



# LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, February 25, 2025 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

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

MEETING AGENDA

Voting Session

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## COUNTY COMMISSIONERS

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

## COUNTY STAFF

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

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### 1. CALL TO ORDER

### 2. INVOCATION

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the February 11, 2025 Special Called Meeting of the Board of Commissioners.

B) Consideration to approve the minutes from the February 11, 2025 Board of Commissioners meeting.

### 5. CONSENT AGENDA

### 6. NEW BUSINESS

A) Recognition of County employee's years of service.

### 7. PUBLIC HEARING

### 8. DEPARTMENTAL MATTERS

A) **Planning, Zoning & Engineering** - Consideration to approve (Z25-003) Pinewood Solar application 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.*

B) **Planning, Zoning & Engineering** - Consideration to approve (Z25-004) Pinewood Solar, LLC application 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.***

- C) **Planning, Zoning & Engineering** - Consideration to approve (Z25-005) Pinewood Solar, LLC application 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.***
- D) **Planning, Zoning & Engineering** - Consideration to approve (Z25-006) Pinewood Solar, LLC application 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.***
- E) **Planning, Zoning & Engineering** - Consideration to approve (Z25-007) Pinewood Solar, LLC application 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.***
- F) **Planning, Zoning & Engineering** - Consideration to approve (Z25-008) Pinewood Solar, LLC application 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.***
- G) **Planning, Zoning & Engineering** - Consideration to approve (Z25-009) Pinewood Solar, LLC application 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.***

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

10. **COUNTY MANAGER'S MATTERS**

- A) Update on County projects.
- B) Consideration to award the bid for the 2025 CDBG Grant Writing Services.
- C) Consideration to award the bid for the 2025 CDBG Engineering Services.
- D) Consideration to award the bid for the DFCS Building Flooring Services.

- E) Consideration to approve a fiber service contract with the City of Albany.
- F) Consideration to approve a construction estimate for the Lee County Courthouse addition.
- G) Discussion of the upcoming Lee County Bicentennial.

11. **COMMISSIONER’S MATTERS**

- A) Discussion of Old Leslie Road.

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY’S MATTERS**

- A) Consideration to approve a Opioid Antagonist Administration Training and Administration Policy.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next meeting of the Lee County Board of Commissioners will be March 11, 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, February 11, 2025 AT 4:30 PM  
KINCHAFOONEE CONFERENCE ROOM

MEETING MINUTES  
Special Called

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

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**COUNTY COMMISSIONERS**

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

**COUNTY STAFF**

Christi Dockery, County Manager  
Heather Jones, Co-County Assistant  
Manager  
Joey Davenport, Co-County Assistant  
Manager

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The Lee County Board of Commissioners met in a special called session on Tuesday, February 11, 2025. The meeting was held in the Kinchafoonee Conference Room of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery, Co-County Assistant Manager Heather Jones, and Interim Planning Director/Co-County Assistant Manager Joey Davenport. Chairman Singletary called the meeting to order at 4:30 PM.

1. **CALL TO ORDER**

2. **INVOCATION**

3. **PLEDGE OF ALLEGIANCE**

4. **NEW BUSINESS**

A) Discussion of various ordinances in Lee County.

**AGRICULTURE LOTS**

Assistant Planning Director Amanda Nava-Estill stated that staff researched other Georgia county ordinances. She stated that the lot sizes vary by county and the highest acreage that was found was 40 acres. Ms. Nava said that there is a county with several districts in the agricultural district, such as the regular agricultural district, the conservation district, and the rural residential district. Chairman Singletary stated that he was unsure if the Board wanted to add something like the rural residential district or change the minimum lot size for agriculture. Chairman Singletary stated that he has received calls from citizens that have inherited 25 acres but would only like a smaller portion of that acreage. They would like to be able to give part of their property to family. He said he was unsure if they would like to make it rural residential but change the tax liability from agricultural to residential. Chairman Singletary asked the Board if they had any opinions on the current 25-acre minimum. Commissioner Mathis stated that the reason for the 25-acre minimum was to preserve the integrity of the northern part of the County. They did not want the northern part of the County to look like the southern with subdivisions everywhere. Chairman Singletary stated that with the rural residential district, it would be less likely for someone to sell it to a developer, since it would change your taxes. Interim Planning Director Joey Davenport stated that if that change was adopted, some citizens would be happy who want have a nice-sized property but not 25 acres, however it could make some citizens unhappy. Chairman Singletary stated the possibility of doing a 5-acre or 10-acre minimum, to avoid splitting a 25-acre lot into 1-acre lots. Mr. Davenport said to keep in mind that you can't rezone one area and not another, you can't get into spot zoning. Chairman Singletary stated

that he discussed it with Ms. Nava-Estill about it being done in the past. He asked that if you have a rural residential district, would it not be able to be among agriculture and it not be spot zoning. Mr. Davenport stated that he would suggest input from County Attorney Jimmy Skipper, but he is not saying that it can't be done. However, when that was done, there was most likely no county-level zoning law in place. Mr. Davenport stated that he can suggest looking into a text amendment to change the current ordinance that exists currently and possibly relaxing the conditional use permits to allow less acreage. Commissioner Roland stated that he does not have a problem with the 25-acre minimum. However, he has a problem with families that have owned land for many years and not being able to sell their land as much as land on Highway 82. He suggested grandfathering in, which means that you must own a piece of property for 25 years before being able to divide it. This would stop developers from being able to go in and divide land up.

Chairman Singletary mentioned doing the text amendment that would reduce the regulations for AG. He asked if that would create a bigger problem making it 10 acres. Ms. Nava-Estill stated that they would probably receive an influx to the planning department of minor subdivisions applications. Commissioner Guarnieri asked if it has always been 25-acres. Commissioner Roland stated that it began around an acre then moved up from there. Commissioner Walls stated that after land was sold in the area, previous Board members made it so that anything north of 32 was to be kept 25 acres to help keep it agricultural. Commissioner Guarnieri stated that if they reduce agriculture, then it would infiltrate residential areas in the agricultural areas. County Manager Christi Dockery stated that with doing that, it would cause services to be harder to provide. Commissioner Guarnieri stated he would like to leave agriculture alone and work something else out. Ms. Nava-Estill stated that the 25-acre requirement was in the ordinance back in 1994. Commissioner Walls stated that there was an amendment made that if you had, for example, 28 acres, you could do a one-time split and sell 3 acres as long as the remaining parcel was 25 acres. Mr. Davenport stated that there is no longer a one-time split in the ordinance. Chairman Singletary said that you can divide it more than once as long as you maintain 25 acres. He stated that he just wanted the Board to consider adding the rural residential zoning for citizens that would like to split their 25-acre lot. Mr. Davenport said that if the lot size for agriculture was changed to 10, then if he had a 30-acre lot with the right road frontage, then a developer could come in to buy that property and split it into minor subdivisions. This could end up causing drainage problems, and there is very little in the ordinance regarding this issue as opposed to a major subdivision.

### **MINING**

Assistant Planning Director Amanda Nava-Estill stated that she looked into surrounding areas. Many of them do allow mining in agricultural districts, with most needing conditional use permits. Some counties only allow it in their mining districts, which is also conditional use. Ms. Nava-Estill stated that mining is currently not a permitted use in the Lee County Code of Ordinance. She said that according to EPD, there is only one mine in the county that happened in the past. Commissioner Mathis said that you can't approve anything that you don't allow. Commissioner Walls stated that with mining, once they take the topsoil off the land, then it is not good anymore. Commissioner Guarnieri asked what will happen to the mine that is currently operating. Ms. Nava-Estill stated that she believes it is grandfathered in. Commissioner Walls asked what happens to the creek when mining is done close to it. Ms. Nava-Estill stated that EPD has many requirements to prevent anything from happening, but she will research more in depth and provide more information.

### **ANIMALS IN RESIDENTIAL DISTRICTS**

Assistant Planning Director Amanda Nava-Estill discussed the current ordinance for chickens or fowl in residential areas. In surrounding counties, staff found in many cities and counties that it is strictly prohibited in residential districts, while in others they have stricter requirements on how many are allowed and that they must be contained in a coop. Commissioner Guarnieri stated that he

has received several complaints in his district. He stated that he spoke with Code Enforcement, and they informed him that there are no limitations, the chicken coop just needs to be twenty-five feet off of your property line. Ms. Nava-Estill informed the board that the current ordinance for having chickens in a residential district is a conditional use, not a permitted use. The Board has to approve a conditional use permit in certain districts for certain animals. Commissioner Guarnieri asked how many conditional use permits were issued for the areas he receives complaints regarding. Ms. Nava-Estill stated that she has never received a conditional use permit application for chickens. Code Enforcement can use the nuisance ordinance if it is an issue in situations where the chickens/fowl are causing problems. Ms. Nava-Estill said that she feels like having the nuisance ordinance is a good starting point, unless the Board would like to add in any additional limits or standards. Commissioner Guarnieri stated that he would like communication between Code Enforcement and Planning regarding these conditional uses and ordinance. Commissioner Guarnieri stated that he does not have a problem with chickens unless it is affecting another citizen. Commissioner Walls stated that he had received complaints about chickens running around and a rooster waking people up. Commissioner Mathis stated they could make it to where chickens must be in a coop. Ms. Nava-Estill stated that they can educate the public on the ordinance. Commissioner Mathis stated that they can leave it as conditional use and write tickets if the chickens become a problem.

### **R-1 LOT SIZE REQUIREMENTS**

Assistant Planning Director Amanda Nava-Estill stated that looking into surrounding counties, she found many residential 1-acre lot requirements for other counties similar to our R-1 districts. There are several different types of subdivisions but most fall under the 1-acre. Some counties even have a minimum square foot for homes that can be built in an R-1 district. Chairman Singletary stated that they could make water and sewer requirements be three quarters of an acre. Interim Planning Director Joey Davenport stated that the basic requirements that have been listed are two acres for well and septic and one acre for water and sewer. Commissioner Mathis asked how many houses you can put on a property if you have water and sewer. Mr. Davenport stated that the basic requirement is three per acre. Commissioner Mathis asked if they would be able to do away with the ordinance that allows three houses an acre. Chairman Singletary suggested lots must be three quarters of an acre. Commissioner Mathis suggested repealing the ordinance and stating that if water and sewer is available, the most allowed should be two houses per acre. Chairman Singletary stated two houses would allow for a half-acre lot. Commissioner Mathis asked how the Board felt about repealing the ordinance since it is confusing. It is currently set at three houses per acre and making it two. Mr. Davenport discussed a subdivision that was just done with 3 quarter-acre lots. Chairman Singletary discussed the gated subdivision on Oakland Parkway. Commissioner Mathis stated that there needs to be a separate zoning for zero lot lines. Chairman Singletary stated that zero lot lines could be conditional use and have a minimum square footage. Chairman Singletary clarified that they are currently looking to do no more than two houses per acre or no less than a half acre.

Ms. Nava-Estill stated that the gated subdivision on Oakland is zoned R-2. Commissioner Mathis asked if they wanted to put the zero lot lines as a conditional use in R-1 or R-2. Chairman Singletary stated that it should be R-1 since it is single-family dwellings and not multi-family. Ms. Nava-Estill stated that in R-2, a permitted use is single-family dwellings. Commissioner Mathis suggested making a separate conditional use in the R-1 ordinance for zero lot lines, repealing the land conservation/greenspace ordinance, and changing the ordinance from three homes an acre to two homes, but not to be less than half an acre. Commissioner Guarnieri asked if they should do minimum square footage in the zero lot line. Commissioner Mathis stated that he was unsure it was legal to do that and would like to discuss it with County Attorney Jimmy Skipper. Chairman Singletary stated that if everyone agrees, then make a separate conditional use for zero lot lines in R-1 or R-2, repeal the land conservation/greenspace ordinance, and change the ordinance from three homes an acre to two homes but no less than half-acre.

### **CAR WASHSES**

Commissioner Mathis stated that there is a current trend of hedge funds buying property across the country and building car washes. The citizen that wrote a letter with concerns has a family-operated car wash. Commissioner Mathis suggested making car washes a conditional use which would eliminate there being one on every corner. Chairman Singletary stated that he is unsure about how they could determine which car washes would be approved then. Commissioner Guarnieri stated it could be by proximity. Chairman Singletary stated that conditional use adds another layer of approval. All were in agreement regarding the conditional use.

### **MINOR SUBDIVISIONS**

Commissioner Mathis stated that the current way of doing minor subdivisions is dividing up a piece of property for a family home or something similar. Recently, there was a situation in district 3 with the land across from the Raceway. This parcel has been R-1 for many years but a portion of it is now shown as C-2 on the zoning map. Commissioner Mathis spoke with Assistant Planning Director Amanda Nava-Estill, and she stated that it was not rezoned however the use changed through a minor subdivision application. He stated that he had received several calls regarding this but was unaware due to it being done administratively. Commissioner Mathis asked that anytime the use of the property or zoning changes that it comes before the Board. Interim Planning Director Joey Davenport stated that there are many legal requirements regarding rezoning a property, and it is not done at a staff level. Ms. Nava-Estill stated that in 1988 the Commission changed that area to C-2, then later it was changed to R-1 but kept the C-2 road frontage. Commissioner Mathis stated they are unsure of the depth of the C-2 and that the property was being used as R-1 until several acres of the property were bought recently. Mr. Davenport stated that many of those properties are dual-zoned due to exceeding a certain amount of depth. Commissioner Mathis stated that he would like these types of changes to come before the Board. Chairman Singletary stated that the property is dual-zoned, meaning that it was not rezoned; it is zoned per the 1998 zoning map. Ms. Nava-Estill stated that they looked back to where it was agricultural in that area, and it was then changed to C-2 in that area. She said that staff has been working on a timeline, and will provide that as soon as possible to the commissioners. Commissioner Mathis asked that the Board be notified if a use changes for an area in the County. Commissioner Guarnieri asked if there was a way for the Board to approve any use changes. Ms. Nava-Estill stated that minor subdivisions currently are administrative approval, but if something comes up, then they can go to the Board. Commissioner Mathis asked to include the Board if a minor subdivision application that has a change in use. Commissioner Guarnieri asked how often the Planning Department typically receives a minor subdivision application that has a change in use. Ms. Nava-Estill stated there has been more on Highway 82 recently and Highway 19 is growing more. She said that they would be providing a rezoning timeline for the parcel in question and get the depth of the C-2 on the Highway 82 lot. Ms. Nava-Estill showed the Board a map from 1988 that shows the area as C-2.

### **LANDSCAPING**

Assistant Planning Director Amanda Nava-Estill stated that while the example ordinance she provided the Board is longer, it covers everything. The current ordinance is smaller and is more complicated. She stated that not everything in this example would apply to Lee County. She would like time to go through and be able to see what could be applied to the current ordinance. Commissioner Guarnieri asked if they have to be specific about the trees. Commissioner Mathis stated that they have had problems with developers just going out and buying any kind of tree. Ms. Nava-Estill stated that some trees may not work with the region. Commissioner Walls asked about the intersections with trees that make you have to pull up far to see past them. Ms. Nava-Estill stated that staff can look into that.

- 5. **PUBLIC FORUM**
- 6. **ANNOUNCEMENTS**
- 7. **ADJOURNMENT**

The meeting adjourned at 5:44PM.

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

\_\_\_\_\_  
CHAIRMAN

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



**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 MINUTES

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

The Lee County Board of Commissioners met in a work session on Tuesday, February 11, 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 Dennis Roland, Commissioner Billy Mathis, 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 Robin Chaplin, Victory Baptist Church, to lead the invocation.

Pastor Robin Chaplin led 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. Commissioner Mathis made the **MOTION** to approve the minutes from the January 28, 2025 Board of Commissioners meeting. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

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.***

Commissioner Mathis informed the public that this application has been withdrawn. He stated that the Board is careful about zoning and rezoning requests. This rezoning request was near residential lots, which the Board has denied applications like this in the past. Commissioner Mathis said that they try to protect the homeowners in the County.

- 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.***

Chairman Singletary stated that items 7B through 7H are all regarding the Pinewood Solar Project. He asked that all of these items be done as one single Public Hearing. The public hearing opened at 6:04PM.

Kelsey Joyce, Senior Project Manager at Exterior Energy Resources, stated that she is one of the developers working on Pinewood Solar. A few years ago, a Conditional Use permit was received for Pinewood Solar for solar panels, gentie, substation, and other associated equipment. She said that when this application was filed, it was stated that if the gentie should need to exceed 100 feet in height then the proper variances would be requested. As they are preparing to file for their land development permit and moving closer to construction, they have refined the design of the gentie which is the transmission line. The gentie will connect the solar panels to the substation and the grid. Ms. Joyce stated that it was determined that these poles need to be taller than 100 feet due to critical habitat that needs to be avoided and at the request of landowners. Commissioner Mathis asked if they currently have a contract to sell their electricity. Ms. Joyce stated that due to contract negotiations she is unable to disclose that information, but they are moving forward with the permitting process. She said that they are confident in the ability to reach a contract. Commissioner Mathis asked when they plan to get to the point of finishing negotiations to sell their power. Ms. Joyce stated they hope to have it completed in the next few months. Commissioner Mathis mentioned hearing about this Friday. Ms. Joyce stated that they may hear from a customer on Friday. Commissioner Mathis stated he would not vote for this variance if information couldn't be shared with the Board. He asked why they are just now seeing the poles, because when the Board first heard about this project it was stated that you would not be able to see anything. Ms. Joyce said that the route is set back from property lines. They are requesting the additional height at the request of the homeowners. The landowners are requesting this due to irrigation equipment. If they are not allowed to adjust the heights of the poles, then the ability to irrigate the property would be reduced. Commissioner Mathis asked how much height they would need. Ms. Joyce stated they would need 135 feet above the ground. The poles will be distanced further and not have support wires, meaning that they have to be stronger poles. Commissioner Mathis asked how many landowners there are and if they all requested this. Ms. Joyce stated that two landowners are requesting it for irrigation purposes and one is requesting it due to critical habitat.

Jonathan Wells, Attorney for West Era, discussed the standards for a conditional use permit and why those are met. Firstly, it is not contrary to the ordinance as transmission lines are considered essential services under section 70-312. Second, it is not detrimental to the use or development of adjacent properties if the height of the poles is over 100 feet. Mr. Wells stated that this would not have an effect on the health and safety of the public. The change in height does not change the functioning of the electrical transmission lines. He said that it is not a nuisance due to traffic, noise,

or fume generation. The lots are sufficiently sized, they have 150-foot easements and will not have to change those due to the height.

Sam Johnson asked why they are putting the poles up before they do the solar panels. He asked what it would cost the County to keep chemicals away from the creeks and land. Chairman Singletary stated that the County is not responsible, the EPA and EPD will work with the contractor and it is the contractors' responsibility.

With no further comments or questions from the public, staff or Board members, Chairman Singletary closed the Public Hearing closed at 6:16PM.

- 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.***
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- 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.

County Manager Christi Dockery stated that this is a change in ownership.

Commissioner Guarnieri made the **MOTION** to approve an alcohol license for Mr. Albert Butterfield, Regional Director for Chili's Grill & Bar, located at 2821 Ledo Road. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- B) **Fire & EMS** - Consideration to ratify the repair of Fire Engine Three.

Commissioner Walls made the **MOTION** to ratify the repair of Fire Engine Three. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

- C) **Planning, Zoning & Engineering** - Review of the January 9, 2025 Planning Commission meeting minutes.

The minutes were reviewed as presented.

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

Public Works Director Mike Sistrunk stated that he has been getting prices for piping on this road. However, they have a portable pump and would like to see about using it during the next event. Mr. Sistrunk stated that it takes Public Works around two hours to set everything up. He would like to see what the pump can do for this road before having to invest almost \$40,000 on piping. Chairman Singletary stated that this could be a trial to see if it works, then look into permanent piping. Mr. Sistrunk said this would be the same size of piping and hose, the only difference is that it is portable. This will not be able to control the flooding of the home, but it will control the amount of time that the water stays.

Commissioner Roland made the **MOTION** to authorize Public Works staff to install a temporary pipe and pump on Lumpkin Road. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Roland voting yea.

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

10. **COUNTY MANAGER'S MATTERS**

- A) Update on County projects.

County Manager Christi Dockery discussed the following updates to County projects: (1) The E-911 Center renovation project has been completed; (2) the Smithville Fire Station tower has been constructed, currently awaiting the FCC license and equipment; (3) the Westover Extension will be opened in March; and (4) currently awaiting the Coston Road engineer to complete the utility

easements, they will add 10 feet to the existing 60 foot easements.

B) Consideration to declare vehicles and equipment surplus.

Commissioner Roland made the **MOTION** to declare vehicles and equipment surplus. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

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

County Manager Christi Dockery stated that Public Works Director Mike Sistrunk has been successful in selling surplus vehicles and has around \$54,000.00 for purchasing new equipment. Public Works gave the Fire Department mowers which will allow them to handle the mowing for their stations.

Commissioner Mathis made the **MOTION** to purchase vehicles and equipment for \$44,987.60 with surplus funds. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Sam Johnson - Discussed paving Old Leslie Road.

Paul Clayton- Discussed paving Old Leslie Road.

Alex McColon - Discussed speeding and the possibility of speed tables on Old Stage 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 28, 2025.

Chairman Singletary corrected that the next meeting is February 25, 2025.

17. **ADJOURNMENT**

The meeting adjourned at 6:30PM.

---

CHAIRMAN

ATTEST:

\_\_\_\_\_  
COUNTY CLERK



**MEMORANDUM  
LEE COUNTY BOARD  
OF COMMISSIONERS**

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** Employee Years of Service Recognition  
**MEETING DATE:** Tuesday, February 25, 2025

---

Please recognize the following employees for their years of service to Lee County:  
5 years: Justin Alford – Firefighter EMTA  
5 years: Thomas Stroud – 2ND LIEUTENANT-Sheriff's Office  
15 years: Jacquelyn Norman – Magistrate Chief Deputy Clerk



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

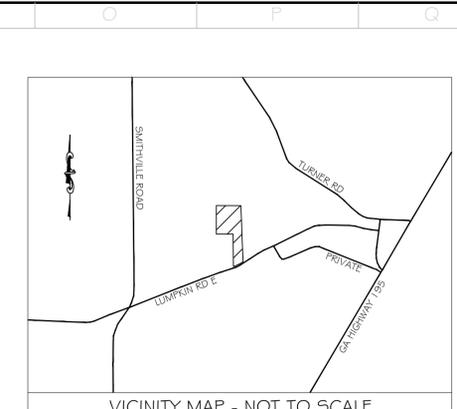
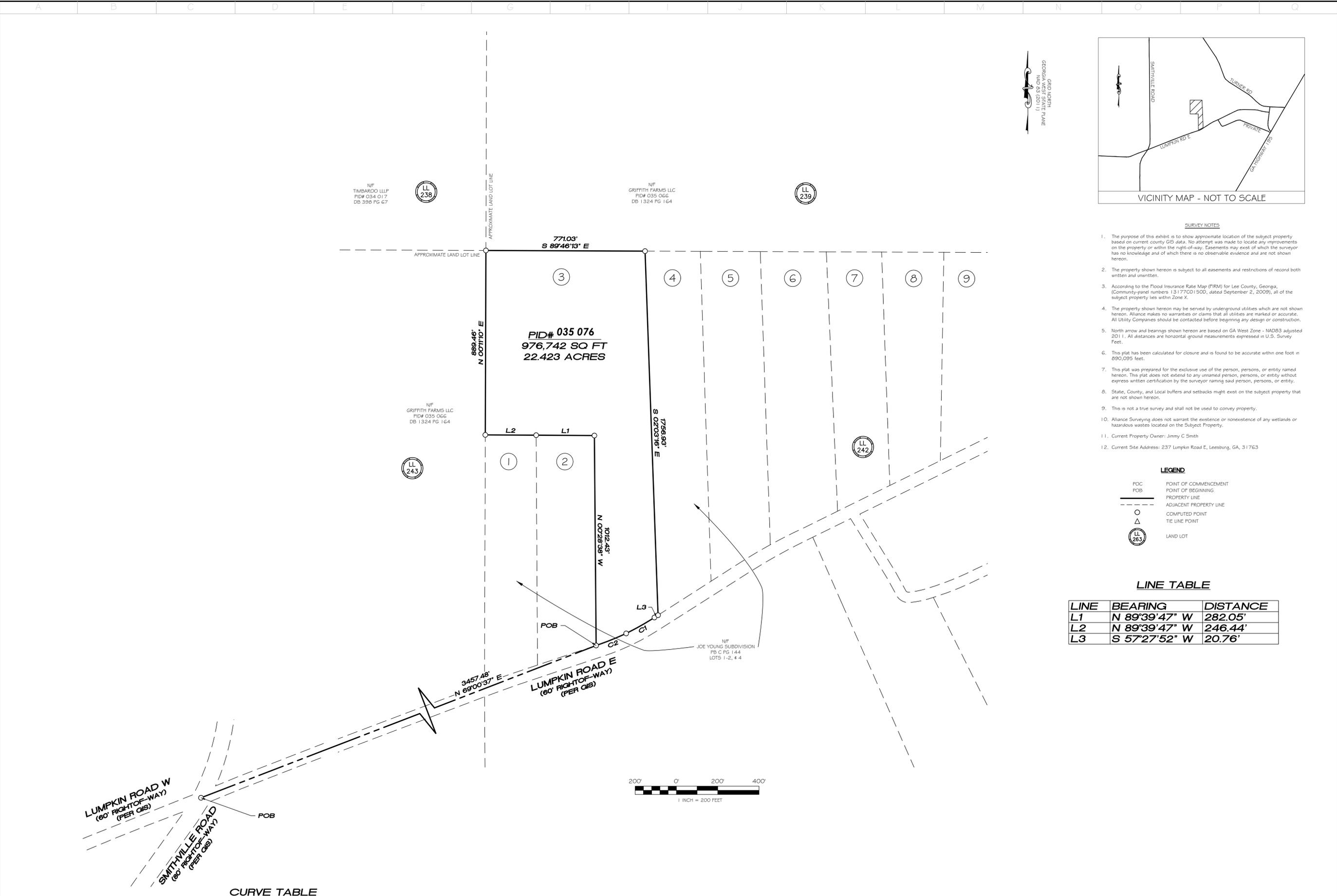
PID# 035 076

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:		

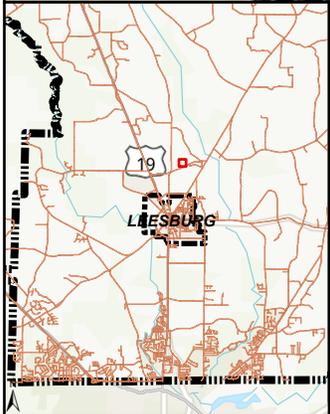
DRAFTED BY: TCS  
 CHECKED BY: MCB  
 PROJECT #: 21323

**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.

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# Zoning- AG-1 - 237 E Lumpkin Rd

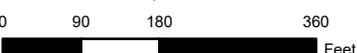


### Legend

-  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.

 User: KSmith  
 Date Exported: 12/27/24



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

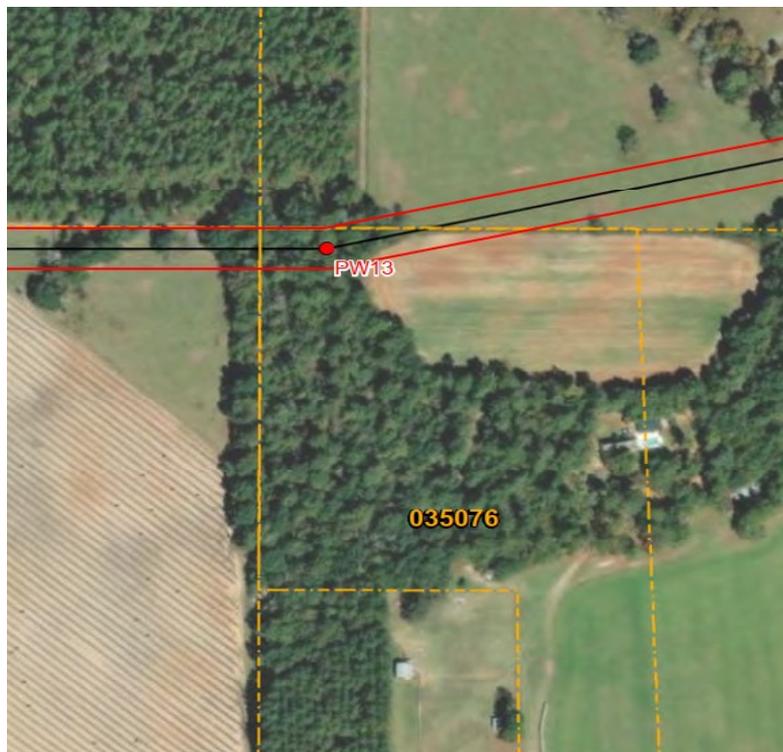
The existing property is zoned AG-1. Conditional Use approval is required to allow construction of a structure over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate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

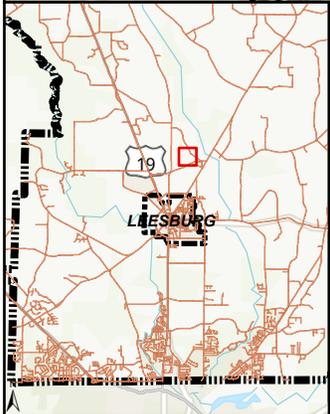
Commence at the centerline intersection of Smithville Road (80' right-of-way) and Lumpkin Road (60' right-of-way); Thence run North 01 Degrees 58 Minutes 45 Seconds East for a distance of 1,853.90 feet

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.

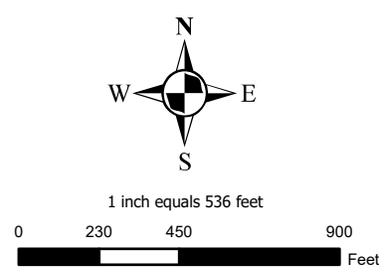


# Zoning- AG-1 - Parcel 035079



### Legend

- AddressPoints
- Parcels



**DISCLAIMER**  
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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

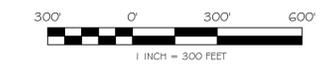
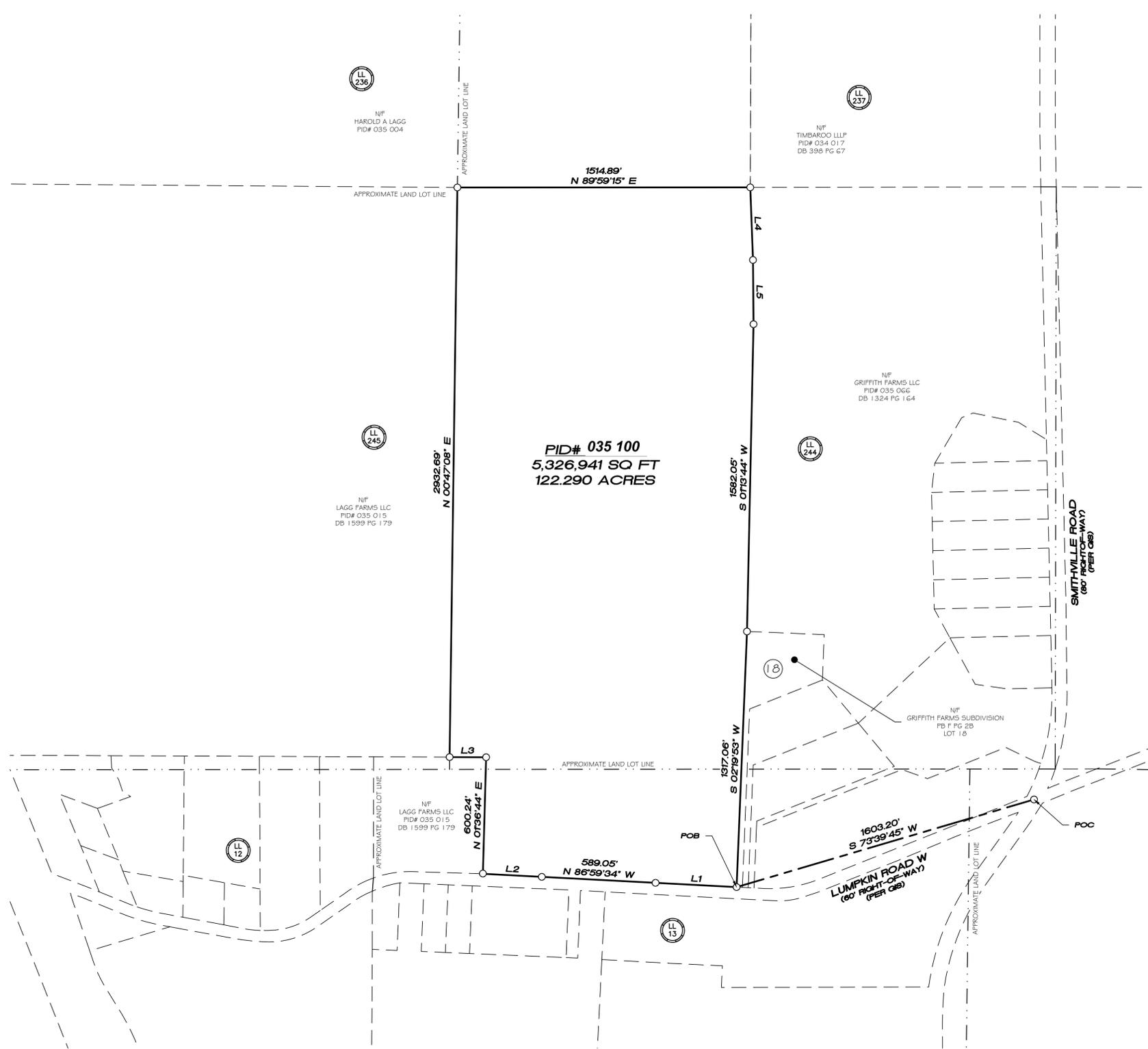
Phone #: 561-339-6717 Email: Kelsey.Joyce@nexteraenergy.com

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:

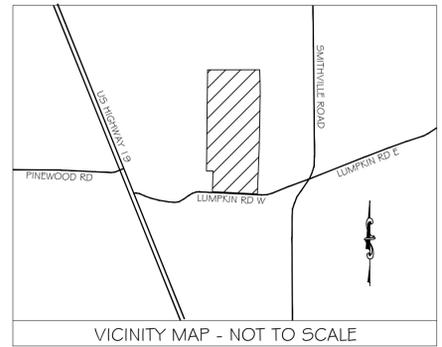
Commence at the centerline intersection of Smithville Road (80' right-of-way) and Lumpkin Road (60' right-of-way); Thence run South 73 Degrees 39 Minutes 45 Seconds West for a distance of 1,603.20 feet to a point on the northerly right-of-way of Lumpkin Road, said point being the POINT OF BEGINNING of 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



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 13177C01500, 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:	11/16/2021	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

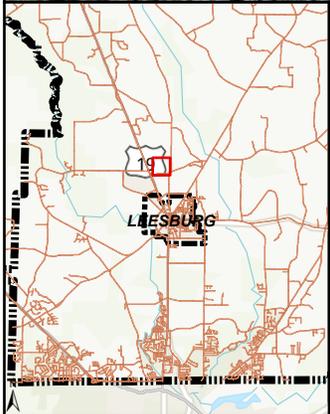
DRAFTED BY: TCS  
 CHECKED BY: MCB  
 PROJECT #: 21323

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE 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.

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# 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  
 User: KSmith  
 Date Exported: 12/27/24



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

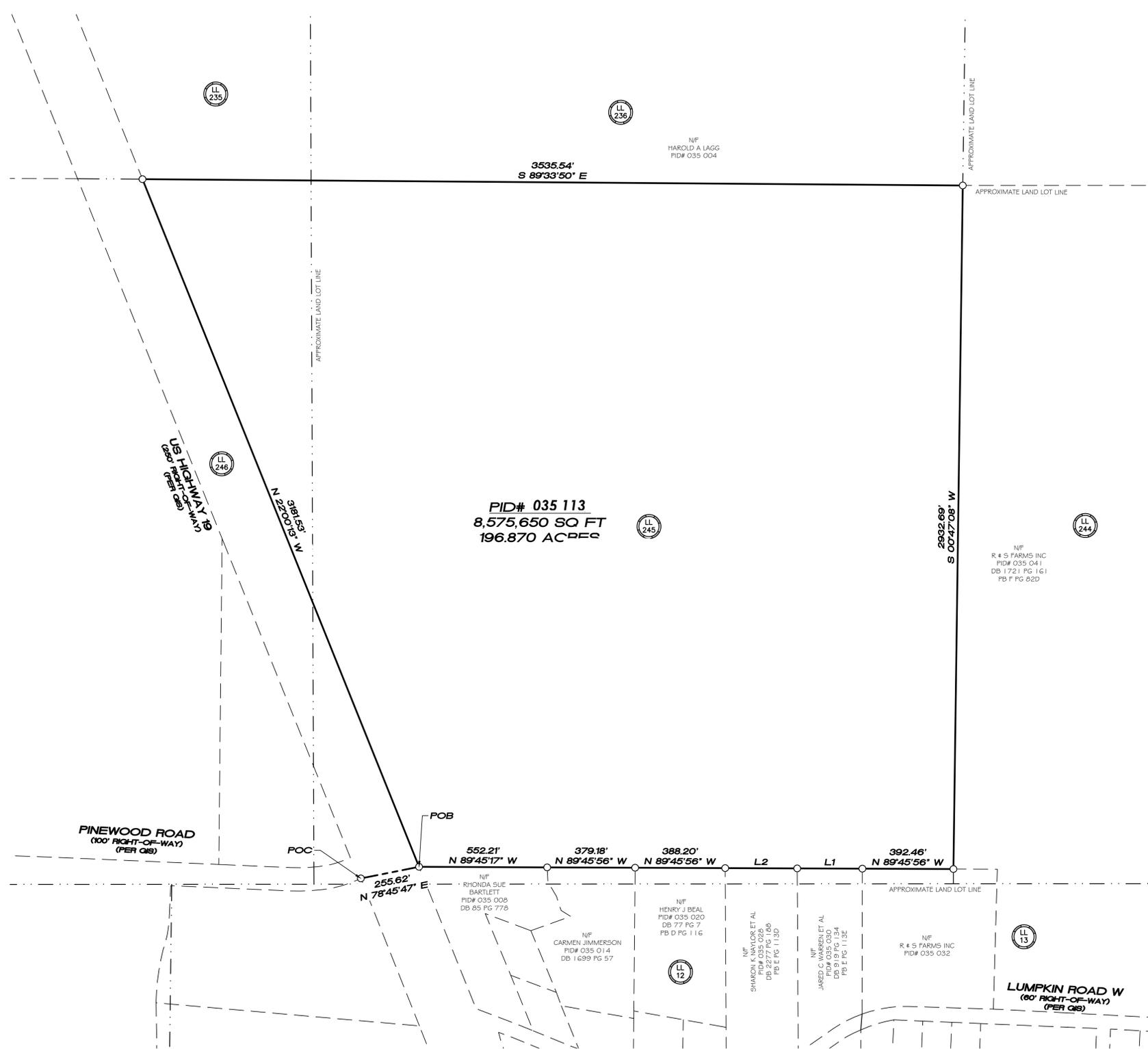
Phone #: 561-339-6717 Email: kelsey.joyce@nexteraenergy.com

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:

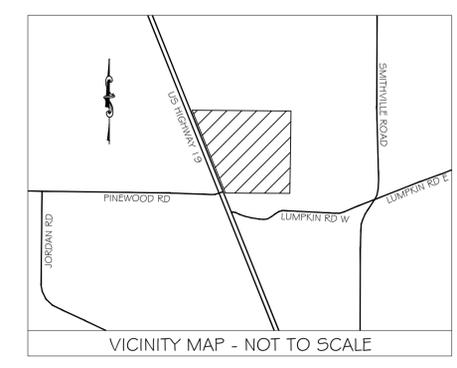
Commence at the intersection of the southwesterly right-of-way of US Highway 19 (250' right-of-way) and the southerly right-of-way Pinewood Road (100' right-of-way); Thence run North 78 Degrees 45 Minutes 47 Seconds East for a distance of 255.62 feet to a point on the northeasterly right-of-way of US 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	11/16/2021	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

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

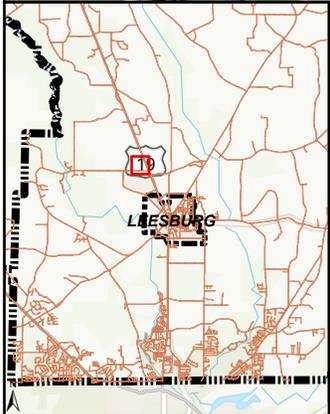
**811**  
 Know what's below.  
 Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE 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.

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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:

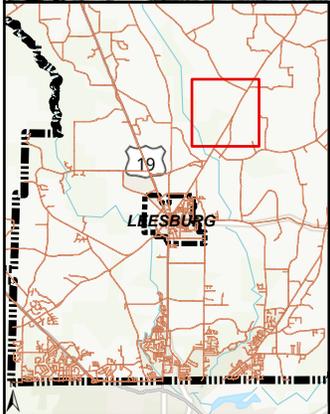
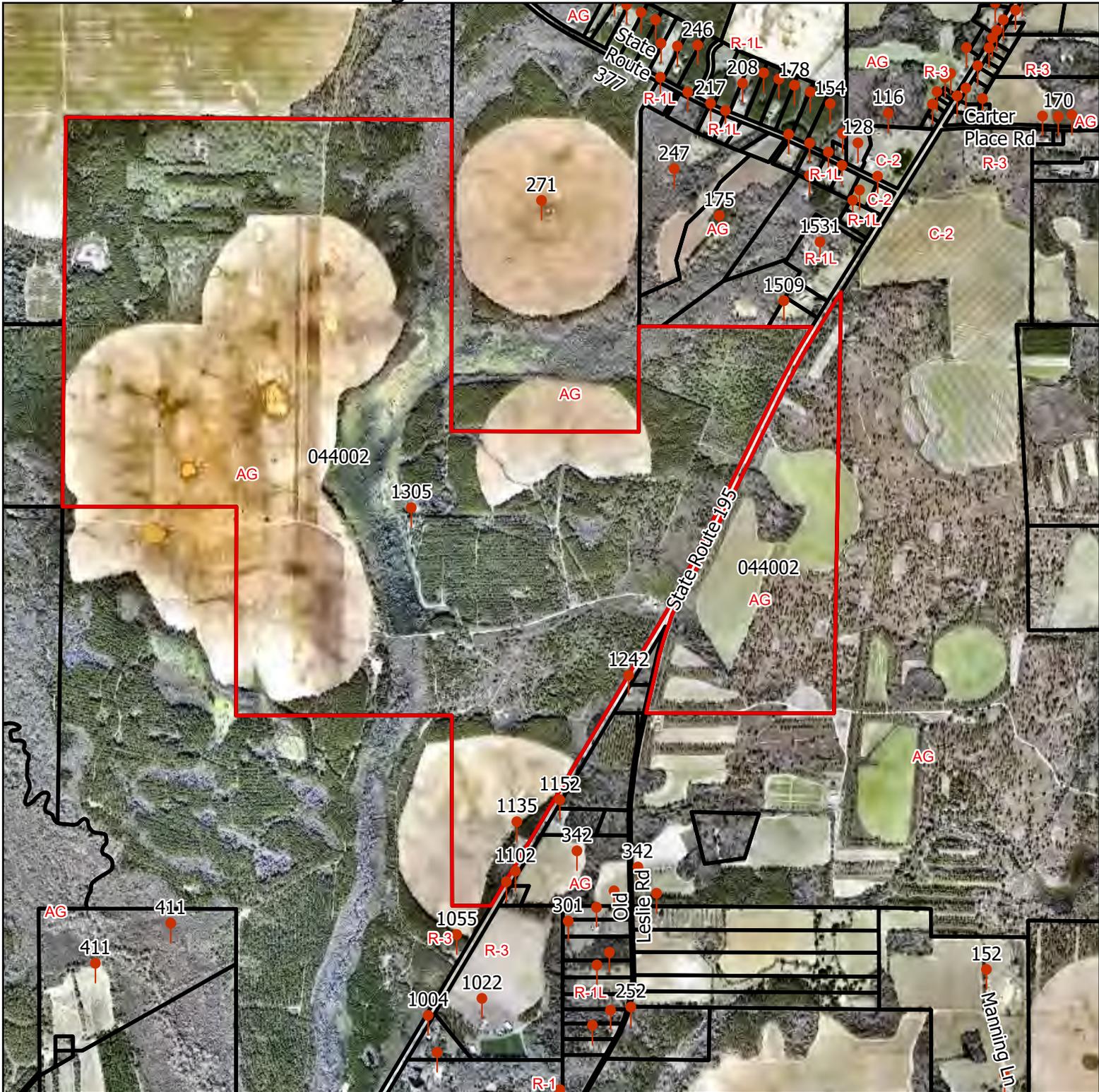
Commence at the centerline intersection of Georgia Highway 195 (100' right-of-way) and Georgia Highway 377 (80' right-of-way); Thence run South 30 Degrees 01 Minutes 34 Seconds West for a distance of 1,740.52 feet to a point on the southeasterly right-of-way of Georgia Highway 195, said point being the 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.





# Zoning- AG-1 - Parcel 044002



### Legend

- AddressPoints
- Parcels

1 inch equals 2,046 feet

0 500 1,000 2,000 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

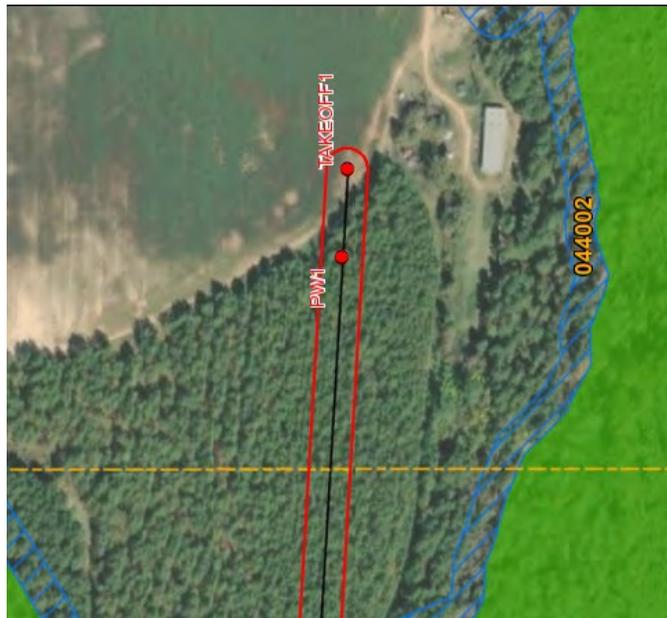
The existing property is zoned AG-1. Conditional Use approval is required to allow construction of structures over 100 feet in the AG-1 Active Agriculture District. Per Sec. 70-313 (i), following Conditional Use approval, a structure over 100 feet is allowable, with consideration for any appropriate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



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www.811.com

PROJECT #	21333
CREATED BY	MEB
DATE	
DESCRIPTION	

GIS EXHIBIT  
FOR  
NEXTERA ENERGY  
PID# 045 001 - TRACT 1

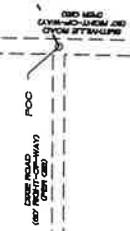
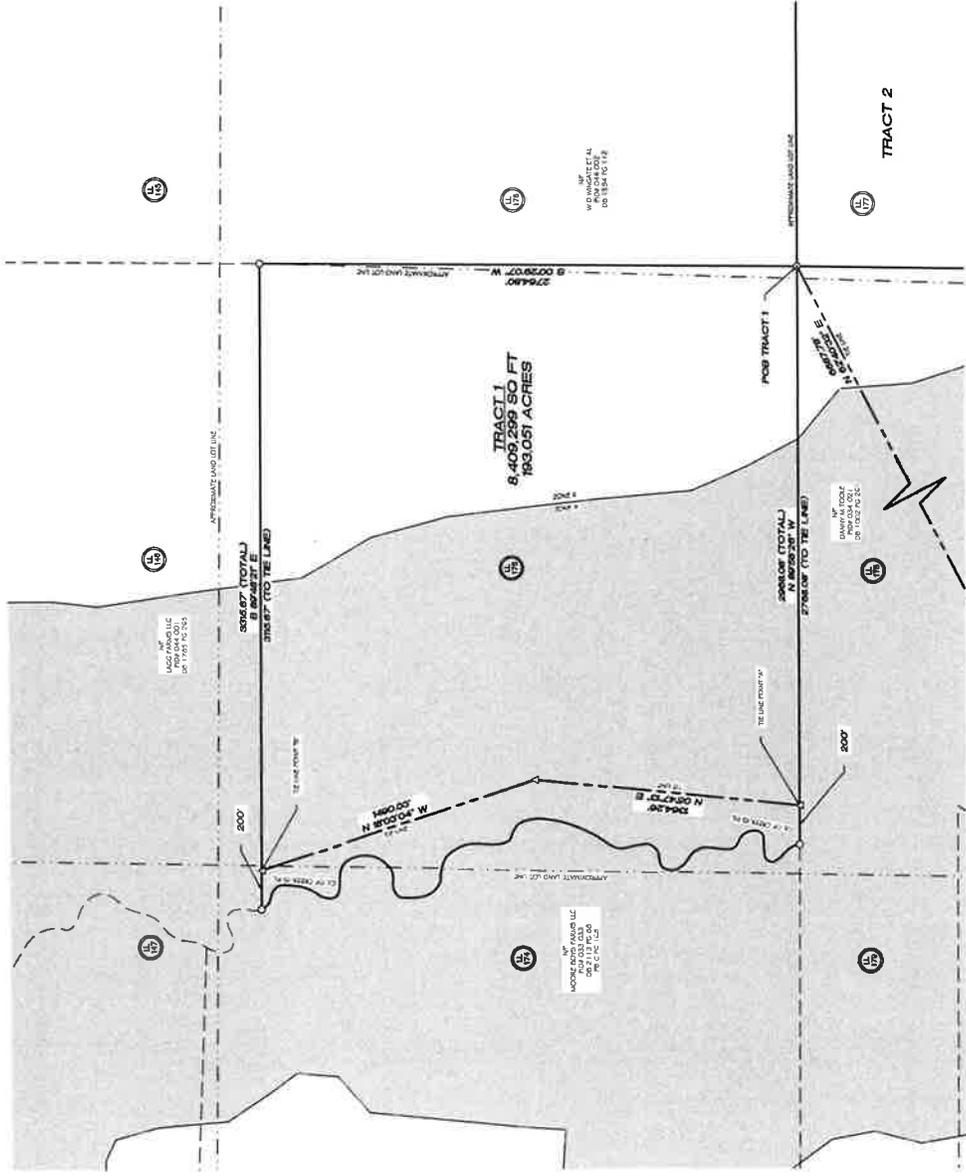
LOCATED IN:  
LAND LOTS 174, 175, & 176  
13TH DISTRICT  
LEE COUNTY, GEORGIA

**ANS ALLIANCE**  
LAND SURVEYING  
L.S.# 1322  
6095 ATLANTA HWY, STE. 100  
FLOWERY BRANCH, GA 30542  
578.628.9424 | WWW.AFPAL.COM



- SUBJECT NOTES:**
- The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west. The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west.
  - The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west. The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west.
  - According to the Flood Insurance Rate Map (FIRM) for Lee County, Georgia, the property is shown as being in Flood Hazard Zone V-100 (100 Year Flood Hazard Zone). The property is shown as being in Flood Hazard Zone V-100 (100 Year Flood Hazard Zone).
  - The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west. The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west.
  - North-south and bearing measurements are based on G.S. Meridian. North-south and bearing measurements are based on G.S. Meridian. North-south and bearing measurements are based on G.S. Meridian.
  - The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west. The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west.
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  - The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west. The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west.
  - Adjacent property lines are shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west. The property is shown as being owned by the adjacent owners to the north and east. The property is shown as being owned by the adjacent owners to the south and west.
  - Current site address: 1507 Georgia Highway 101, Lee County, GA 31723

GSD NORTH  
GEORGIA 8307 STATE PLANE  
NAD 83 (5011)



**18**  
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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  
NEXTERA ENERGY  
PID# 045 001 - TRACT 2

LOCATED IN:  
LAND LOTS 177, 209 & 240  
13TH DISTRICT  
L4TH DISTRICT  
LFE COUNTY, GEORGIA

**NS ALLIANCE**  
LAND SURVEYING  
L.S.P. 1322  
6095 ATLANTA HWY, STE. 100  
FLOWERY BRANCH, GA. 30542  
678.628.9424 | WWW.NSFL.COM

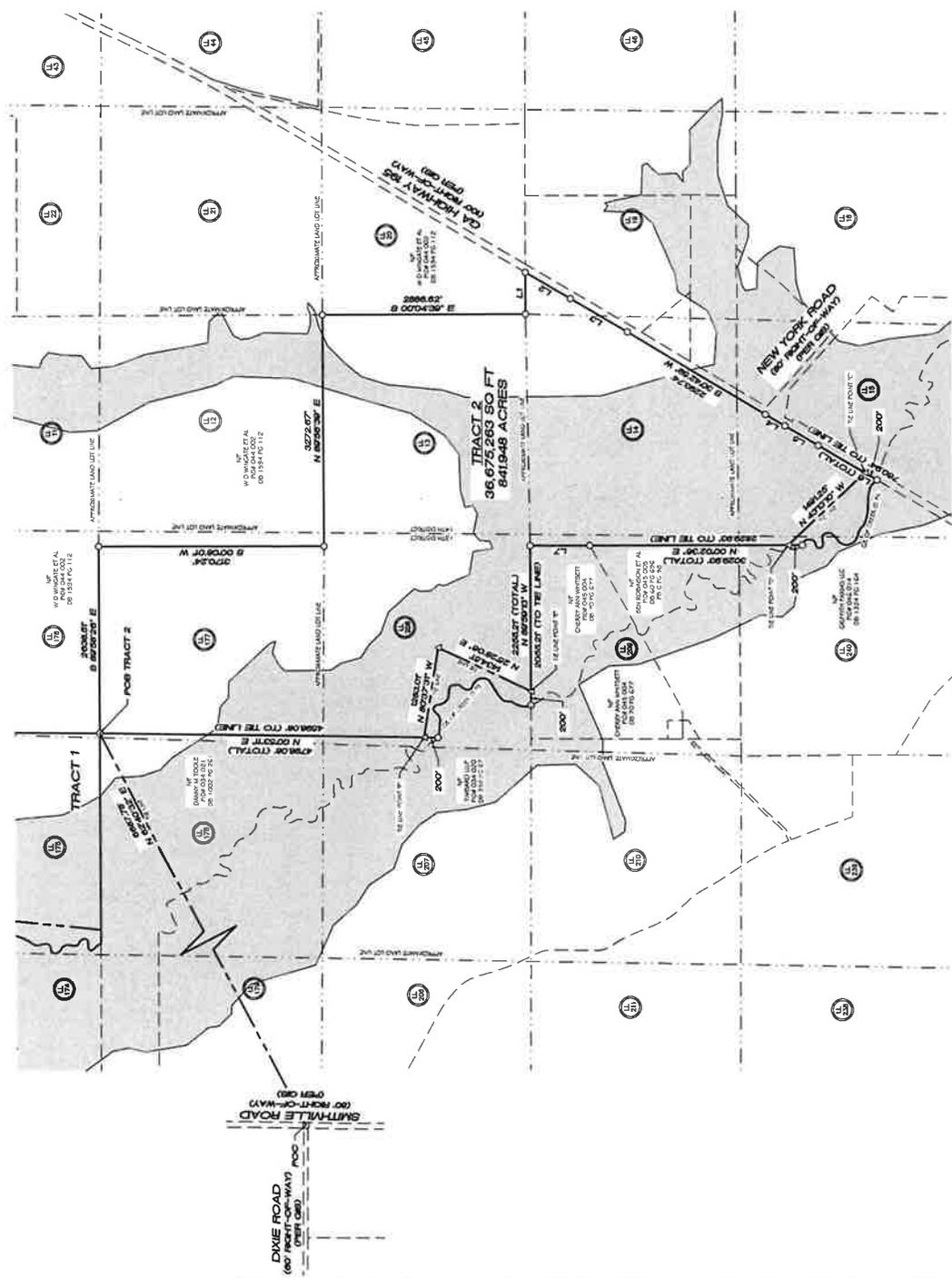


- SUBJECTS:**
- The project of this exhibit is the proposed extension of the subject property to the property of which it is a part. The project of this exhibit is the proposed extension of the subject property to the property of which it is a part. The project of this exhibit is the proposed extension of the subject property to the property of which it is a part.
  - The property shown herein is subject to all covenants and restrictions of record hereon and all other covenants and restrictions of record hereon.
  - The project of this exhibit is the proposed extension of the subject property to the property of which it is a part. The project of this exhibit is the proposed extension of the subject property to the property of which it is a part.
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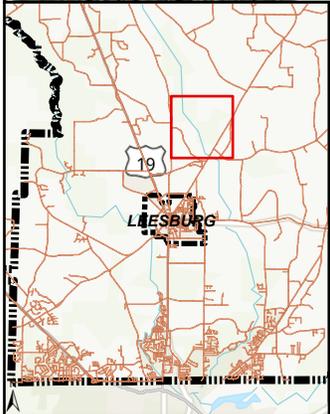
- LEGEND:**
- PC POINT OF COMMENCEMENT
  - POB POINT OF BEGINNING
  - PL PLAT LINE
  - PLAT PLAT LINE
  - CP COMPUTED POINT
  - TL TIE LINE POINT
  - LL LAND LOT

**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	837.21'



# Zoning- AG-1 - Parcel 045001

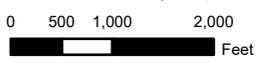


### Legend

 Parcels



1 inch equals 1,883 feet



0 500 1,000 2,000 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

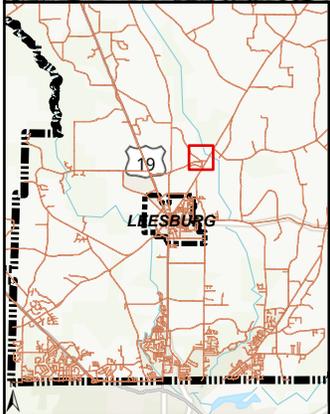
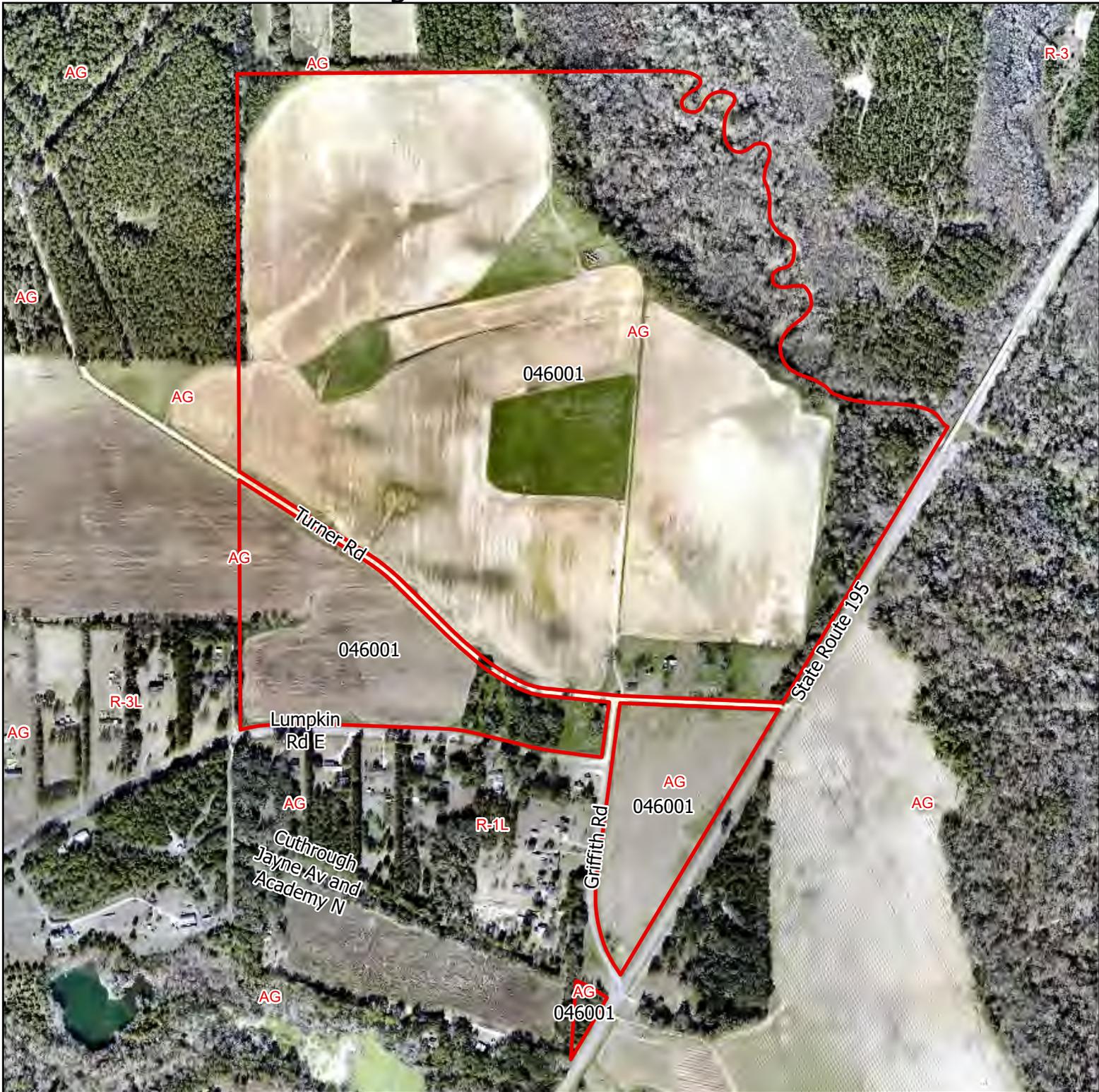
A parcel of land lying in Land Lot 241 of the 13th District, Lee County, Georgia and being more particularly described as follows:

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.

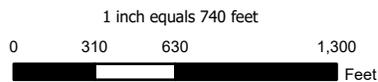
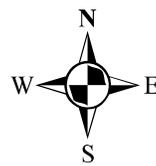
Said parcel containing 39,036 square feet, or 0.896 acres, more or less.



# 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



# MEMORANDUM

## LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners

**SUBJECT:** County Updates

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### ADA Compliant Website

- NTS currently working on the Website
- 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
- Oakland Self Storage Phase II- US Hwy 82

### **Courthouse Addition**

- Agreement with Jericho Design Group for design services approved September 24, 2024 for \$26,200.00
- Completed a preliminary floor plan

- Currently working on an exterior 3D view and expect to have it ready for review the week of November 18
- 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
- Estimated Completion: April 2025 - Waiting for equipment

### **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
- January 2025 Monthly Update:
  - In Progress – Less than 50% Completed
  - Total Planned Fiber Miles: 357
  - Deployed Fiber Miles: 149
  - Completion Percentage of Total Fiber Miles: 42%
  - 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 February 25, 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, Chokee Road, Coosaw Court, Country Drive, Creek Isle Drive, Creekshire Court, Creekview Drive, Danbury Lane, Doris Drive, Foxworth Drive, Halifax Place, Huntingdon Drive, Johns Drive, Knollwood Drive, Lavender Lane, Longleaf Drive, Margate Drive, Marion Court, Midway Street, Morning Mist Drive, Muckalee Lane, New York Road, Pebble Ridge Drive, Pineview Drive, Pinewood Road, Red Bay Court, Springlake Drive, Towne Lane, Victorian Court, Village Lane, Warrington Road, Willard Court, Winnstead Drive, and Wiregrass Way
- Completed: July 2024

### Renovation of the E-911 Center

- Approved by BOC at April 23, 2024 meeting
- Pre-Bid Meeting: October 3, 2024

- Bid Opening: October 17, 2024
- 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.
- Completed

### **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:** 2025 CDBG Grant – Grant Writing Services

**METING DATE:** February 25, 2025

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### **MOTION/RECOMMENDATION**

Request to contract with Sunbelt Consulting for grant writing services for the 2025 CDBG Grant. Sunbelt Consulting will charge 6% for their grant writing services. They had the most grant writing experience pertaining to CDBG grants.

### **BACKGROUND:**

On Wednesday, February 5, 2025, Mike Sistrunk, Amanda Nava-Estill, and Heather Jones met to score bids for grant writing services for the 2025 CDBG Grant. Bids were received from WSB, LLC, Kellogg & Sovereign Consulting, Sunbelt Consulting, LLC, MRB Group, and Carter Sloope.

After reviewing and scoring all bids, staff recommend contracting with Sunbelt Consulting for grant writing services.



## MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners

**SUBJECT:** 2025 CDBG Grant – Engineering Services

**METING DATE:** February 25, 2025

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### **MOTION/RECOMMENDATION**

Request to contract with Stillwaters Engineering for engineering services for the 2025 CDBG Grant. Stillwaters Engineering is a Lee County business and has helped Lee County with the last two CDBG grants. Their proposed charge is between 9-12% of the project total.

### **BACKGROUND:**

On Wednesday, February 5, 2025, Mike Sistrunk, Amanda Nava-Estill, and Heather Jones met to score bids for engineering services for the 2025 CDBG Grant. Bids were received from WSB, LLC, Stillwaters Engineering, and Lanier Engineering.

After reviewing and scoring all the bids, staff recommend contracting with Stillwaters Engineering for engineering services.



# MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** DFACS Flooring Bids RFP #022525  
**MEETING DATE:** Tuesday, February 25, 2025

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## **MOTION/RECOMMENDATION**

Motion to award the bid for DFACS flooring. Staff recommends awarding the bid to the lowest responsive bidder, Custom Interiors, \$23,920.55.

## **BACKGROUND**

Sealed, written bids were accepted from qualified vendors for the purchase of flooring for the DFACS Office.

Bid opening was held at 10:05am Tuesday, February 25, 2025 in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building. Results were as follows:

<b>Custom Interiors</b>	<b>\$23,920.55</b>
<b>Extraordinary Venture LLC dba Black Eagle Construction</b>	<b>\$29,489.00</b>

## **ATTACHMENTS**

Proposal from Custom Interiors  
Proposal from Black Eagle Construction

Bid Form  
Flooring Services  
DFACS Building  
RFP #022525

Name of Bidder/ Vendor: Custom Interiors

Contact Person: Kenny Green

Mailing Address: 1310 US Hwy 82 W  
Leesburg GA 31763

Telephone: 229-420-8781

Email: Kgreen@custominteriors-fa.com

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

The purchase and installation of carpet tile flooring to replace all existing carpeted areas and luxury vinyl flooring(LVP) to replace all existing LVP areas, with a 20 year warranty at minimum, of the DFACS Building.

DFACS Building (approximately 4,000 sq. ft.)

Labor: \$8,935.<sup>00</sup>  
Materials: \$14,985.<sup>55</sup>  
Total Bid Amount = \$23,920.<sup>55</sup>

Authorized Signature: K Green Title: President

Name Printed: Kenneth Green Date: 2-20-25

**Bid Form**  
**Flooring Services**  
**DFACS Building**  
**RFP #022525**

Name of Bidder/ Vendor: Extraordinary Venture LLC dba Black Eagle Construction

Contact Person: Asnardo Ramirez

Mailing Address: 2410 Satellite Blvd, Suite E, Buford GA 30518

Telephone: 470-456-1050/ 678-444-7181

Email: asnardo@blackeagleusa.com

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

The purchase and installation of carpet tile flooring to replace all existing carpeted areas and luxury vinyl flooring(LVP) to replace all existing LVP areas, with a 20 year warranty at minimum, of the DFACS Building.

DFACS Building (approximately 4,000 sq. ft.)

Labor: 13,170

Materials: 16,319

Total Bid Amount = 29,489

Authorized Signature:  Title: General Manager

Name Printed: Owen Kachaje Date: 2/20/2025



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



**TO:** Honorable Board of County Commissioners

**FROM:** E-911 Director Nikkie Celinski

**SUBJECT:** Fiber Agreement

**MEETING DATE:** Tuesday, February 25, 2025

**RECOMMENDATION**

Request to approve a Tower Fiber Agreement with the City of Albany for Point-to-Point fiber from the Highway 32 tower to the courthouse in Albany for a recurring monthly cost of \$500.00 and a one-time build cost of \$4,650.00. Funds will come from SPLOST.

**BACKGROUND**

Point-to-point (P2P) Ethernet is a private, direct connection between two network devices using Ethernet. Unlike traditional Ethernet, networks that involve multiple devices connected via a hub or switch, P2P Ethernet directly connects two devices without using intermediary devices.

Typically, businesses use P2P Ethernet to provide secure, high-speed data transfer between offices, data centers, or other critical network infrastructure. It is often used to link sites to local area networks (LAN) or create wide area networks (WAN), including Metro Ethernet networks.

With point-to-point or lit service, Alban will set a data cap based on our purchase. Albany will be responsible for the equipment at both ends, the fiber-to-Ethernet converters. We are quoted at 100M, but we can purchase less or more in the future. The point-to-point fiber will eliminate the need for a microwave replacement at a cost of \$545,995.00 at both the 32 tower and the Lamm Street tower. Repairs are responded to Monday-Friday within 2 hours and within 4 hours after hours. We are also waiting on a quote from Motorola on getting the fiber that is run connected to the core in Albany. As well as a Letter of Authorization from American Tower.

**Point to Point, Ethernet (Lit Service) 100M**

\$500.00 – Monthly Recurring Cost  
\$4,650.00 – One-Time Build Cost



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





Post Office Box 447  
Albany, Georgia 31702-0447

## **Fiber Service Contract**

Prepared for:  
**Lee County Board of Commissioners**

Location:  
**Tower**  
**759 Georgia Highway 32**  
**Leesburg, Georgia 31763**  
**Lee County**

Point of Contact:  
**Nikki Celinski**  
[nikki.celinski@leecountyga.gov](mailto:nikki.celinski@leecountyga.gov)  
**759 Georgia Highway 32**  
**Leesburg, Georgia 31763**  
**(229) 206-6213**

Billing Information:  
**Liz Holton**  
**102 Starksville Avenue**  
**Leesburg, Georgia 31763**  
**(229) 7759-6000**

Prepared by:  
City of Albany dba Albany Utility Board  
Telecom Division  
**Taanya French**  
[tfrench@albanyga.gov](mailto:tfrench@albanyga.gov)  
**(229) 302-1121**  
211 N. Jefferson Street  
Albany, Georgia 31701

February 13, 2025

## 1.0 Description of Service

City of Albany dba Albany Utility Board (“Telecommunications Provider”), a municipal corporation, shall provide **LEE COUNTY BOARD OF COMMISSIONERS** (“Customer – Premise Occupant”) with a **Point-to-Point 100Mbps** Fiber Circuit for transporting purposes only from **759 Georgia Highway 32, Leesburg, Georgia** to **225 Pine Avenue (911 Communications), Albany, Georgia**. This is not an Internet Service.

## 2.0 Technical Support

Technical support and monitoring for this Telecommunications Circuit shall be provided by the Telecommunications Provider at two levels: (1) 24 hours/day, 7 days/week with a guaranteed four-hour response time; and, (2) Monday through Friday, 7:30 am to 4:30 pm, with a guaranteed two-hour response time.

## 3.0 Service Installation

The Telecommunications Circuit shall be installed and maintained by the Telecommunications Provider up to Customer’s point of demarcation. This point of demarcation shall be defined as the physical RJ45 10/100 BaseTX port of the Media Converter at Customer’s premise.

In consideration of the City of Albany’s installation of Telecom Services, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Customer, and on behalf of Premise Occupant, Customer does hereby remise, release and forever discharge the City of Albany, its officials, employees, agents and principals, from any claim for damage to the Customer’s electric lines, water lines, septic lines, septic tank or sprinkler lines of which the City had no knowledge, or the Customer cannot, or did not, identify before work began. The associated damage to grass, shrubbery, and trees is also covered in this clause.

The Customer additionally grants to the City, or its agents or assigns, including but not limited to, employees, authorized consultants and/or contractors, or other designees, access to the identified property within this agreement requesting such installation.

Customer understands and agrees this access and release is given in contemplation of a future event, to-wit, the installation of equipment, fiber optic cable, and LCP cabinet. It is understood by the Customer that such installation entails trenching, vibrating, and/or directional drilling at the property. Customer further understands and agrees the city relies on Georgia’s 811 call center.

## 4.0 Term

This Agreement shall become effective upon **execution** and shall continue in effect for a period of **thirty-six (36)** months after date of execution. Payments for agreed upon services shall commence upon inception of service being provided to Customer. Invoices will be mailed/mailed to the mailing/email address on file. If Customer should cancel or should services be terminated due to non-payment during the initial thirty-six (36) months, then Customer may pay in lump sum for the remaining months of the initial thirty-six (36) months. This is not a penalty. Customer and City of Albany agree that it

is a reasonable method to offset expenses and costs incurred by the City of Albany for installation/completion.

Following the initial thirty-six (36) months, this Contract shall automatically renew on a month-to-month basis subject to the right of either party to provide thirty (30) day written notice to the other of desire to cancel.

**4.1 MRC Services and Installation Fee(s): Thirty-Six (36) Month Contract:**

<u>Description</u>	<u>Qty.</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Point-to-Point 100M (MRC)	1	\$ 500.00	\$ 500.00
Build Cost/Installation (NRC)	1	\$4,650.00	\$4,650.00
Total Initial Cost			\$5,150.00
Total Monthly Recurring Cost			\$ 500.00

\* The above-referenced pricing does not include Regulatory Fees, Taxes, or Surcharges.

**5.0 Taxes and Regulatory Fees**

Amounts due under this Agreement are exclusive of all applicable federal, state and local sales, use, excise, communication service or similar fees, surcharges or taxes, and any other taxes and regulatory fees and surcharges which may be levied or assessed upon the Services or licenses. Client shall be solely responsible for payment of any such taxes and regulatory fees. Any calculation errors in assessment and tax rate changes requiring adjusted tax computations by Albany Utilities as necessary to accurately and properly collect taxes does not relieve Client of its responsibility to remit tax payments fully when billed. Any failure to pay such taxes or regulatory fees or surcharges after demand therefor shall constitute a default under this Agreement and Albany Utilities shall have the remedies available set forth in this Agreement, in equity or at common law.

**6.0 Termination**

In the event the Customer fails to make payment under this Contract for a period in excess of sixty (60) days, the City of Albany may cancel this Agreement.

Upon termination of services, whether during the initial thirty-six (36) months or otherwise, the Customer shall be responsible for the prompt return of all equipment provided/owned by the City of Albany. The Customer will be billed and will owe \$500.00 for failure to return the equipment in addition to the terms for termination as referenced in Paragraph 4.0 as applicable to the time remaining on the contract. Customer and City of Albany agree that this is a reasonable value for such equipment.

**7.0 Force Majeure**

City of Albany shall not be liable for damage or claim of damage if performance becomes an issue as a result of act(s) of God, fire, explosion, civil disturbance, national emergency, insurrection, war or any law order or regulation of any governmental agency.

**8.0 General Provisions**

This Proposal is valid for sixty (60) days from **February 13, 2025**.

Sixty (60) days build time to be allotted, Monday thru Friday, for fiber installation and equipment provisioning from date of Contract execution.

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

**Customer: Lee County Board of Commissioners**

**Provider: Albany Utility Board**

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Name: \_\_\_\_\_

Name: **John Dawson**

Title: \_\_\_\_\_

Title: **Chief Information Officer**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Budget Assumptions & Clarifications

Lee County Courthouse Addition – Conceptual Budget

Leesburg, Georgia

December 17, 2024

Scope

This project includes the addition of two buildings (7,745 sf) to the Lee County Courthouse. A two-story vestibule (680 sf) with a full-height elevator will be constructed on the west side of the building. On the south end of the building, a one-story courtroom and support area (7,065 sf) will be constructed. The building will include a courtroom with two conference rooms, a chamber and secretary office, a jury room, three maintenance rooms, two holding cells, a gang restroom, and two single restrooms. Both additions will receive exterior treatment in landscaping and sidewalks. Other than the specified landscaping and sidewalks, all work outside of the two building pads is excluded from this budget.

Construction Budget

Description	Value	Date of Plans
Courthouse Addition	\$ 4,311,603.00	October 17, 2024

Exclusions from Budget:

1. A/E Fees
2. FFE
3. Material Testing
4. Asphalt Paving
5. Power & Power Pole Relocations
6. Building Demo
7. Sitework & Utilities Outside of Building

Schedule

The project duration to construct the two additions is 11 months.

DIVISION 1 – GENERAL REQUIREMENTS

**01210 Allowances** – The following allowances are included in the proposal

#	Description	Value	Unit
1.	Budget Contingency	5.00	%
2.	Construction Contingency	2.5	%

## Budget Assumptions & Clarifications

### DIVISION 2 – SITE CONSTRUCTION

1. Sitework includes:
  - a. Asphalt demo: 8,000 sf
  - b. Concrete ramp demo: 520 sf
  - c. Erosion control, grading, and building pad: 7,405 sf
2. Demolition includes:
  - a. Canopy demo at the east side and south end of the courthouse
  - b. Window demo at the east side of the courthouse
3. Landscaping and Irrigation includes 5,100 sf of sod surrounding additions
4. Fencing includes 380 lf of construction fencing and windscreen

### DIVISION 3 – CONCRETE

1. Concrete includes:
  - a. Concrete slab on grade: 7,405 sf
  - b. Elevated concrete slab: 340 sf
  - c. Concrete detention benches: 13 lf
  - d. Concrete sidewalks: 2,900 sf

### DIVISION 4 – MASONRY

1. Masonry includes:
  - a. Solid poured CMU walls (15' ht): 1,935 sf
  - b. Solid poured CMU walls (30' ht): 1,065 sf
  - c. Brick veneer (15' ht): 4,900 sf
  - d. Brick veneer (30' ht): 1,675 sf
  - e. Detention bench partition: 26 lf

### DIVISION 5 – STRUCTURAL STEEL

1. Structural Steel includes:
  - a. Columns, beams, and decking: 7,745 sf
  - b. Handrails: 100 lf

## Budget Assumptions & Clarifications

### DIVISION 6 – WOOD & PLASTICS

1. Rough Carpentry includes:
  - a. Courtroom platform framing: 345 sf
  - b. Decorative wood eaves above exterior doors: 3 ea
2. Millwork includes:
  - a. Courtroom millwork package: 2,129 sf
  - b. Courtroom benches: 161 lf
  - c. Solid surface Countertops: 37 lf
  - d. Base cabinets: 9 lf
  - e. Wall cabinets: 8 lf
  - f. 6" wood base at courtroom: 191 lf

### DIVISION 7 – THERMAL & MOISTURE PROTECTION

1. Roofing includes TPO roofing system: 7,405 sf
2. Sealant & Caulking includes:
  - a. Sealants and caulking: 7,745 sf
  - b. Fluid-applied air barrier: 6,575 sf
  - c. Pickproof caulking at holding cells: 2 ea

### DIVISION 8 - OPENINGS

1. Doors & Hardware include:
  - a. 3' x 7' wood doors: 19 ea
  - b. 3' x 7' HM doors: 4 ea
  - c. 2' x 7' HM doors: 2 ea
  - d. Wood and HM door hardware: 25 ea
  - e. Aluminum door hardware: 1 ea
  - f. Detention doors and hardware: 4 ea
2. Aluminum Storefront, Glass & Glazing includes:
  - a. 4' x 8' storefront window: 8 ea
  - b. 6' x 9' storefront window: 6 ea
  - c. 12' x 9' storefront window: 1 ea
  - d. Aluminum storefront (8' ht): 11.5 lf
  - e. Aluminum storefront door: 1 ea

## Budget Assumptions & Clarifications

### DIVISION 9 - FINISHES

1. Metal Studs, Drywall, etc. includes:
  - a. 3 5/8" interior wall with sound batt (10' ht) at courtroom, meeting areas, and offices: 466 lf
  - b. 3 5/8" interior wall (10' ht): 210 lf
  - c. 6" exterior wall with sheathing and insulation (15' ht): 274 lf
  - d. 6" exterior wall with sheathing and insulation (30' ht): 35 lf
  - e. Acoustical ceiling tile with sound batt at courtroom, meeting areas, and offices: 3,595 sf
  - f. Acoustical ceiling tile: 3,140 sf
  - g. Gypsum ceiling at holding cell area: 291 sf
  - h. Acoustical wall panels at courtroom: 1 ls
2. Floor Coverings include:
  - a. Carpet tile flooring at courtroom, meeting areas, offices, and vestibule: 451 sy
  - b. LVP flooring at corridor: 1,610 sf
  - c. 4" rubber base: 1,180 lf
3. Epoxy Flooring & Base at restrooms: 664 sf
4. Painting includes:
  - a. Gypsum wall paint: 7,454 sf
  - b. CMU wall and gypsum ceiling paint at holding cell area: 291 sf
  - c. Sealed concrete at holding cell area and maintenance rooms: 790 sf
  - d. Hollow metal doors and frames: 1 ls

### DIVISION 10 – SPECIALTIES

1. Toilet Partitions & Accessories include:
  - a. Toilet partitions: 6 ea
  - b. Urinal screen: 1 ea
  - c. Toilet accessories: 50 ea
  - d. Detention accessories: 1 ls
2. Signage includes room signs: 47 ea
3. Canopy includes wall hung canopies: 63 sf
4. Miscellaneous Specialties include:
  - a. Fire extinguishers and cabinets: 5 ea
  - b. Visual display boards: 8 ea

### DIVISION 12 – WINDOW TREATMENT

1. Window Treatment includes manual blinds: 18 ea

Budget Assumptions & Clarifications

DIVISION 14 – CONVEYING EQUIPMENT

1. Hydraulic elevator at vestibule includes: 2 flrs

DIVISION 15 – MECHANICAL

1. HVAC includes:
  - a. New rooftop units, duct, and associated work at court addition: 7,065 sf
  - b. Extend existing HVAC service to vestibule addition: 680 sf
2. Plumbing includes:
  - a. New water and sewer tie-in within 5' of court addition: 7,065 sf
  - b. Plumbing fixtures: 23 ea
  - c. Detention fixtures: 2 ea
3. Fire Protection includes:
  - a. New fire sprinkler service tie-in +1 AFF at court addition: 7,065 sf
  - b. Extend existing fire sprinkler service at vestibule addition: 680 sf

DIVISION 16 – ELECTRICAL

1. Electrical includes:
  - a. New gear, panels, circuitry, lighting, etc.: 7,745 sf
  - b. Fire alarm, data, access controls: 7,745 sf
  - c. Detention security allowance: \$100,000.00
  - d. Courtroom sound allowance: \$15,000.00

Bid Pkg	Description	Grand Total
01.100	General Conditions	440,000
02.100	Sitework	97,060
02.140	Demolition	3,750
02.160	Landscaping	25,520
02.190	Fencing	4,224
03.100	Concrete	271,365
04.100	Masonry	383,335
05.100	Structural Steel	286,075
06.100	Rough Carpentry	25,000
06.110	Millwork	97,140
07.100	Roofing	185,125
07.110	Sealants and Caulking	50,363
08.100	Doors and Hardware	121,000
08.110	Aluminum Storefront, Glass & Glazing	80,380
09.100	Metal Studs, Drywall, etc.	261,480
09.120	Acoustical Wall Panels	10,000
09.130	Floor Coverings	40,607
09.150	Epoxy Flooring	9,960
09.190	Painting	24,815
10.110	Toilet Partitions and Accessories	19,750
10.120	Signage	7,050
10.140	Canopy	18,900
10.190	Miscellaneous Specialties	12,000
12.150	Blinds	13,500
14.100	Hydraulic Elevator	100,000
15.100	HVAC	271,075
15.200	Plumbing	202,500
15.300	Fire Sprinkler	38,725
16.100	Electrical	309,800
16.200	Low Voltage Systems	231,175

**Estimate Totals**

Description	Amount	Totals
<b>Subtotal</b>	<b>3,641,674</b>	
Final Cleaning	7,800	
P&P Bond	26,883	
Subguard	44,557	
Insurance	30,181	
Budget Contingency	215,580	
Construction Contingency	107,790	
Preconstruction	21,558	
Overhead & Profit	215,580	
<b>Total</b>		<b>4,311,603</b>



## MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners

**SUBJECT:** Bicentennial

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### **MOTION/RECOMMENDATION**

Consideration to approve the Kinchafoonee Cowboys playing the Bicentennial celebration on May 31, 2025 for \$10,000.

### **BACKGROUND**

Staff has been planning a celebration for Lee County turning 200 on June 9, 2025. There will be various things done before the big festival. Ms. Lisa Davis was able to secure the date of May 31<sup>st</sup> for the Kinchafoonee Cowboys to play. Please see below other items being done for this celebration:

#### Logo and Merchandise:

- Bicentennial Logo
- T-Shirts & Hats
- Christmas Ornaments
- Coffee Mugs

#### Recognition:

- Government & County History
  - Then & Now Photos
  - Departments History
- Lee County Heritage
- Businesses
  - Longest to hold a business license
- Agriculture
- Roads, Railroad, & Waterway History
- Utility Infrastructure History
- Libraries & Literacy
- School System
- Churches, Faith Based Organizations

#### Events:

- Kayak/Canoe Event to celebrate 200 years of waterways
- Chamber Annual Dinner – Lee County History

#### The Celebration:

- Street Festival, Fireworks, Vendors, Music
- Location: Front of Courthouse
- Proposed Budget: \$15,000
  - Some of the expenses can be recouped from the sale of merchandise and vendor fees

- Stage & Sound: \$4,000
- Bands
- Fireworks: \$2,000



**MEMORANDUM  
LEE COUNTY BOARD  
OF COMMISSIONERS**

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** Old Leslie Road - Paving  
**MEETING DATE:** Tuesday, February 25, 2025

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**MOTION/RECOMMENDATION**

Discussion on paving Old Leslie Road.

**BACKGROUND**

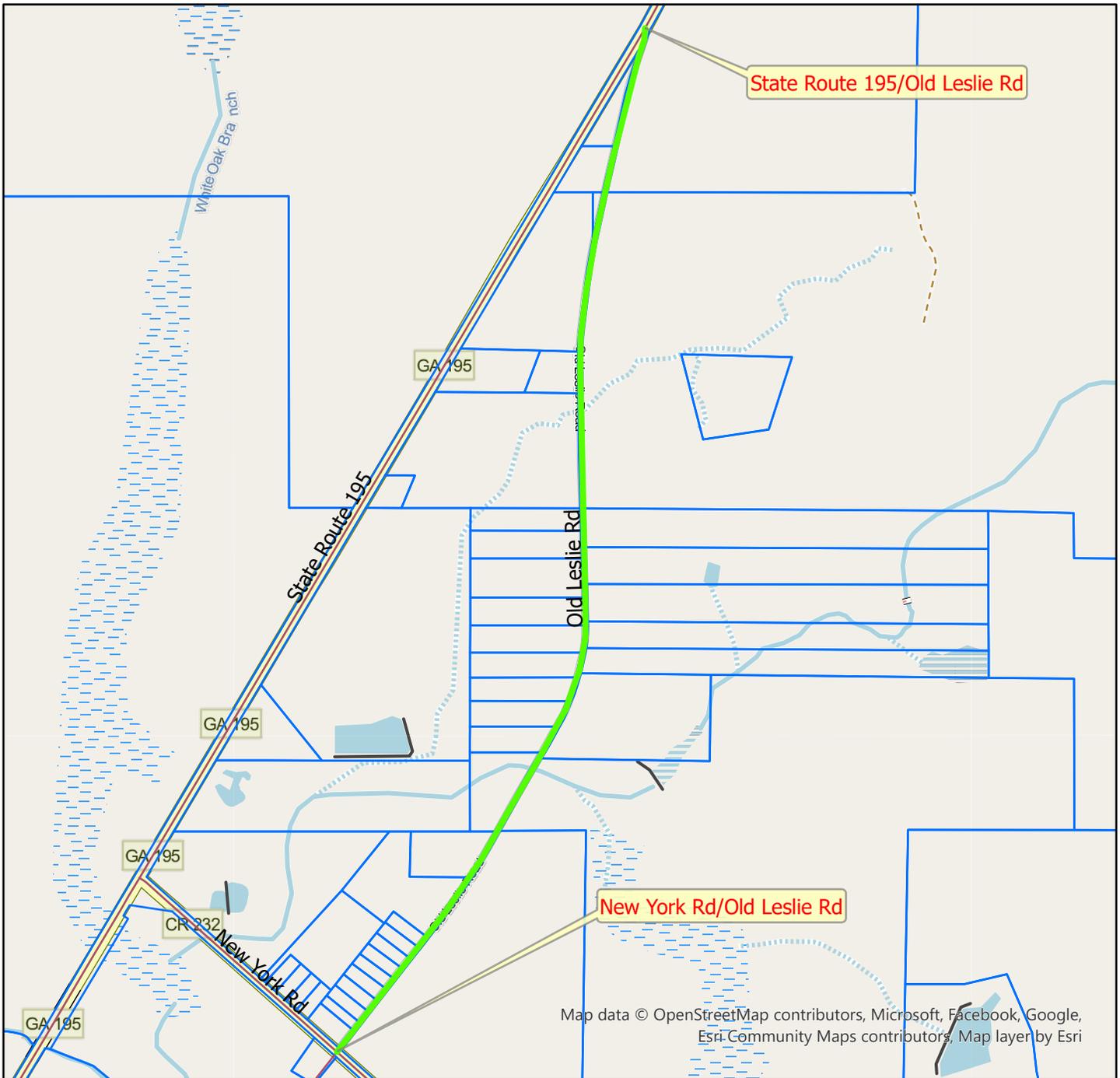
Old Leslie Road is a dirt road that is 1.94 miles long, with 18 houses and 19 driveways.

**The estimated cost to pave Old Leslie Road is \$2.2 Million Dollars, which would include construction and engineering but not right-of-way acquisition.**

**ATTACHMENTS**

Map of Old Leslie Road

# Old Leslie Rd

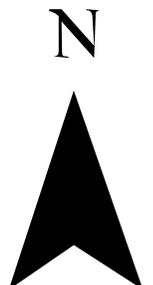


Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri, Community Maps contributors, Map layer by Esri



LEE COUNTY

— Old Leslie Rd - 1.94 Miles  
Number of Driveway's - 19  
Number of House's - 18



**LEE COUNTY BOARD OF COMMISSIONERS**  
**OPIOID ANTAGONIST ADMINISTRATION**  
**TRAINING AND ADMINISTRATION POLICY**

**A. Purpose and Intent.**

Pursuant to the Official Code of Georgia Annotated (“O.C.G.A.”) § 31-2A-20, all Qualified Government Buildings and Courthouses (as those terms are defined herein) shall maintain a supply of at least three (3) unit doses of opioid antagonists and ensure that such supply is available and accessible during regular business hours and outside of regular business hours for all government entity events. The Lee County Board of Commissioners may optionally make opioid antagonists available at additional government buildings other than those required by the code and may make them available during government entity events that occur on non-public property. The Lee County Board of Commissioners is authorized to receive and administer grants, gifts, contracts, money, and donations for the purpose of implementation.

This Training and Administration Policy is established pursuant to O.C.G.A. § 31-2A-20(f) and shall be implemented and acknowledged by those employees who are designated by the Lee County Board of Commissioners to administer an opioid antagonist. These designated officials and/or employees are required to read this policy, complete opioid antagonist administration training, and return a signed copy of the Acknowledgment below to the designated record-keeper for [City/County].

**B. Definitions.**

1. “Opioids” are a class of drugs that derive from, or mimic, natural substances found in the opium poppy plant and include both prescription medications for pain relief and illegal drugs. Examples of opioids include morphine, codeine, oxycodone, hydrocodone, fentanyl, and heroin.
2. An “opioid related overdose” means an acute condition, including, but not limited to, extreme physical illness, decreased level of consciousness, respiratory depression, coma, mania, or death, resulting from the consumption or use of an opioid or another substance with which an opioid was combined or that a layperson would reasonably believe to be resulting from the consumption or use of an opioid or another substance with which an opioid was combined for which medical assistance is required.
3. An “opioid antagonist” means any drug that binds to opioid receptors and blocks or inhibits the effects of opioids acting on those receptors and that is approved by the federal Food and Drug Administration for the treatment of an opioid related overdose. An opioid antagonist can quickly restore normal breathing to a person if their breathing has slowed or stopped because of an opioid overdose. The most common opioid antagonist is Naloxone, known by the brand name Narcan, which is available as an injectable or a nasal spray.

4. “Government entity” means any state board, commission, agency, or department, or the governing authority of any county, municipality, or consolidated government, but such term shall not include local school systems, public schools, charter schools, or university buildings.
5. “Qualified Government Building” means a building in which the governing authority of the [City/County] is housed or regularly meets, provided that such building also contains an automated external defibrillator. In the case of a building that contains an automated external defibrillator, but is not publicly owned, the portion of such building in which such governing authority is housed or regularly meets constitutes the qualified government building.
6. “Courthouse” means a building occupied by judicial courts and containing rooms in which judicial proceedings are held, provided that such building contains an automated external defibrillator.

**C. Training Requirement.**

Training for officials and employees must provide details about the Lee County Board of Commissioners location(s) containing a supply of opioid antagonists, as well as information on when and how to administer opioid antagonists. The Georgia Department of Public Health maintains a list of approved videos to assist with such training on its website at <https://dph.georgia.gov/EMS/public-notices-regional-and-statewide-meetings/approved-training-opioids>.

The following three (3) training videos together as a whole meet the statutory requirement with a total runtime of approximately 45 minutes.

1. How to Use Naloxone Nasal Spray (0:30):  
<https://www.youtube.com/watch?v=odIFtGNjmMQ>
2. Opioid Overview Training (8:25):  
<https://www.youtube.com/watch?v=5L57IvDCkiY>
3. Opioid Overdose and First Responder Naloxone Administration Training (35:47):  
<https://www.youtube.com/watch?v=vb6ttH2M3wo>

**D. Authority to Administer Opioid Antagonist.**

Any official or employee who has completed the training requirement as indicated in Section C above may administer an opioid antagonist to any person who the trained individual believes in good faith to be experiencing an opioid related overdose. An opioid antagonist will not cause harm if given to someone who is not experiencing an opioid related overdose.

If the trained official or employee has a good faith belief that a person is experiencing an opioid related overdose, that individual should:

1. Administer an opioid antagonist;
2. Call 911;
3. Try to keep the person with a suspected overdose awake and breathing;
4. Lay that person on their side to prevent choking; and
5. Stay with that person until emergency assistance arrives.

**E. Immunities.**

The following is a required policy statement pursuant to O.C.G.A. § 31-2A-20(f)(2)(D):

**Georgia law provides that any trained individual shall be immune from civil liability or professional discipline for any good faith act or omission to act in the emergency administration of an opioid antagonist to a person believed to be having an opioid related overdose.**

Provided that an employee, official, officer, agent, contractor, or other individual of the [City/County] receives the required training, the above immunity shall apply. However, good faith does not include willful misconduct, gross negligence, or recklessness.

Pursuant to O.C.G.A. § 31-2A-20(i), the Lee County Board of Commissioners shall not be subject to civil liability for damages for any failure to provide an automated external defibrillator or opioid antagonist.

**F. Medical Amnesty Law.**

Georgia's Medical Amnesty law, O.C.G.A. § 16-13-5, protects a person seeking medical assistance for an opioid overdose for either themselves or for another person. Those persons shall not be arrested, charged, or prosecuted for a drug violation if the evidence for the arrest, charge, or prosecution of such drug violation resulted solely from seeking such medical assistance.

**THE LEE COUNTY BOARD OF COMMISSIONERS OPIOID ANTAGONIST  
LOCATIONS**

The following Lee County Qualified Government Buildings and Courthouses contain at least three (3) doses of an opioid antagonist:

1. Leesburg Library
2. Cheshire Park
3. Leesburg Gym
4. Redbone Library
5. Tag Office
6. Elections Office
7. Lee Central 911
8. Tharp Building
9. Magistrate Court
10. Courthouse
11. Oakland Library
12. Public Works

The Antagonist will be located within the AED box.

Additional doses of an opioid antagonist are located at the following Lee County locations:

1. Lee County Fire And Emergency Services  
Century Station

**[CITY/COUNTY] OPIOID TRAINING AND POLICY**  
**ACKNOWLEDGMENT**

I, \_\_\_\_\_ (printed name of employee/official), hereby acknowledge that I have read the Opioid Antagonist Training and Administration Policy and have completed opioid antagonist administration training.

I also acknowledge that I have been informed that Georgia law provides that any trained individual shall be immune from civil liability or professional discipline for any good faith act or omission to act in the emergency administration of an opioid antagonist to a person believed to be having an opioid related overdose.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_