



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, May 27, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING AGENDA

Voting Session

COUNTY COMMISSIONERS

Luke Singletary, Chairman, District 2

Chris Guarnieri, Vice-Chairman, District 4

Dennis Roland, Commissioner, District 1

Billy Mathis, Commissioner, District 3

George Walls, Commissioner, District 5

COUNTY STAFF

Joey Davenport, Co-Assistant County Manager

Heather Jones, Co-Assistant County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

1. CALL TO ORDER

2. INVOCATION

A) Pastor Cole Friar, First Baptist Church of Albany, to lead the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the May 13, 2025 Board of Commissioners meeting.

B) Consideration to approve the minutes from the May 19, 2025 Special Called Meeting of the Board of Commissioners.

5. CONSENT AGENDA

6. NEW BUSINESS

A) Paul Fryer, Congressman Sanford Bishop's Office, to address the Board and honor former County Manager Christi Dockery.

B) Recognition of employees' years of service.

C) Kurt Lamon to address the Board regarding the placement of a subdivision sign.

7. PUBLIC HEARING

8. DEPARTMENTAL MATTERS

A) **Planning, Zoning & Engineering** - Consideration to extend the Multi-Family Moratorium until June 30, 2025.

B) Consideration to approve the following **Zoning Text Amendments (T25-002)**:
-A request to amend Article I.-Introductions, Sec.70-6. Definitions of the Lee County Code of Ordinances, with respect to removing the Motor Vehicle Wash Establishment definition and adding the Car Wash Establishment definition. ***Planning Commission recommended approval.***
-A request to amend Article V. Sec 70-164. Area, height, bulk, and placement requirements of the Lee County Code of Ordinances, with respect to the Dwelling Units Per Acre of Developable Land-

R-1 chart, amending the three (3) per every one (1) acre requirement for water and sewer to two (2) for every one (1) acre for water and sewer. ***Planning Commission recommended approval.***
-A request to add Car Wash Establishment to Article XII. - C-2 General Business District under Sec. 70-383. - Conditional uses. ***Planning Commission recommended approval.***
PUBLIC HEARING AND FIRST READING HELD MAY 13, 2025

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

- A) Consideration to appoint one (1) member to the **Regional Commission Council of Southwest Georgia** for a term of one (1) year. Term expires 01/01/2026. Letter of interest in appointment received from Renea Miller.
- B) **Tax Assessor's Office** - Consideration to approve the estimated rollback rate of .026.

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to approve the First Amendment to the Intergovernmental Agreement with the Board of Regents of the University of Georgia for 695 Jordan Road.

11. **COMMISSIONER'S MATTERS**

- A) Consideration to approve a healthcare renewal plan for FY2025-2026. *HANDOUT*

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

- A) The Board of Commissioners will hold an Executive Session for the discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next Board of Commissioners meeting will be held June 10, 2025 at 6:00pm.
- B) Lee County's Bicentennial Celebration event will be held Friday, June 6, 2025 from 6:00pm-10:00pm in Downtown Leesburg in front of the Courthouse and Governmental Building.

17. **ADJOURNMENT**

AGENDA MAY CHANGE WITHOUT NOTICE

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

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at 229-759-6000 or through the Georgia Relay Service 800-255-0056 (TDD) or 800-355-0135 (voice).

This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9 am and 4 pm, Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven working days. The meeting rooms and buildings are handicap accessible.



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

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Tuesday, May 13, 2025 AT 6:00 PM

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OPAL CANNON AUDITORIUM

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

Co-Assistant County Manager Joey Davenport

Co-Assistant County Manager Heather Jones

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

The Lee County Board of Commissioners met in a voting session on Tuesday, May 13, 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 Co-Assistant County Manager Heather Jones, Co-Assistant County Manager Joey Davenport, and County Clerk Kaitlyn Good. 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) Apostle Malden Batten, The Church of Leesburg, to lead the invocation.

Apostle Malden Batten led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the April 22, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the April 22, 2025 Board of Commissioners meeting. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

B) Consideration to approve the minutes from the May 1, 2025 Budget Workshop.

Commissioner Guarnieri made the **MOTION** to approve the minutes from the May 1, 2025 Budget Workshop. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

A) Discussion of proposed Comprehensive Plan amendments regarding Multi-Family Residential Zoning.

Planning Director Amanda Nava-Estill stated that this was for acknowledgment. There will be a public hearing at the next meeting. At a previous meeting, public input was given. This is just acknowledgment of that outcome.

7. **PUBLIC HEARING**

- A) **Lanier Engineering (Z25-026)** has submitted an application requesting a **variance** from Section 38-319 (b) (1), Additional design for nonresidential streets of the Lee County Code of Ordinances, from the regulation of a maximum cul-de-sac length of 800 feet, to allow the construction of a commercial drive with a total length of 1,036 feet. The property is zoned C-2 (General Business District), located at 3268 Palmyra Road, Lee County, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia. **Planning Commission recommended approval.**

Planning Director Amanda Nava-Estill stated that this is a variance to extend the cul-de-sac further than is currently allowed in the ordinance. The Planning Commission and staff recommend approval. Commissioner Guarnieri stated that it was his understanding that there is a building where the cul-de-sac was originally planned to end, meaning that they need to extend it.

Chairman Singletary opened the Public Hearing at 6:08PM. With no comments or questions from the public, staff or Board members, Chairman Singletary closed the Public Hearing at 6:08PM.

Commissioner Guarnieri made the **MOTION** to approve a variance application from Lanier Engineering (Z25-026). Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- B) **Zoning Text Amendments (T25-002) to the Lee County Code of Ordinances:**
- A request to amend Article I.-Introductions, Sec.70-6. Definitions of the Lee County Code of Ordinances, with respect to removing the Motor Vehicle Establishment definition and adding the Car Wash Establishment definition. **Planning Commission recommended approval.**
 - A request to repeal Article III.- General Provisions, Sec. 70-94- Land Conservation of the Lee County Code of Ordinances. **Planning Commission did not provide a recommendation.**
 - A request to amend Sec. 70-95. (e) – Buffers in residential districts of the Lee County Code of Ordinances, with respect to removing the sentence, “This buffer area may account for the land conservation area required by section 70-94 of this chapter.” **Planning Commission did not provide a recommendation.**
 - A request to amend Article V. - R-1 Single Family Residential District, Sec. 70-162. – Permitted uses of the Lee County Code of Ordinances, to remove the permitted use, “zero lot-line housing shown on approved subdivision plat.” **Planning Commission recommended approval.**
 - A request to amend Article V. - R-1 Single Family Residential District, Sec. 70-163. - Conditional uses of the Lee County Code of Ordinances, to add “Zero lot-line housing if shown on an approved subdivision plat. Not to exceed two per 1.5 acres.” **Planning Commission recommended approval.**
 - A request to amend Article V. Sec 70-164. Area, height, bulk, and placement requirements of the Lee County Code of Ordinances, with respect to the Dwelling Units Per Acre of Developable Land-R-1 chart, amending the three (3) per every one (1) acre requirement for water and sewer to two (2) for every one (1) acre for water and sewer. **Planning Commission recommended approval.**
 - A request to add Car Wash Establishment to Article XII. - C-2 General Business District under Sec. 70-383. - Conditional uses. **Planning Commission recommended approval.**

Planning Director Amanda Nava-Estill stated that she recommends further review of the text amendments regarding land conservation and zero lot-line housing. She recommends approval of the requests to amend the developable land R-1 chart and the request to add car wash establishment to Article XII.

Chairman Singletary opened the Public Hearing at 6:08PM. With no comments or questions from the public, staff or Board members, Chairman Singletary closed the Public Hearing at 6:09PM.

- C) **Text Amendment (T25-003) to the Lee County Code of Ordinances**, to amend Chapter 58 Subdivisions Sec. 58-159. - Effect of approval of general development plan (e) with respect to removing the wording, “All designated greenspace area shall meet the requirements for greenspace as established in section 70-94 of this Code.” *Planning Commission did not provide a recommendation.*

Planning Director Amanda Nava-Estill stated that this was included in the land conservation that they would like to review further.

Chairman Singletary opened the Public Hearing at 6:09PM. With no comments or questions from the public, staff or Board members, Chairman Singletary closed the Public Hearing at 6:10PM.

8. **DEPARTMENTAL MATTERS**

- A) **Building Inspection/ Business Licensing** - Consideration to approve an alcohol license for Ms. Tammy Mathis, owner of L. Fierce Enterprises LLC, to be located at 122 Hugh Rd Unit I, for wholesale sales of distilled spirits, wine, and malt beverages.

Co-Assistant County Manager Joey Davenport stated that this license is the first wholesale operation that has been applied for in Lee County. There will be no consumption on the premises. It is a small warehouse that is fire-rated and separated from the surrounding warehouses. Mr. Davenport said that this is shipping and receiving. The applicant has a manufacturer in California that has a specific blend for them that they send to distribute.

Commissioner Mathis made the **MOTION** to approve an alcohol license for Ms. Tammy Mathis, owner of L. Fierce Enterprises LLC. Commissioner Guarneri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- B) **E-911** - Consideration to approve a quote from Motorola to provide a fiber connectivity handoff from the Albany Master Site to the tower on Hwy 32 East.

E-911 Director Nikkie Celinski summarized. She stated that this is a connectivity box that will connect the fiber that Albany is running to the radio equipment. It is significantly less than purchasing a new microwave. Commissioner Mathis asked what the quote is. Ms. Celinski stated that the quote is for \$17,596.37. Commissioner Walls stated that he thought this had already been approved. Ms. Celinski stated that it was approved for Albany to run the fiber, but the connectivity box is still needed.

Commissioner Mathis made the **MOTION** to approve a quote from Motorola to provide a fiber connectivity handoff from the Albany Master Site to the tower on Hwy 32 East. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarneri and Commissioner Roland voting yea.

- C) **Planning, Zoning & Engineering** - Review of the minutes from the April 3, 2025 Planning Commission meeting.

The minutes were reviewed as presented.

D) **Public Works - Discussion of Amnesty Days at the Landfill.**

Commissioner Mathis stated that he thought it had already been approved to do this once a quarter. Chairman Singletary said that he thought it was decided to do it for yard debris because curbside pick-up is not offered. Public Works Director Mike Sistrunk stated that he would do what the Board would like to regarding this. Commissioner Mathis stated that it should be in the meeting minutes regarding the discussion. Commissioner Roland said that he was informed that staff looked for these minutes, but were unable to locate them. Chairman Singletary asked County Clerk Kaitlyn Good to continue looking for the minutes regarding the discussion. He stated that if they are unable to locate this information, then they can revisit this item.

Chairman Singletary thanked Mr. Sistrunk for providing cost information regarding this. Mr. Sistrunk stated that tires cost the most, but the biggest problem for Amnesty Day is having to bring in extra staff. Commissioner Mathis stated that it is better for citizens to bring tires to the landfill rather than in the woods.

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

A) **Consideration to appoint one (1) member to the Community Foundation Board of Trustees for a term of two (2) years. Term expires 03/25/2027. Letter of interest in appointment received from Judy Powell (reappointment).**

Commissioner Roland made the **MOTION** to reappoint Judy Powell to the Community Foundation Board of Trustees for a term of two (2) years. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

B) **Consideration to appoint one (1) member to the Regional Emergency Medical Services Advisory Council for 2025-2028 term.**

Commissioner Roland made the **MOTION** to reappoint Cole Williams to the Regional Emergency Medical Services Advisory Council for 2025-2028 term. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

C) **Sheriff's Office - Consideration to approve the purchase of a 2025 Ford Explorer.**

Chairman Singletary stated that there was a discussion regarding this item in the budget workshop on May 1. The Finance Office, Tax Commissioner's Office, and Elections Office are currently using two (2) worn-out vehicles. It was discussed contacting the Sheriff's Office to see if they have an explorer that they would like to cycle out. The Sheriff's Office has a 2021 Ford Explorer they will give and will replace it with a 2025 model.

Commissioner Mathis made the **MOTION** to approve the purchase of a 2025 Ford Explorer. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

D) **Tax Assessor - Consideration to approve taking action on several new requirements pertaining to assessment notices, as laid out in House Bill 92 (a cleanup to House Bill 581). ACTION ITEM**

Chief Appraiser Doug Goodin stated that on the assessment notices that are about to be sent out, they have to have either the estimated rollback rate or the estimated taxes based on the previous millage rate. If the rollback rate is used, then it has to be in the minutes 15 days prior to sending out assessments. Commissioner Mathis asked which of these options were more confusing to citizens.

Mr. Goodin stated that estimated taxes were. Commissioner Mathis asked if there was time to put the actual rollback on the assessments. Mr. Goodin stated that you can't put the actual rollback, you have to estimate it. They are currently working to get the estimate and the assessment notices have to be sent by July 1. He said they just needed to know how the Board would like to proceed. If they would like to do the estimated rollback, then it will need to be voted on, then sent to the Tax Commissioner's Office and forwarded to the Tax Assessor's Office.

Chairman Singletary asked what would change the estimated taxes from last year. Mr. Goodin said that the millage rate would change the estimate. Commissioner Mathis stated that he believes they should do the estimated rollback due to the prior confusion with the estimated taxes. Mr. Goodin stated that he has until July 1 to send the notices to citizens, but it takes a few weeks for the vendor to prepare everything. If the board would like to do the rollback, it needs to be decided by the next meeting.

Commissioner Mathis made the **MOTION** to use the estimated rollback for the upcoming assessments. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

Mr. Goodin added that in the clean-up bills, citizens still have a 45-day appeal period to file for homestead. There used to be a deadline of April 1, but now when the assessments are sent out, citizens have the additional 45 days. He added that in 2028, a county-wide reevaluation has to be done throughout Georgia. They will have to contract a company to do this as they do not have the in-house staff trained to. Mr. Goodin stated that currently they have two (2) staff members in training and requested an additional staff member. They hope to be able to do this in house after the 2028 reevaluation.

Chairman Singletary asked who is eligible for homestead. Mr. Goodin said that anyone that owns property in the county and resides there. They have to come to the Tax Assessor's Office and provide a photo ID. Co-Assistant County Manager Joey Davenport asked for clarification that the estimated rollback has to be approved by the Board fifteen days prior to sending out notices. Mr. Goodin stated that was correct, and they should be able to input it as soon as it is approved at the next meeting.

10. COUNTY MANAGER'S MATTERS

A) Updates on County projects.

Co-Assistant County Manager Joey Davenport discussed the following updates to County Projects: (1) The architect and engineer are working on the plan for the Courthouse addition; (2) Windstream is 95% installed and anticipates to be connecting citizens soon; (3) the engineering company with the contract for the Coston Road project has dissolved, a new contract is underway for the new company; (4) the Public Works renovations is close to completion; and (5) the application and drawings for the Animal Control and Code Enforcement building were received.

B) Discussion about submitting an application for the 2025 LMIG Safety Action Plan (SAP) grant from GDOT.

Chairman Singletary stated that the grant amount is \$485,000.00 with a 30% match, which would equal \$630,500.00. This is a striping project and the proposed roads are a total cost of \$631,214.00. The proposed project list was included in the agenda packet.

Commissioner Mathis made the **MOTION** to submit an application for the 2025 LMIG Safety

Action Plan (SAP) grant from GDOT to include the project list as presented. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- C) Consideration to amend the 2025 LRA application to also include Leland Ferrell Drive, White Horse Drive, and Brandt Court.

Chairman Singletary stated that this was due to the Ledo Road estimate coming in lower than anticipated.

Co-Assistant County Manager Heather Jones stated they committed \$1.7 million to Ledo Road originally, but the estimate came in at \$1.3 million. That leaves a remaining \$469,000.00 that needs to be recommitted to other roads. The proposed roads Leland Ferrell Drive, White Horse Drive, and Brandt Court, totaled to be just above that amount. There would need to be an additional \$6,600.00 out of TSPLOST. Commissioner Mathis asked if these roads were proposed due to them being the worst roads. Ms. Jones stated that English Drive was originally included in LRA funds, but it would cost crews too much to move the equipment for only that road. Chairman Singletary stated that they would save \$15,000.00 to \$20,000.00 in moving costs if all of these roads were done together. Mr. Brent Davis added that English Drive was included originally, but it did not make sense due to it costing \$40,000.00 to pave with \$20,000.00 being for moving equipment. The additional roads are within the same neighborhood as English Drive.

Commissioner Mathis made the **MOTION** to amend the 2025 LRA application to also include Leland Ferrell Drive, White Horse Drive, and Brandt Court. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- D) Consideration to approve a lighting agreement with GDOT for the Cedric Street/ Ga Hwy 133 round a bout project.

Co-Assistant County Manager Heather Jones stated this was brought to the board in July 2024, but they did not have the actual agreement to approve. The cost estimate is \$80.00 to \$100.00 a month for the lighting costs and the county will be responsible for the maintenance of the lighting.

Commissioner Mathis made the **MOTION** to approve a lighting agreement with GDOT for the Cedric Street/Ga Hwy 133 round a bout project. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

11. **COMMISSIONER'S MATTERS**
12. **UNFINISHED BUSINESS**
13. **COUNTY ATTORNEY'S MATTERS**
14. **EXECUTIVE SESSION**
15. **PUBLIC FORUM**

Commissioner Walls discussed a greenspace property on Stroud Road. He stated that it is overgrown and Public Works Director Mike Sistrunk has agreed to go clean up the property. However, citizens have stated that there is illegal activity happening on this property. Commissioner Mathis asked if Commissioner Walls had a conversation about leasing that property. Chairman Singletary stated that he has spoken with County Attorney Jimmy Skipper regarding this property and leasing it to Philema Road

Baptist Church.

Commissioner Mathis made the **MOTION** to clean up the property on Stroud Road and discuss with County Attorney Jimmy Skipper regarding leasing. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

Dennis Cooper - Requested signage on GA Hwy 32 West on the curve near Armena Road.

Sam Johnson - Discussed the right-of-way for Old Leslie Road.

Paul Clayton - Discussed the impact that the rain has had on Old Leslie Road.

Chairman Singletary asked if anyone else would like to speak.

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

16. **ANNOUNCEMENTS**

- A) The Offices of the Lee County Board of Commissioners will be closed Monday, May 26, 2025 for Memorial Day. Residential garbage collection will be delayed by one day.
- B) The next regularly scheduled Board of Commissioners meeting will be held May 27, 2025 at 6:00pm.

Chairman Singletary also announced that Public Works will be holding an event to celebrate Public Works week on Friday, May 23, 2025 from 11:00am to 3:00pm.

17. **ADJOURNMENT**

The meeting adjourned at 6:45PM.

CHAIRMAN

ATTEST:

COUNTY CLERK



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

MONDAY, MAY 19, 2025 AT 12:15 PM

T. PAGE THARP BUILDING
FLINT CONFERENCE ROOM
WWW.LEE.GA.US

MEETING MINUTES
SPECIAL CALLED MEETING

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

Joey Davenport, Co-Assistant County Manager
Heather Jones, Co-Assistant County Manager
Kaitlyn Good, County Clerk
Jimmy Skipper, County Attorney

The Lee County Board of Commissioners met in a special called meeting on Monday, May 19, 2025. The meeting location was moved just prior to the start time and was instead 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 Clerk Kaitlyn Good and Human Resources Director Brandy Davis. Chairman Singletary called the meeting to order at 12:15 PM.

1. **CALL TO ORDER**

2. **EXECUTIVE SESSION**

- A) The Board of Commissioners will hold an Executive Session for the discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

Commissioner Mathis made the **MOTION** to adjourn to Executive Session. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea. Time: 12:16pm.

Commissioner George Walls entered the meeting at 12:45pm.

Commissioner Roland made the **MOTION** to adjourn from Executive Session. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea. Time: 3:59pm

3. **ADJOURNMENT**

The meeting adjourned at 4:00pm.

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, May 27, 2025


Please recognize the following employees for their years of service to Lee County:

5 years: Jacobi McKenzie – State Certified Operator with Utilities Authority
15 years: William Smith – Major, Investigations
20 years: Billy Davis Jr. – Firefighter, EMTA

LEE COUNTY

LEE COUNTY BOARD OF COMMISSIONERS

Request Form to Address
The Board of Commissioners

<u>Name of Speaker:</u> Kurt Lamon
<u>Company or Organization Being Represented:</u> Sawtooth Oaks Dev. LLC
<u>Date of Commission Meeting You Wish to Appear:</u> May 17th, 2025
<u>Address:</u> 129 Tuskin Oaks Ct, Leesburg, GA
<u>Telephone Number:</u> 229-288-4276
<u>Email Address:</u> klamon@lamoncompany.com
<u>Topic to Discuss with the Board of Commissioners:</u> (Please be specific and include attachments as necessary) We would like to ask or permission to place our subdivision sign within the divided median, which is within the ROW. Please see attached documents which show that it will not obstruct the view of traffic. We will also sign an agreement stating the Sawtooth Oaks HOA, LLC, will maintain the signage.
<u>Signature of Speaker:</u>  <u>Date:</u> 5/15/25

Requests to address the Board of Commissioners must be received by **12:00 noon**, and a minimum of **one week prior to the Tuesday commission meeting**. Return this form to the County Clerk's office at 102 Starksville Avenue North, Leesburg, Georgia 31763 or e-mail Kaitlyn.good@lee.ga.us.

The County Commission meetings are held twice per month. The Work Session is held the 2nd Tuesday of each month at 6:00 p.m. and the Voting Session is held the 4th Tuesday of each month at 6:00 p.m. All meetings are opened to the public and held in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building located at 102 Starksville Avenue N, Leesburg, Georgia 31763.

If you have any questions regarding this process, please contact Kaitlyn Good, County Clerk, at Kaitlyn.good@lee.ga.us.



Lee County Planning, Zoning & Engineering Department

Amanda Nava-Estill
Director

Kara Hanson
Planner/Zoning Administrator

Kacee Smith
GIS Manager

Charles Talley
GIS Technician

MEMORANDUM

TO: LEE COUNTY BOARD OF COMMISSIONERS

FROM: AMANDA NAVA-ESTILL, PLANNING & ZONING

DATE: MAY 15, 2025

RE: REQUEST FOR SUBDIVISION SIGN – SAWTOOTH OAKS

Kurt Lamon of Sawtooth Oaks Development, LLC is requesting permission to place a subdivision sign at the entrance of Sawtooth Oaks, within the island located in the right-of-way.

Lee County Code of Ordinances, Chapter 70-Zoning, Article XIX. Sign Regulations, Section 70-644. Permitted signs by zoning district:

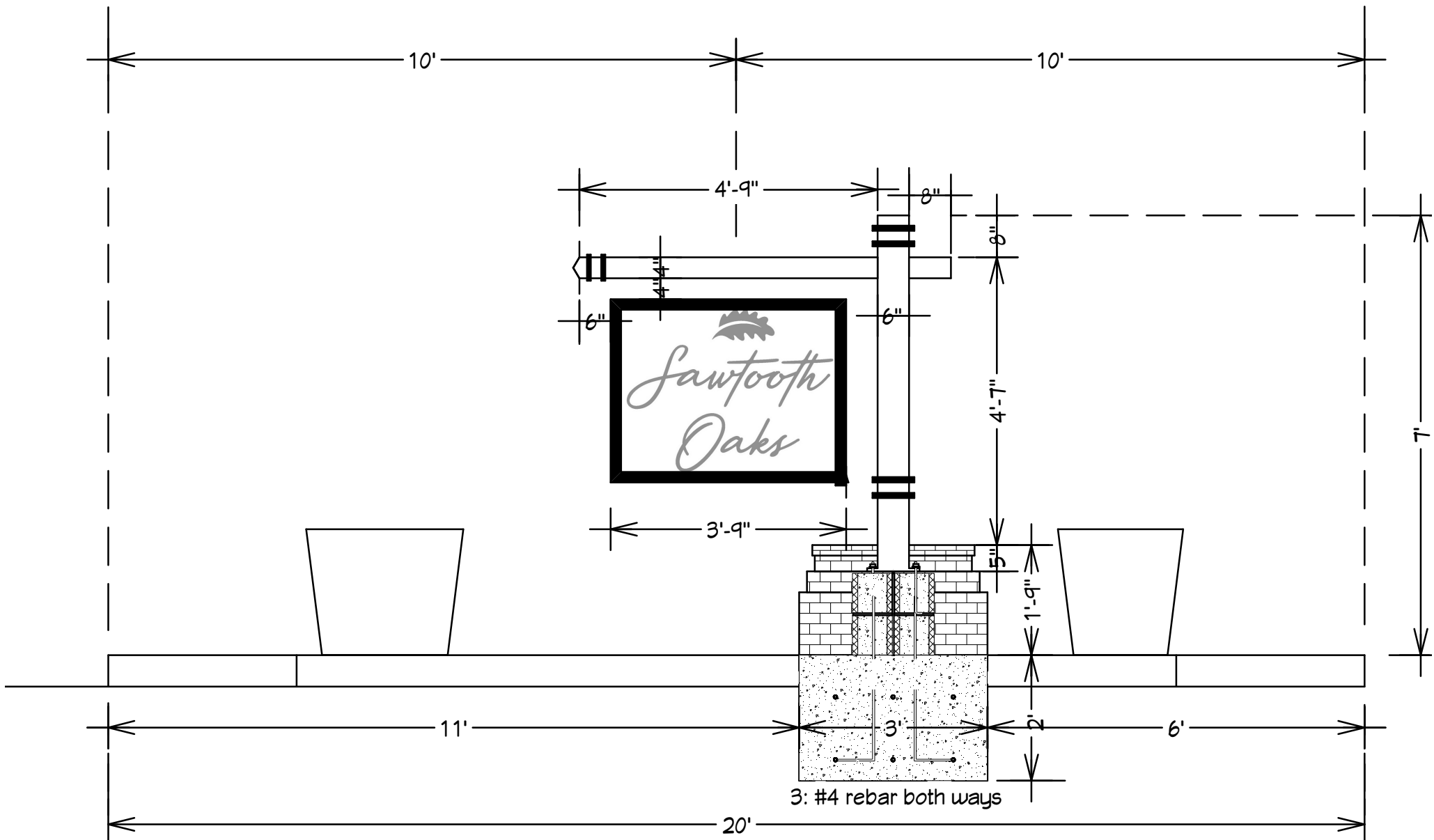
(b) Signs permitted in residential zoning and C-4 districts.

(1) Ground signs:

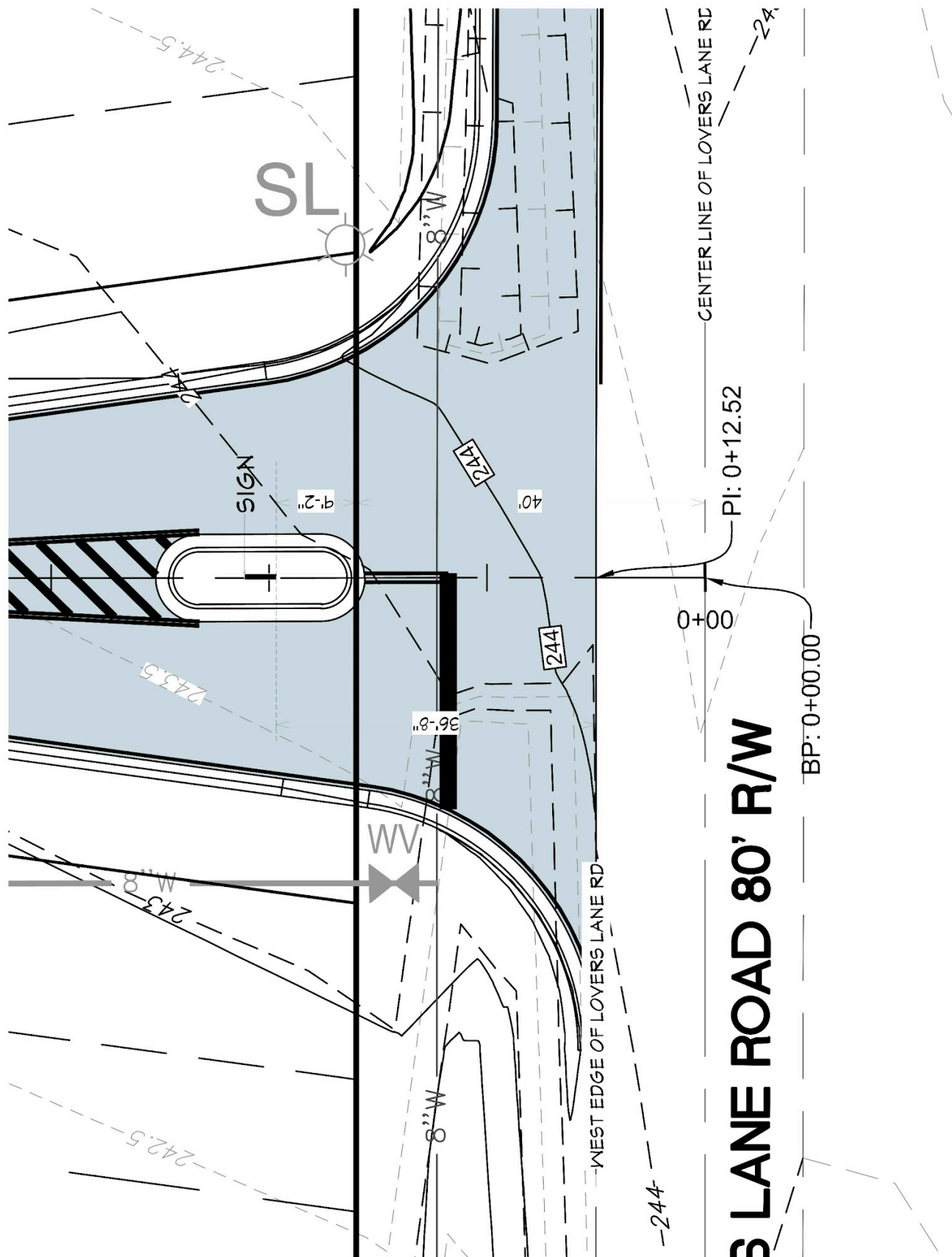
c. Subdivision signs. One permanent subdivision sign may be located at each entrance to a subdivision provided the following requirements are met: Such sign shall contain only the name of the subdivision and motto, if any, and shall not contain promotional or sales material. **One sign is provided with the subdivision name: Sawtooth Oaks**

1. The sign shall not create a physical or visual hazard for motorists entering or leaving the subdivision. **Applicant agrees the sign will not obstruct the view of motorists. See the attached signage placement plan.**
2. No part of the sign shall exceed seven feet in height. This height requirement shall include capstones and any other item placed for the embellishment of the sign. **Sign height does not exceed 7 ft.**
3. The sign surface area shall not exceed 25 square feet in area and the sign face area is calculated separate from the sign structure. **Sign surface area exceeds the 25 sq. ft. area by 3.25 sq. ft. (island is 120 sq. ft.). The sign face area meets requirements.**
4. The sign shall not be located in or overhang any public right-of-way or easement including, but not limited to, islands, utility or drainage easements and shall be located on private property, unless approved by the Lee County Commission. In no case shall the sign obstruct the free and clear vision of any vehicle entering or exiting the subdivision or travelling by the entrance. **BOC approval is required as the sign is located in the island right-of-way.**

Applicant will be required to provide a sign agreement stating that Sawtooth Oaks HOA, LLC will maintain the sign, along with a landscape maintenance agreement.



Sawtooth Oaks Signage - Lovers Lane Rd







**RESOLUTION EXTENDING THE TEMPORARY MORATORIUM ON THE
ACCEPTANCE, CONSIDERATION, AND APPROVAL OF APPLICATIONS FOR
PERMITTING NEW MULTI-FAMILY RESIDENTIAL HOUSING WITHIN THE
UNINCORPORATED AREA OF LEE COUNTY; AND FOR OTHER PURPOSES**

WHEREAS, the Board of Commissioners of Lee County, Georgia adopted a Resolution, effective as of August 13, 2024 at 6:00 p.m. establishing a temporary moratorium (the “Moratorium”) on the acceptance, consideration, and approval of applications for permitting new multi-family residential housing, among other provisions; and

WHEREAS, a true and accurate copy of the Resolution adopting the Moratorium is attached to this Resolution as Exhibit “A”; and

WHEREAS, during the time period while the Moratorium has been in effect, Lee County has commissioned an Economic Survey regarding the economic effect of multi-family housing upon Lee County, which survey has been prepared by W.S.P. for presentation and review by the Lee County Board of Commissioners; and

WHEREAS, the Lee County Board of Commissioners has been presented and has reviewed that Economic Study on the effective date of this Resolution; and

WHEREAS, the Lee County Board of Commissioners has also held a public hearing to hear views from members of the public and others regarding the effects of multi-family housing in the unincorporated areas of Lee County on the effective date of this Resolution; and

WHEREAS, the Board of Commissioners of Lee County, after receipt of such economic study and after holding the public hearing in order to hear from members of the public regarding multi-family developments in Lee County, deem it appropriate to consider amendments to the County’s Zoning Code relative to the siting, approval, location, density, and other matters related to multi-family developments in the unincorporated area of Lee County and deem it appropriate to have amendments to the County’s Code of Ordinances drafted and submitted to the Lee County Planning Commission and to the Board of Commissioners to address issues relating to multi-family housing arising from the economic study and the public hearing; and

WHEREAS, the original expiration date of said Moratorium was March 15, 2025 and it was previously extended until May 30, 2025 on March 11, 2025.

WHEREAS, in order to have additional time to have prepared such proposed amendments to the County’s Zoning Code, the Board of Commissioners deem it appropriate

to extend the Moratorium from its current extended expiration date of May 30, 2025 until June 30, 2025.

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

1. That the Moratorium on the development of multi-family housing within the unincorporated area of Lee County, which is scheduled set to expire by its terms as of May 30, 2025, is hereby amended so as to extend such Moratorium until June 30, 2025, at midnight, in order for the Board of Commissioners to consider and possibly adopt amendments to the Lee County Code of Ordinances relating to multi-family housing.

2. All of the terms, conditions, and provisions of the Moratorium shall remain in full force and effect until June 30, 2025 and the only amendment, modification, or revision of the Moratorium adopted by this Resolution is to amend and extend the expiration date of the Moratorium to June 30, 2025 at midnight.

BE IT FURTHER RESOLVED that this Resolution shall be effective as of the date and time of its adoption as set out below.

SO RESOLVED effective this 27th day of May, 2025 at 6:00 o'clock p.m. by the governing body of Lee County, Georgia.

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

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, County Clerk

AN ORDINANCE TO AMEND CHAPTER 70 RELATED TO THE REGULATION OF ZONING WITHIN THE UNINCORPORATED AREA OF LEE COUNTY; TO PROVIDE FOR A DEFINITION OF CAR WASH ESTABLISHMENT; TO PROVIDE FOR AMENDMENT TO SECTION 70-164 OF SAID CODE OF ORDINANCES TO REVISE THE ALLOWABLE NUMBER OF RESIDENTIAL UNITS IN AN R-1 (RESIDENTIAL) ZONING DESIGNATION TO TWO UNITS PER ACRE WHERE WATER AND SEWER IS AVAILABLE IN AN R-1 (RESIDENTIAL) ZONING DISTRICT); TO PROVIDE FOR CAR WASH ESTABLISHMENTS TO BE LOCATED AS A CONDITIONAL USE IN A C-1 (GENERAL BUSINESS) ZONING DISTRICT IN ACCORD WITH SECTION 70-383 OF SAID CODE OF ORDINANCES; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

BE IT ORDAINED by the Board of Commissioners of Lee County, Georgia, and it is hereby ordained by authority of the same, that Chapter 70 of the Code of Ordinances of Lee County is hereby amended as follows:

PART ONE

BE IT ORDAINED that Chapter 70, Article I, Sec. 70-6 of the Code of Ordinances of Lee County is hereby amended by deleting the definition of “motor vehicle car wash establishment” and adopting, in lieu thereof, a new definition which shall provide as follows:

Car wash establishment: any commercial enterprise operated for profit and open to the public for the purpose of washing, cleaning, waxing, vacuuming, or detailing passenger motor vehicles which normally operate on public streets or highways. This definition shall include automatic, self-serve, and by hand car wash establishments.

PART TWO

BE IT FURTHER ORDAINED that Chapter 70, Article V, Sec. 70-162, related to R-1 single-family residential district permitted uses, is hereby amended by deleting Sec. 70-162(b), related to zero lot line housing in its entirety and then re-designating each subsequent subparagraph of Sec. 70-162 thereafter as subsection (b) through subsection (g).

PART THREE

BE IT FURTHER ORDAINED that Chapter 70, Article V, Sec. 70-164, related to area, height, bulk, and placement requirements with respect to R-1 zoning designations is hereby

amended by deleting “water and sewer 3 per every 1 acre” in the chart in said Section and replacing same with “water and sewer 2 per every 1 acre” so that such chart shall provide as follows:

Dwelling Units Per Acre of Developable Land – R-1

Well and septic	1 per every 2 acres
Water and septic	1 per every 1 acre
Water and sewer	2 per every 1 acre

PART FOUR

BE IT FURTHER ORDAINED that Chapter 70, Article XII, relating to C-2 general business district is hereby amended by amending Sec. 70-383 relating to conditional uses by adding subsection (b) to Section 70-383 which shall provide as follows:

(b) Car wash establishment;

and by redesignating all subsequent subsections of Sec. 70-383 thereafter from subsection (b) through subsection (h) to subsection (c) through subsection (i).

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

BE IT FURTHER ORDAINED that this Ordinance shall become effective as of the 1st day of the calendar month after the adoption of this Ordinance by the governing body of Lee County.

SO ORDAINED this _____ day of _____, 2025.

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

By: _____
Luke Singletary, Chairman

Attest: _____
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING:

SECOND READING:

DATE OF ADOPTION:

Regional Commission Council of Southwest Georgia

District	Name & Address	Phone & Email	Term	Appointing Authority
2	Luke Singletary 111 Elgin Court Leesburg, GA 31763		By Virtue of Office	County
Public Sector	VACANCY		1 Year Term Expiring on 01/01/2025	County , Leesburg, and Smithville
Private Sector	Cicily Florence 175 Pine Summit Drive Leesburg, GA 31763		1 Year Term Expiring on 01/01/2026	County
1	Dwight Hickman P.O. Box 213 Smithville, GA 31787		1 Year Term Expiring on 01/01/2019	Leesburg and Smithville

One appointment is mandatory for a Commissioner.
Members must be Lee County citizens. Meetings are held at 6:30 PM on the last Thursday of each month at different locations to be announced.

-
Suzanne Angell
Executive Director
Email: sangell@swgrc.org

-
Candace White
Executive Assistant
Phone: (229) 522-3552; FAX: (229) 522-3558
Email: cwhite@swgrc.org

- Staggered one year terms
- Complimentary dinner provided
- Non-Elected Officials: \$25 travel reimbursement

Kaitlyn Good

From: Renea the Realtor <reneasellshomes@gmail.com>
Sent: Wednesday, April 30, 2025 2:04 PM
To: Payton Harris
Subject: Lee County Regional Commission vacancy

I'd like to apply for the

Lee County Regional Commission

Thank you,



Certified Residential Specialist

The Proven Path To Success

Renea Miller



Each Office is Independently Owned and Operated

Associate Broker/Realtor®/Agent Trainer and Support

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Office 229-888-6670



Kiwanis

Member of Kiwanis Club Dougherty/Albany

Member since 2010 (Brandon, FL-2010-2014, Anchorage, AK-2014-2021 and Albany, GA-2021-present)

Past Kiwanis Lt. Governor of AYS Division

Kiwanis Club of Anchorage

Past President

[Rate your experience with me](#)

ReneaSellsHomes@gmail.com

Reneasellshomes.com



Board of Commissioners
One of Georgia's original counties ~ Established in 1825

MEMORANDUM

TO: Honorable Board of County Commissioners

FROM: Heather Jones, Finance Director

SUBJECT: Estimated Rollback Rate

DATE: May 27, 2025

Motion/Recommendation:

Motion to approve an estimated rollback rate of .026 to be displayed on the annual assessment notice. Staff recommends approval.

Background:

As you may be aware, the Georgia Legislature passed House Bill 92 as a cleanup to House Bill 581. One of the items this House Bill addressed was the new requirement for the annual assessment notice. There are two options allowed under House Bill 92; Option 1 allows for an estimated rollback rate to be displayed on the notice. Option 2 allows for the estimated taxes to be placed on the notice as they were in previous years.

At the May 13, 2025 Board of Commissioners meeting, the Board voted for Option 1, to place the estimated rollback rate on the annual assessment notice. After reviewing the 2025 preliminary digest, staff recommends approving an estimated rollback rate of .026.

Attachments:

2024 PT32.1

ACCG Estimated Roll-Back Rate Guidance and Best Practices

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.

Chairman
Luke Singletary
District 2

Vice-Chairman
Chris Guarnieri
District 4

Commissioner
Dennis Roland
District 1

Commissioner
Billy Mathis
District 3

Commissioner
George Walls
District 5

County Manager

County Attorney
Jimmy Skipper

102 Starkville Avenue North
Leesburg, Georgia 31763

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

www.lee.ga.us

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2024				
COUNTY: Lee		TAXING JURISDICTION: M&O		
ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW				
DESCRIPTION	2023 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2024 DIGEST
REAL	1,274,335,833	2,560,390	51,113,516	1,328,009,739
PERSONAL			0	
MOTOR VEHICLES	14,921,480		(240,570)	14,680,910
MOBILE HOMES	5,915,184		(43,429)	5,871,755
TIMBER -100%	5,828,525		(1,984,763)	3,843,762
HEAVY DUTY EQUIP	56,080		130,972	187,052
GROSS DIGEST	1,301,057,102	2,560,390	48,975,726	1,352,593,218
EXEMPTIONS	139,426,747		11,830,450	151,257,197
NET DIGEST	1,161,630,355	2,560,390	37,145,276	1,201,336,021
	(PYD)	(RVA)	(NAG)	(CYD)
2023 MILLAGE RATE: 12.406		2024 MILLAGE RATE: 12.380		
CALCULATION OF ROLLBACK RATE				
DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA	
2023 Net Digest	PYD	1,161,630,355		
Net Value Added-Reassessment of Existing Real Property	RVA	2,560,390		
Other Net Changes to Taxable Digest	NAG	37,145,276		
2024 Net Digest	CYD	1,201,336,021	(PYD+RVA+NAG)	
2023 Millage Rate	PYM	12.406	PYM	
Millage Equivalent of Reassessed Value Added	ME	0.026	(RVA/CYD) * PYM	
Rollback Millage Rate for 2024	RR - ROLLBACK RATE	12.380	PYM - ME	
CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES				
If the 2024 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)		Rollback Millage Rate	12.380	
		2024 Millage Rate	12.380	
		Percentage Tax Increase	0.00%	
CERTIFICATIONS				
I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.				
_____		_____		
Chairman, Board of Tax Assessors		Date		
I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.				
_____		_____		
Tax Collector or Tax Commissioner		Date		
I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2024 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2024 is _____				
CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION				
<input type="checkbox"/>	If the final millage rate set by the authority of the taxing jurisdiction for tax year 2024 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.			
<input type="checkbox"/>	If the final millage rate set by the authority of the taxing jurisdiction for tax year 2024 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.			
_____		_____		
Responsible Party		Title		Date

ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA & GEORGIA MUNICIPAL ASSOCIATION

Estimated Roll-Back Rate Guidance and Best Practices

The estimated roll-back rate is a new concept that became law in 2025. It was created by [HB 581 \(2024\)](#) and revised by [HB 92 \(2025\)](#). Under prior law, a property owner's annual notice of assessment (NOA) automatically included the previous year's millage rate for each authority and an estimated tax liability based on that rate. HB 581 created the estimated roll-back rate, designed to provide local governments with more flexibility in accurately previewing that year's millage rate to the property owner on their NOA. HB 92 added deadline by which the estimated roll-back rate must be provided and added a fallback provision if a jurisdiction fails to certify and provide an estimated roll-back rate.

Guidance in Providing the Estimated Roll-Back Rate

Under HB 581 and HB 92, local governments are provided two options concerning the information that appears on property owner's NOA:

Option 1: A local government may certify an estimated roll-back rate to be included on the NOA. The estimated rollback rate is defined as "the current year's estimated millage rate for general maintenance and operations minus the millage equivalent of the total net assessed value added by reassessments." The levying or recommending authority must certify this rate by a formal vote and provide the rate to the county board of assessors and tax commissioner no less than 15 days prior to the postmark on the annual NOA. If the estimated roll-back rate is certified by the deadline, then the NOA for that taxing jurisdiction will show the current year's value, value of exemptions, net taxable value after exemptions have been applied, and the estimated roll-back rate. The NOA will **not** include the estimate of taxes owed.

Option 2: If a local government fails to certify and provide an estimated roll-back rate by the deadline, then the NOA for that specific jurisdiction will state the previous year's millage rate and provide an estimate of taxes owed based upon the property's current assessed value and the prior year's millage, which is similar to how NOA's were prepared prior to HB 581.

Practical Considerations and Best Practices for the Estimated Roll-Back Rate

Procedure and Timeline to Certify the Estimated Roll-Back Rate

O.C.G.A. § 48-5-306.2 provides "Each levying or recommending authority shall annually calculate its estimated roll-back rate for the current year and shall certify such rate to the county board of tax assessors and the county tax commissioner no less than 15 days prior to the postmark of the annual notice of assessment."

ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA & GEORGIA MUNICIPAL ASSOCIATION

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Although 'certify' in this instance is not a defined term in statute, 'levying authority' refers to the county board of commissioners (BOC) and the city council; 'recommending authority' refers to the school board. It is recommended that staff members of these bodies do not make an independent decision for their local government, and neither does the chairman. The decision to certify the estimated roll-back rate must be made via a vote of the entire board or city council; the only exception is in the case of a sole commissioner.

For jurisdictions that have submitted an estimated roll-back rate via the chairman or a staff member (such as the CFO), it is strongly encouraged to ratify that decision via a formal vote in a public meeting. It may be necessary to advertise and hold a special-called meeting of your elected body to certify the estimated roll-back rate to meet the deadline. If your jurisdiction has not yet submitted an estimated roll-back rate and wishes to do so, you are encouraged to communicate with your chief appraiser and BOA and hold a vote in a public meeting before the deadline 15 days prior to the postmark of the NOA.

Calculating the Estimated Roll-Back Rate

For guidance on setting an estimated roll-back rate, it is recommended to contact the county chief appraiser to obtain the most current preliminary data on how the digest may change in your community. Once the values have been updated and the NOA document mailed, the values may only be lowered upon appeal, never raised.

Accordingly, you may wish to be conservative when calculating your estimated roll-back rate and take into consideration current budget discussions and early estimates of reassessment growth which can change before you set your actual millage rate later in the year. Please keep in mind that if you do decide to certify an estimated roll-back rate and you later set a millage rate higher than the estimated roll-back rate published on the NOA, there will be a disclaimer added to the tax bill stating "the name of the governing authority that exceeded the estimated roll-back rate and that this will result in an increase of taxes owed." Please keep in mind that the estimated roll-back rate applies only to the general fund M&O (maintenance and operations) rate and not any special service district millage levies or other levies.

Estimated Roll-Back Compared to Taxpayer Bill of Rights Rollback

Note that the estimated roll-back rate is a new concept that became law in 2025 and is completely separate and distinct from the actual roll-back rate calculation you are already used to on the PT 32.1 form when submitting your tax digest; if you exceed your actual roll-back rate, you will still have to advertise this as a tax increase and hold the three advertised public meetings. This means that depending on your estimated roll-back rate, actual roll-back rate, and final adopted millage rate, it is possible to have no advertised tax increase and no disclaimer on the tax bill, have either of them, or have both in any given year.



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

ADA Compliant Website

- NTS currently working on the Website
- Staff viewed demo website November 13, 2024
- Staff reviewed demo website with migrated data December 30, 2024
- Staff met with NTS designer January 7, 2025 for final review
- Waiting for Logo design from Brocksfield & Co.

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
 - Archaeological Testing
 - Archaeological fieldwork at the site was conducted October 21-25, 2024
 - 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
- 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

Updated: May 23, 2025

- 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
- 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

Bicentennial Anniversary – June 9, 2025

- Event to be held Friday, June 6, 2025 6:00pm – 10:00pm in front of Courthouse
- Many vendors and entertainment
- Commemorative souvenirs
- Featuring: Thomas Merritt Band and Kinchafoonee Cowboys

Census Numbers (2020)

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

Commercial Land Development Permits

- 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
- 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
- Preliminary design and first concept plans presented to the BOC on December 10, 2024

Disaster Recovery and Redevelopment Plan

- GEMA representatives worked with local government, businesses, and citizens to create a Disaster Recovery and Redevelopment Plan
- Consists of a zero-cost match
 - Three meetings: April 26, 2024, June 25, 2024, August 21, 2024
 - Completed plan received

GIS

- **Utilities Mapping Project**
 - Purpose: To map all utilities in Lee County
 - Reviewing drawings to gather information and began hosting meeting every Thursday with utilities authority to improve this project.
 - 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
 - Received City of Leesburg water and sewer as-builts so we now have a consolidated overview of their utilities
- **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
- **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 missing and non-compliant addresses
 - Located 30+ homes with no documented address in our system using power company exports
 - Resolved the issues within our software for the found missing addresses
 - In preparation 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

2025 LRA (Supplemental LMIG)

- Letter from GDOT received March 20, 2025
- Lee County's formula amount for 2025 is \$864,247.96

- No required match
- On March 25, 2025, the Board voted to allocate the 2025 LRA 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
 - To be coupled with 2025 LMIG funding
- Application submitted April 7, 2025
- Application approved April 8, 2025
- On May 13, 2025, the Board voted to reallocate the 2025 LRA funds to the resurfacing of Ledo Road, Leland Ferrell Drive, White Horse Drive, and Brandt Court
- Application submitted May 20, 2025

2025 LMIG SAP

- Letter from GDOT received April 28, 2025
- Lee County's formula amount for 2025 is \$485,000.00, plus the 30% local match of \$145,500.00 comes to a total of **\$630,500.00**
- On March 25, 2025, the Board voted to allocate the 2025 SAP funds to the restriping and RPMs on the following roadways or portions of roadways: Flowing Well Road, James Pond Road, Kinchafoonee Creek Road, Smithville Road, Haley Road, Lovers Lane Road, Armena Road, Pinewood Road, Fussell Road, Sportsman's Club Road, Miller Road, Garrett Road, Graves Springs Road, Old stage Road, Palmyra Road, Oakland Road, New York Road, White Pond Road, Larkspur Drive, Live Oak Drive, Marlow Lane, Mayhaw Road, North Doublegate Drive, Orchard Hill Drive, and Stapleton Drive
- Application submitted May 20, 2025

Playground Upgrades

- **Pirates Cove**
 - New exercise equipment has been purchased for Pirates Cove Nature Park
 - Zane Grace Construction installed a 48x48x6 concrete pad as well as the equipment
 - BOC awarded project on May 14, 2024 for \$20,493.00
 - Trail has been established
 - Picnic tables and benches installed
 - Parking stops and plants installed
 - Waiting for quote for the installation of a Sun Shade

R2 Zoning Code Analysis

- Consultant Lee Walton is still working on the study
- Chief Appraiser Doug Goodin is working on a report that shows all multi-family units, owners, and relevant information for Lee to include in his report
- Staff to follow-up weekly
- Draft sent to the BOC for review

Road Development

- Land Development permit received
- Site area is 1.65 acres and consists of Oakland Parkway Commercial Subdivision Lot 28 and adjoining easements
- Project includes commercial driveway and right turn deceleration lane on GDOT right-of-way

Sidewalks

- 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

SPLOST VII

- Collection Period: October 1, 2019 - September 30, 2025
- County Ballot Amount – \$18,272,384.00
 - County Collected Amount - \$23,919,605.00 (as of 4/30/25)
 - Difference \$5,647,221.00
 - 131% 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

- Project Completion: May 2025
- 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
- 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
- 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
 - 05-2024: Variance needed; went through the Planning Commission (5-2-2024) and BOC (5-14-2024)
 - 06-20-2024: All equipment built and ready to ship
 - 12-05-2024: Building for the tower set up

- 01-09-2025: Foundation laid
- 01-2025: Tower erected
- 02-2025: New frequencies approved
- Equipment has been delivered but not installed, awaiting the notice to proceed documents from American Tower

Utilities Authority

- SAG Well Grant - \$1,200,000.00 – LC match \$300,000.00
- 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

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 end of year 2025
- Sumter EMC construction department has completed 41% of make-ready attachments requested by Windstream in Lee County
- **April 2025 Monthly Update:**
 - In Progress
 - Total Planned Fiber Miles: 357
 - Deployed Fiber Miles: 339
 - Completion Percentage of Total Fiber Miles: 95%
 - 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

No open RFPs or RFQs.

Recently Awarded

Installed Propane Generator & Automatic Transfer Switch

- Pre-Bid Meeting: February 13, 2025
- Bid Opening: February 27, 2025
- Bid results rejected by staff

Wheeled Excavator - Public Works

- Pre-Bid Meeting: February 18, 2025
- Bid Opening: March 4, 2025
- BOC awarded the bid to Yancey on March 25, 2025 for \$4,188.50 per month

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
- Engineering design in progress
- Met with Utilities companies to discuss right-of-way
- AT&T utilities will have to be relocated after final plans are completed
- Matt Inman is revising the plans for 10 ft. easement and drainage
- Advanced Engineering Services has dissolved
- Staff working on new contract with new company

Building for Code Enforcement and Animal Control Personnel

- Approved by BOC at October 22, 2024 meeting
- Located at Public Works
- Pre-Bid Meeting: December 3, 2024
- Bid Opening: December 17, 2024
- BOC awarded bid to W.J. Kirksey for \$197,500.00 on January 14, 2025
- Currently awaiting permits

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 \$124,500.00 on January 14, 2025
- The bathroom renovation has been completed
- The break room renovation is near completion

Speed Tables

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: November 21, 2024
- Bid Opening: December 12, 2024
- BOC approved the purchase of two (2) speed signs and the adoption of 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
- 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 for \$279,020.00 on January 28, 2025
- Kick Off Meeting: April 8, 2025

Flooring Services: DFCS Building

- Pre-Bid Meeting: February 11, 2025
- Bid Opening: February 25, 2025
- Bid results brought back to the Board on February 25, 2025
- BOC awarded bid to Custom Interiors for \$23,920.55 on February 25, 2025
- Completed – March 2025

Future

Security Camera System

- Staff writing RFP documents
- Proposed Pre-Bid Meeting: April 2025
- Proposed Bid Opening: June 2025

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

STATE OF GEORGIA

COUNTY OF FULTON

FIRST AMENDMENT TO INTERGOVERNMENTAL RENTAL AGREEMENT

THIS FIRST AMENDMENT TO INTERGOVERNMENTAL RENTAL AGREEMENT (the “First Amendment”) made and entered into this 27th day of May, 2025, by and between the **BOARD OF COMMISSIONERS OF LEE COUNTY, GEORGIA** whose address for purposes of this Agreement is 102 Starksville Avenue North, Leesburg, Georgia 31763, Attention: Luke Singletary, hereinafter called “Landlord”, and the **BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA**, for the benefit of the University of Georgia (“Institution”), whose address is 270 Washington Street, S.W., Seventh Floor, Atlanta, Georgia 30334, hereinafter called “Tenant”.

WITNESSETH:

WHEREAS, the Landlord and Tenant are parties to an intergovernmental rental agreement dated May 12, 2015, (the “Agreement”) whereby Tenant leases from Landlord, for the benefit of the Institution, certain property totaling approximately 3.5 acres (the “Premises”) located at 695 Jordan Road, Leesburg, Georgia 31763, and as more particularly described in Exhibit “A” to the Agreement;

WHEREAS, Section 2.3 of the Agreement contains nine (9) one-year renewal options that allow for extension of the Agreement through June 30, 2025;

WHEREAS, Landlord and Tenant have exercised all available renewal options within the Agreement;

WHEREAS, Landlord and Tenant desire to amend the Agreement to add renewal options and to make such other modifications to the Agreement as further set forth below; and

WHEREAS, Landlord has duly authorized and approved this First Amendment at its regular meeting on May 27, 2025; and

NOW THEREFORE, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Extension of Agreement. Section 2.3 of the Agreement is hereby deleted in its entirety and the following shall be inserted in lieu thereof:

2.3 Tenant is hereby granted options to extend the term of the Agreement (the "Term") for nineteen (19) successive additional periods of one (1) year each (each such additional period being herein referred to as an "Extended Term"). Tenant shall have the right to exercise each option to extend provided that on the date of such exercise Tenant is not in default under this Agreement beyond the expiration of any applicable cure period. Tenant may exercise an option to extend the Term during the period of time not more than sixty (60) days and not less than the day prior to the Initial Expiration Date or the date upon which date an Extended Term would expire but for the exercise of an extension of the Term. The Extended Terms shall be upon all the same terms, covenants and conditions of this Agreement then applicable, except that the number of options to extend shall decrease by one for each option to extend that is exercised by Tenant.

2. Exercise of Tenth Renewal Option. Landlord and Tenant hereby exercise the tenth option of the amended Section 2.3 of the Agreement for the purposes of extending the Term an additional year from July 1, 2025, to June 30, 2026, the exercise of said option being governed in accordance with the provisions of the Agreement, and at the rental rates set forth therein.
3. Agreement in Full Force and Effect. The Agreement, as hereby amended, is hereby ratified, confirmed and continued in all respects, and all covenants, terms and conditions of the Agreement, as hereby amended, are hereby incorporated herein by this reference.

(Signatures on Next Page)

IN WITNESS WHEREOF, Landlord and Tenant have hereunto executed, signed, and delivered this First Amendment the day, month, and year first above written.

LANDLORD:

BOARD OF COMMISSIONERS OF
LEE COUNTY, GEORGIA

By: _____
Luke Singletary
Chairman

Attest: _____
Kaitlyn Good
County Clerk

TENANT:

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA

By: _____
Sandra Lynn Neuse
Vice Chancellor for Real Estate & Facilities

Attest: _____
Alan Travis
Associate Vice Chancellor