January 14, 2025
- Bid results brought back to the Board on January 28, 2025
- BOC awarded bid to WesTel International Response

## **Future**

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

- Approved by BOC at June 22, 2021 meeting
- Staff writing RFQ documents
- BOC awarded bid to Zane Grace Construction
- Plans and easement plats are completed and ready for submittal from Lanier Engineering
- This project is in the “easement acquisition” phase

### **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



**MEMORANDUM  
LEE COUNTY BOARD  
OF COMMISSIONERS**

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** Surplus Vehicles  
**METING DATE:** Tuesday, February 11, 2025

---

**MOTION/RECOMMENDATION**

**Motion to declare the following surplus, to be sold on GovDeals:**

- **1999 Astro Van, VIN: 1GNDM19W7XB174611**
- **2013 Dodge Charger, VIN: 2C3CDXAT6DH722596**
- **2014 Dodge Charger, VIN: 2C3CDXAT0EH367734**



**MEMORANDUM  
LEE COUNTY BOARD  
OF COMMISSIONERS**

**TO: Honorable Board of County Commissioners**

**SUBJECT: Surplus Vehicles**

**METING DATE: February 11, 2025**

---

**MOTION/RECOMMENDATION**

Request to purchase equipment using Gov Deal Funds in the amount of \$44,987.60.

**BACKGROUND:**

In September of 2024, staff surplused several pieces of equipment utilizing the Gov Deals platform. Staff is requesting to purchase the following items using the funds from the sale:

1. Dump bed for 2024 F-350	\$12,489.00
2. 15' Batwing Mower	\$20,598.60
3. Zero Turn Mower	\$11,900.00
<b>Total</b>	<b>\$44,987.60</b>