



# LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, September 9, 2025 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

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

MEETING AGENDA  
Work Session

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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

Scott Addison, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

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### 1. CALL TO ORDER

### 2. INVOCATION

A) Pastor Spencer Kinkade, 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 August 26, 2025 Board of Commissioners meeting.

### 5. CONSENT AGENDA

### 6. NEW BUSINESS

### 7. PUBLIC HEARING

A) **Lanier Engineering (Z25-034)** has submitted an application to the Lee County Planning Commission requesting to rezone 116.274 acres from C-2 (General Business District) to I-1 (Light Industrial). The property owner is LKC Groves, LLC. The subject property is located on Forrester Parkway and State Hwy 133, parcel number is 039D082, in Land Lot 211 of the Second Land District of Leesburg, Georgia. ***Planning staff recommends approval with the following condition: Any use that involves (a) storage and movement of hazardous materials or (b) manufacturing and/or assembly should be individually reviewed. Planning Commission recommends approval with the conditions: A maximum building height of 50 feet and a restriction of the following permitted uses from Sec. 70-452: (d) Carpet manufacturing, (j) research and testing laboratories, and (q) natural gas and petroleum products storage and sales.***

### 8. DEPARTMENTAL MATTERS

A) **Building Inspection/ Business Licensing** - Consideration to approve a retail sales license for off-premises consumption of malt beverages and wine for Mr. San Antonio Taylor, General Manager of the new Wawa located at 1384 Hwy 82 West.

B) **Planning, Zoning & Engineering** - Consideration to approve a conditional use application, under Section 70-383 (h), for **Lanier Engineering (Z25-031)** to construct an urgent care clinic which is not upon the primary campus of a hospital, or at the remote location of a hospital. The parcel is vacant and is zoned C-2 (General Business District). The property owner is Phoebe Putney Health

System, Inc. The subject property is located at 1388 US HWY 82 W, parcel number is 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia. **Planning staff and Planning Commission recommend approval. Public Hearing held August 12, 2025**

- C) **Planning, Zoning & Engineering** - Review of the August 7, 2025 Planning Commission meeting minutes.
- D) **Public Works** - Consideration to ratify the purchase of a Pac-Mac KB20 20' Grapple Loader truck from Sansom Equipment Company at a cost of \$220,021.00, utilizing funds received from insurance.

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

- A) Consideration to appoint two (2) members to the **Planning Commission** for two (2) unexpired four (4) year terms, with one (1) term expiring 01/31/2027 and one (1) term expiring 01/31/2029. Letters of interest in appointment received by Lee Bradley, John Clay, and Robert Haas.
- B) Consideration to appoint one (1) member to the **Tax Assessor's Board** for a term of three (3) years. Current term expired 08/31/2025. New term expires 08/31/2028. Letter of interest in appointment received from Tim Sumners (reappointment).

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to adopt a resolution authorizing the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation.
- C) Consideration to approve the Professional Engineering Services Cost Agreement from Axis Engineering Consultants at a cost of \$12,000.00 for Coston Rd Drainage and Easement.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next Board of Commissioners meeting will be held Tuesday, September 23, 2025 at 6:00pm.

17. **ADJOURNMENT**

AGENDA MAY CHANGE WITHOUT NOTICE

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

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



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

Tuesday, August 26, 2025 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

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

MEETING MINUTES  
Voting Session

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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**

Scott Addison, County Manager  
Kaitlyn Good, County Clerk  
Jimmy Skipper, County Attorney

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The Lee County Board of Commissioners met in a voting session on Tuesday, August 26, 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, and Commissioner Dennis Roland. Staff in attendance were County Manager Scott Addison, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Commissioners Billy Mathis and George Walls were 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**

Chairman Luke Singletary led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the August 12, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approved the minutes from the August 12, 2025 Board of Commissioners meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

A) Recognition of employees' years of service.

Chairman Singletary recognized the following employees for their years of service:

10 years: Christine Camo - Paramedic/Firefighter

15 years: Sherman Martin - Animal Shelter Supervisor

20 years: James Barthels Jr. - Equipment Operator I

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

A) **Code Enforcement - Robert Vincent, Chief Marshal, to present on recent significant changes in the approach to the enforcement of code violations.**

Robert Vincent, Chief Marshal, presented to the Board. He stated that he has been working here for nine months and has learned a lot. There are things that they have been doing and things that they need to look at doing. Mr. Vincent summarized the history of the Code Enforcement Office throughout the years. In 2006, the office was first established and then in 2011 it transitioned to a Marshal's Department, which requires officers to be sworn law enforcement officers. In 2025, they transitioned from reactive to proactive enforcement. Mr. Vincent discussed how being reactive is inconsistent and unfair enforcement. This type of enforcement can lead to widespread non-compliance. Being proactive is more thorough and consistent and leads to increased compliance over time. He stated that they need to set enforcement priorities with direction from the Board, legitimate complaints, and data analysis.

Mr. Vincent showed a graph to the Board and audience displaying the data analysis over two years. The most common complaints are overgrown vegetation and trash or debris. GIS used this data to make a hotspot map that shows a majority of the complaints are from residential subdivisions. Mr. Vincent said they tend to set neighborhood enforcement standards based on those that live there, and neighborhood standards are not all the same throughout the County. The standards are changing, and the population is growing. There are citizens moving into areas where their standards might not match those who have lived there.

Mr. Vincent showed a graph of the number of active cases and how they have significantly increased since 2024. He discussed the enforcement process that is currently in place. They are still doing erosion and sediment regulations. In 2024, there were 19 commercial developments that Code Enforcement Officer Randy James did the inspections on. These must be inspected weekly and after every rain event. Mr. Vincent discussed the documentation and case management process that is currently being used. The Code Enforcement calls are documented through the 911 CAD system, which provides consistency for documentation. However, the current process for documenting photos, reports, and the master case list is inefficient and difficult to use.

Mr. Vincent stated that there are several vacant properties throughout the County and many of them have violations. However, they are unable to find or hold the owner accountable because they are unable to find or contact them. Right now, there is currently no way to fix the nuisances on the properties. Mr. Vincent talked about the future of Code Enforcement. The City of Leesburg has expressed they want to follow what the County decides. Mr. Vincent said that they are in need of a case management database. He asked the Board to think over some questions he provided and let him know any thoughts that they may have.

Commissioner Guarnieri stated that the Board appreciates what Mr. Vincent is doing. He said that over his years of serving on the Planning Commission and the Board, he has seen them be reactive instead of being proactive. He stated that he appreciates them being proactive and believes that it is the answer. Commissioner Roland asked if they had to take any to court. Mr. Vincent stated that they have. The court usually gives the citizen an extension and time to apply. A majority of the time, citizens have ailments and do not have anyone to help them. He is currently looking for any resources that may be able to help in these situations.

B) **EMA - Consideration to renew an agreement with the United States Department of the Interior for the creek gauges for a period of one (1) year beginning October 1, 2025 at a cost of \$16,000.00. Current agreement expires September 30, 2025.**

Commissioner Guarnieri made the **MOTION** to renew an agreement with the United States



Department of the Interior for the creek gauges for a period of one (1) year at a cost of \$16,000.00, to come from the E911 budget. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

- C) **Planning, Zoning & Engineering** - Consideration to adopt a resolution for final subdivision approval of Sawtooth Oaks Phase I.

Commissioner Guarnieri made the **MOTION** to adopt a resolution for final subdivision approval of Sawtooth Oaks Phase I. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

- D) **Planning, Zoning & Engineering** - Consideration to approve a conditional use application, under Section 70-383 (h), for **Lanier Engineering (Z25-031)** to construct an urgent care clinic which is not upon the primary campus of a hospital, or at the remote location of a hospital. The parcel is vacant and is zoned C-2 (General Business District). The property owner is Phoebe Putney Health System, Inc. The subject property is located at 1388 US HWY 82 W, parcel number is 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia. **Planning staff and Planning Commission recommend approval. Public Hearing held August 12, 2025**

Commissioner Roland made the **MOTION** to table the conditional use application for Lanier Engineering (Z25-031) until the September 9, 2025 meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

- E) **Planning, Zoning & Engineering** - Consideration to approve an application from **Tokela Huston (Z25-032)** to rezone 1.98 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is Tokela Huston. The subject property is located at 165 Cedric Street, parcel number is 040D077, in Land Lot 270 of the Second Land District of Leesburg, Georgia. **Planning staff recommends approval with the following conditions: (1) Use under C-2 shall be limited to daycare for children aged 2-12 as proposed by the applicant and (2) Prior to expansion beyond the current level of daycare enrollment, the applicant shall provide a plan demonstrating the adequacy of driveway(s) on the parcel to accommodate additional traffic associated with pick-up and drop-off activity. Planning Commission recommends approval to rezone to C-1 instead of C-2. Public Hearing held August 12, 2025**

Commissioner Guarnieri stated that C-1 would be applicable. Chairman Singletary asked County Attorney Jimmy Skipper what his recommendation was regarding placing these conditions in the deed book. Mr. Skipper stated that what generally happens with a conditional rezoning is that in the future no one remembers the conditions and then there is something that was not approved in that lot. He would suggest putting an affidavit with the records in the deed book in Superior Court with the conditions it has been rezoned with. Chairman Singletary stated that if they are going to conditionally rezone it, then it needs to be handled the way Mr. Skipper recommends. Commissioner Guarnieri stated he would like to have it be a conditional use under C-1, that would allow for change in the future.

Commissioner Guarnieri made the **MOTION** to approve an application from Tokela Huston (Z25-032) to rezone 1.98 acres from R-1 to C-1 with a conditional use of a daycare with the recommended conditions as provided by planning staff. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

- F) **Planning, Zoning & Engineering** - Consideration to approve an application from **SF Rentals (Z25-033)** to rezone 1.16 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is SF Rentals. The subject property is located on Aspen

Drive at lot 89 Palmyra Subdivision Phase 7, parcel number is 029B218, in Land Lot 264 of the Second Land District of Leesburg, Georgia. **Planning staff and Planning Commission recommend approval. Public Hearing held August 12, 2025**

Commissioner Guarnieri made the **MOTION** to approve an application from SF Rentals (Z25-003) to rezone 1.16 acres from C-1 to R-1. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

- G) **Planning, Zoning & Engineering** - Consideration to approve an amendment (**LP25-01**) to the Future Land Use Map of the Lee County Comprehensive Plan for the property Tract 2 located in Flint Ventures/ MSG Pecan Orchard Subdivision owned by LKC Groves, LLC. The request seeks to amend a total of 116.274 acres of the Future Land Use designation from Residential to Industrial. Lee County is also initiating a request to amend a portion of the property to the East owned by Lexwig, LLC. The request seeks to amend a total of 111.852 acres of the Future Land Use designation from Residential to Industrial. This amendment is intended to better reflect the County's long-range land use planning goals and support future light industrial development. The subject properties are located off Forrester Parkway and State Hwy 133, parcel numbers 039D082 and 039D120, in Land Lot 211 of the Second Land District of Leesburg, Georgia. **Planning staff recommends approval. Planning Commission did not provide a recommendation. Public Hearing August 12, 2025**

Commissioner Guarnieri made the **MOTION** to approve an amendment (LP25-01) to the Future Land Use Map of the Lee County Comprehensive Plan. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

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

- A) Consideration to appoint one (1) member to the **Tax Assessor's Board** for a term of three (3) years. Current term expires 08/31/2025. New term expires 08/31/2028. Letter of interest in appointment received from Tim Sumners (reappointment).

Commissioner Guarnieri made the **MOTION** to table the reappointment to the Tax Assessor's Board until the September 9, 2025 meeting. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

## 10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.

County Manager Scott Addison discussed the following updates to County projects: (1) The Code Enforcement and Animal Control building is progressing and they expect to have both departments moved in by next month; (2) staff is currently working with the City of Albany on the bid/construction documents for the 2025 LMIG and LRA project, Ledo Road, which should be issued shortly; the additional 2025 LRA projects will be Hickory Grove, New York Road, and Leland Ferrell and all will be bid out together; (4) a geotechnical study has been approved for the courthouse, this will be an analysis for the foundation designs; and (5) there will be a ribbon cutting for a new business in the Oakland Industrial park on Thursday, September 4 at 11:30am.

- B) Consideration to approve an agreement with Reliable Engineering for the design, bid, and construction administration for the 2026 LMIG resurfacing projects at a cost of \$20,250.00.

Commissioner Guarnieri made the **MOTION** to approve an agreement with Reliable Engineering for the design, bid, and construction administration for the 2026 LMIG resurfacing projects for

\$20,250.00, to come from TSPLOST funds. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

- C) Consideration to approve an agreement with Reliable Engineering for the design, bid, and construction administration for the 2026 TSPLOST resurfacing projects at a cost of \$56,250.00.

Commissioner Roland made the **MOTION** to approve an agreement with Reliable Engineering for the design, bid, and construction administration for the 2026 TSPLOST resurfacing projects at a cost of \$56,250.00, to come from TSPLOST funds. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

- D) Consideration to submit a letter of support for the Southwest Georgia Community Action Council's application to the USDA Rural Development Housing Preservation Grant program.

Chairman Singletary stated that this does not have any financial requirement, it is just a letter of support.

Commissioner Roland made the **MOTION** to submit a letter of support for the Southwest Georgia Community Action Council's application to the USDA Rural Development Housing Preservation Grant program. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

- E) Consideration to approve the temporary construction easements of parcels 2, 3, and 4 for the City of Leesburg.

County Manager Scott Addison summarized that these easements are a continuation of the Georgia Department of Transportation TAP grant project, which originally began in 2019. This was a partnership between Lee County and the City of Leesburg. He stated that the original application was for \$2.3 million and both entities approved a 10% match. Currently, only \$7,400.00 of that match has been spent by the County. In 2021, after the preliminary engineering was complete, a map of the downtown area was brought to the Board for sidewalk installation. This project is to provide temporary construction leases on county-owned property located in downtown Leesburg. Mr. Addison stated that one lease would be for the area next to the courthouse, the City has offered to pay \$21,700.00. Another location is near the extension office and the City would pay \$11,400.00. The parking lot behind the courthouse is currently gravel, but staff will work with the City to make sure it gets paved in accordance to the architects design with the courthouse expansion. The reimbursement for that lease is \$49,000.00. The total amount would be \$82,100.00 paid to the County if this is approved.

Commissioner Guarnieri made the **MOTION** to approve the temporary construction easements of parcel 2,3, and 4 for the City of Leesburg. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Chairman Singletary voting yea.

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

Mike Sabot – Mr. Sabot stated that he sent the Board a request for a senior citizen property tax relief to be considered. He asked that it be put up for discussion at the next meeting.

Anegla Scott – Ms. Scott asked if there has been a follow-up regarding the water problem that is happening on Wiregrass Way. Chairman Singletary stated that they did reach out to the pecan grove and the owners will currently not let the County pump on their property. Mike Talley has not finished his research on what the ponds need. Currently, they are at a standstill until the water goes away, at which time they can receive engineering information back. Ms. Scott stated at the last meeting it was stated that they did not suggest pumping one of the ponds because the homeowners paid for a lakefront property. She asked if there was a proactive plan for hurricane season since it is still ongoing. Chairman Singletary stated that until the ponds go down, they aren't able to do anything even if they have a suggestion tomorrow. However, Mike Talley is working to get a recommendation for the Red Tip pond.

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, September 1, 2025** in observance of the Labor Day Holiday. County offices will reopen for regular business hours on Tuesday, September 2, 2025. Residential garbage collection will be delayed one day for the remainder of the week.
- B) The next Board of Commissioners meeting will be held September 9, 2025 at 6:00pm.

17. **ADJOURNMENT**

The meeting adjourned at 6:39PM.

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CHAIRMAN

ATTEST:

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COUNTY CLERK



**DATE:** 8/22/2025

**APPLICATION TYPE:** Zoning Application

**APPLICANT:** LKC Groves, LLC

**REQUESTED ACTION:** Rezoning from C-2 to I-1

**PURPOSE:** The anticipated use/purpose is not stated in the application.

**LOCATION OF PROPERTY:** Land Lot 211, 2<sup>nd</sup> Land District – Corner of Forrester Parkway and Georgia Route 133/Old Leesburg Road.

**PARCEL SIZE:** 116.274 acres

**EXISTING CONDITIONS:**

**Present Zoning and Use of Property:** Undeveloped (pecan grove)

**Adjacent Zoning/Use:**

**North—** C-2 (undeveloped with one parcel that has a non-profit)

**East—** I-1 ( undeveloped)

**South—** C-2 (agricultural with related residential structures)

**West—** C-2 (mix of retail, service, and healthcare commercial and undeveloped lots)

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

**MEETING INFORMATION:** All meetings are held in the assembly room in the Lee County Administration Building unless otherwise advertised.

**Planning Commission (public hearing):** September 4<sup>th</sup> at 6:00pm

**County Commission (public hearing):** September 9<sup>th</sup> at 6:00 pm

**County Commission (Voting Session):** September 25<sup>th</sup> at 6:00 pm

### **STAFF RECOMMENDATION:**

Staff recommends conditional approval for the subject property from C-2 to I-1 with the following conditions recommended due to the existing residential uses adjacent to both sides of the subject property.

- (1) Due to undefined use, any use that involves storage and movement of hazardous materials should be individually reviewed for health and safety purposes.
- (2) Uses pertaining to manufacturing and/or assembly should be individually reviewed, given the relatively close proximity to adjacent existing residential use.

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

**Current Zoning:** C-2

**Proposed Zoning:** I-1

**Uses Allowed Under Proposed Zoning Districts and Not Under Current Zoning:**

- (a) Wholesale bakeries, baking plants, etc.
- (b) Bottling or packaging of cleaning compounds, polishes, etc.
- (c) Building equipment, building materials, lumber, sand, gravel storage yards and yards for contracting equipment, maintenance or operating equipment of public agencies or public utilities, or materials or equipment of similar nature.
- (d) Carpet manufacturing.
- (e) Carpenter and cabinet making shops.
- (f) Cold storage plants.
- (g) Dental, surgical and optical goods manufacturing.
- (h) Electronic manufacturing and assembly plants.
- (i) Electric motors and generators manufacturing.
- (j) Research and testing laboratories.
- (k) Pharmaceutical products manufacturing.
- (l) Printing, engraving and bookbinding shops.
- (m) Soft drink bottling establishments.
- (n) Tool, die, gauge and machine shops.
- (o) Processed agricultural products other than meat, poultry or animal products.
- (p) Textile and clothing manufacturing.
- (q) Natural gas and petroleum products storage and sales.
- (r) Plastic product manufacturing but not including the processing of the raw materials (no actual plastic making).
- (s) Warehouse, storage and transfer, electric and gas service buildings and yards, public utility buildings, telephone exchange buildings and substations, gas regulator stations.
- (t) Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilation contractor's establishments including outside storage yards.
- (u) Moving or storage offices and warehouse.

(v) Publicly owned buildings, public utility buildings and service yards including storage yards.

## **PLANNING CONSIDERATIONS:**

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

Development under the proposed I-1 zoning is potentially suitable with respect to the zoning of the adjacent and nearby properties which are zoned C-2 with the exception of a nearby R-1 property. Some of the uses allowable in I-1 are not suitable in view of nearby residential land use.

- 2. What is the effect on the property value of the subject property should the existing zoning be retained?**

The value of the subject property may be somewhat affected if the existing zoning is retained as the proposed I-1 zoning would not allow many industrial uses.

- 3. If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals, or general welfare of the public?**

Preserving the existing C-2 zoning does not necessarily provide greater protection to the public's health, safety, morals, or general welfare, as certain permitted uses in C-2 (e.g., adult entertainment, shooting ranges) could pose greater concerns than some permitted I-1 uses. Denial of the rezoning may not significantly offset potential impacts, as both districts allow uses that require careful review and regulation.

- 4. Has the property been undeveloped an unusual length of time as currently zoned, considered in the context of land development in the vicinity of the property?**

The subject property is undeveloped with no evidence of previous development. Its development status is consistent with that of the adjacent parcels to the south and the east.

- 5. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical services?**

The proposed zoning is not expected to cause excessive or burdensome use of schools, police protection, fire protection, public health facilities or emergency medical services, depending upon the specific I-1 use. Forrester Parkway

combined with Old Leesburg Rd and US Hwy 19 provide adequate transportation capacity to support some industrial development, in general. However, certain industrial uses of higher intensity could become excessive or burdensome to the nearby commercial and residential areas.

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

Yes. The Lee County Board of Commissioners approved an updated **Future Land Use Map** on August 26, 2025, designating this property as appropriate for industrial use. This rezoning request is therefore in conformity with the Comprehensive Plan and future land use policies.

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

The subject property is potentially suitable for some industrial uses due to the size of the parcel and location adjacent to a railroad corridor and directly accessible to major road corridors.

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

The proposed I-1 zoning would not be expected to adversely affect the existing use of adjacent and nearby property depending upon the specific use. However, the subject parcel is located nearby property zoned and being developed for residential, and some I-1 permitted uses may have the potential to impact nearby residential if noxious fumes or noises are associated with manufacturing or other industrial uses.

**9. Does the subject property have a reasonable economic use as currently zoned?**

As currently zoned C-2, there are a number of potential uses for the subject property that would provide some economic value to the property owner. Allowable C-2 uses that are permitted for this property include any retail or service establishment, wholesale stores, storage buildings, warehouses, distributing plants, freezers and lockers, commercial greenhouses and nurseries, hospitals, medical offices, and freestanding ancillary healthcare service providers.

**10. Are there other existing or changing conditions affecting the use of development of the subject property which give supporting grounds for either approval or disapproval of the zoning proposal?**



Residential development is taking place in the vicinity of the subject parcel.

**11. Would the change create an isolated district unrelated to the surrounding districts, such as “spot zoning”?**

No. This rezoning would not constitute spot zoning, as there is already adjacent property zoned I-1 that establishes industrial use in the immediate area. The proposed rezoning would expand upon existing zoning patterns rather than create an isolated district.

**12. Are the present zoning district boundaries illogically drawn in relation to existing conditions in the area?**

The present zoning district boundaries are not illogically drawn based on the existing conditions of the area.

**13. Is the change requested out of scale with the needs of the county as a whole or the immediate neighborhood?**

The change requested is not necessarily out of scale with the needs of the neighborhood area or the county in terms of I-1 zoning for a property, given the vision statement, part of which states “Lee County supports a healthy mix of residential, commercial, and industrial development while preserving the county's rural setting and heritage.” (Lee County Comprehensive Plan, Vision Statement, pg. 5). However, certain industrial uses could be considered out of scale or obtrusive relative to the scale and use of nearby commercial and residential property.

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

While there are limited I-1 properties available elsewhere in the county, the updated Comprehensive Plan identifies a clear need for additional industrial-zoned land in this area. The subject parcel's size, location along a major transportation corridor, and proximity to rail access make it a uniquely suitable site for I-1 development.

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

Should the zoning proposal be approved, all development guidelines would need to be carefully followed during the development process to ensure proper environmental testing and regulatory compliance, especially given that certain industrial uses can produce noxious fumes, noise nuisances, and hazardous wastes. As the Lee County Comprehensive Master Plan notes, it is critical to

protect floodplains, wetlands and streams in order to protect environmental resources which in turn impact the quality of life and health of the community.

LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE



## ZONING APPLICATION

Owner: LKC GROVES, LLC  
Address: P.O. BOX 950, LEESBURG, GA 31763  
Daytime Phone #: 229-883-5100 Email: BCARR@SAFEAIRE.COM

Address or location of the property: OLD LEESBURG ROAD & FORRESTER PARKWAY

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

Present Zoning C-2 Present Use of Property: VACANT PECANS

Proposed Zoning: I-1 Proposed Use of Property: LIGHT INDUSTRIAL

211 Land Lot Number 2ND Land District 116.274 # of Acres

The subject property is described as follows:

ALSO ATTACH: (18 COPIES REQUIRED) ☒ Plat of property, including vicinity map

☒ Legal description Containing Metes and Bounds

### DISCLOSURE

☐ I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

☒ I (owner) have NOT made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

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

WITNESS Beth Pellock

OWNER [Signature]

DATE 7/25/25

DATE 7/25/25

Application Fee: n/a Date Paid: n/a Received by: Kara Hason Per Scott

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

Applicant Name: LANIER ENGINEERING, INC

Address: 1504 W THIRD AVENUE, ALBANY, GA 31707

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

Legal Description  
Flint Ventures / MSG Pecan Orchard Subdivision  
Tract 2

All that tract or parcel of land lying and being in Land Lot 211, Second Land District, Lee County, Georgia and being more particularly described as follows:

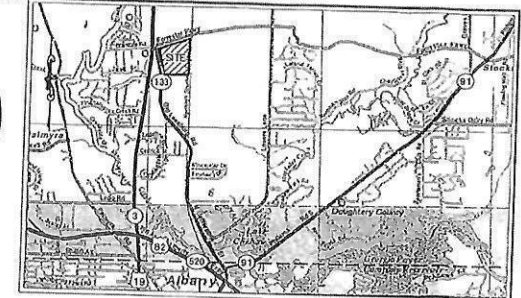
Begin at the intersection of the west right-of-way line of Norfolk and Southern Railroad (150' r/w) and the south right-of-way line of Forrester Parkway (150' r/w); thence follow said west right-of-way line of Norfolk and Southern Railroad S 00 degrees 42 minutes 37 seconds W for a distance of 2656.04 feet; go thence S89 degrees 18 minutes 18 seconds E for a distance of 2210.72 feet to a point along the east right-of-way of Georgia Route 133 (r/w varies); thence follow said east right-of-way of Georgia Route 133 N 04 degrees 19 minutes 08 seconds W for a distance of 954.81 feet; leaving said right-of-way go thence S 85 degrees 40 minutes 52 seconds W for a distance of 704.68 feet; thence go S 13 degrees 47 minutes 09 seconds E for a distance of 529.39 feet to the south right-of-way line of Forrester Parkway; thence go around a curve to the left which has a radius of 1984.86 feet and an arc of 225.25 feet, the chord being N 68 degrees 09 minutes 18 seconds E for a distance of 225.13 feet; thence follow said south right-of-way of Forrester Parkway N 64 degrees 54 minutes 15 seconds East for a distance of 685.73 feet; thence go along the south right-of-way line of Forrester Parkway around a curve to the right which has a radius of 1834.86 feet and an arc of 803.62 feet, the chord being N 77 degrees 27 minutes 05 seconds E for a distance of 797.22 feet; thence follow said south right-of-way of Forrester Parkway N 89 degrees 59 minutes 54 seconds East for a distance of 162.95 feet to the Point of Beginning.

Said tract contains 116.274 acres.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	823.19'	1984.86'	N76°47'07"E	817.30'
C2	597.94'	1984.86'	N80°02'11"E	595.68'
C3	225.25'	1984.86'	N68°09'18"E	225.13'

LAND LOT 206

LAND LOT 207

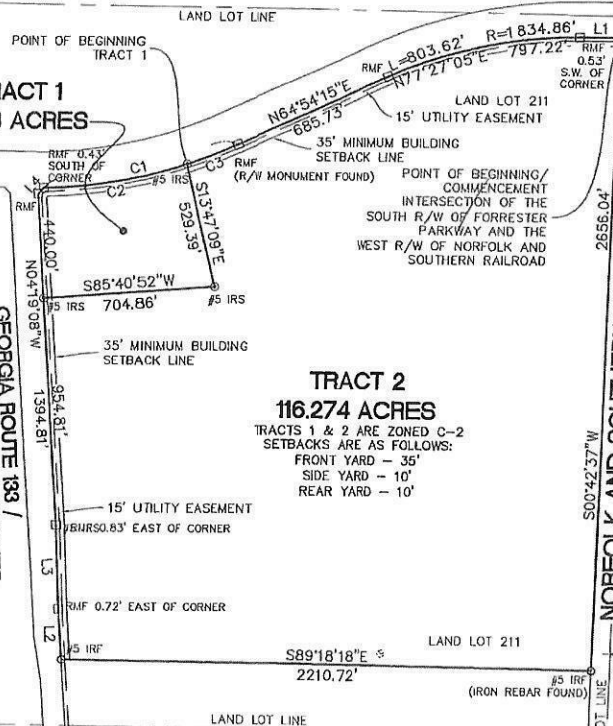


LOCATION MAP  
1" = 1 MILE ±

**TRACT 1**  
7.283 ACRES

GEORGIA ROUTE 133 /  
OLD LEEBURG ROAD R/W VARIES

U.S. ROUTE 19 / GEORGIA ROUTE 3 R/W VARIES



**TRACT 2**  
116.274 ACRES  
TRACTS 1 & 2 ARE ZONED C-2  
SETBACKS ARE AS FOLLOWS:  
FRONT YARD - 35'  
SIDE YARD - 10'  
REAR YARD - 10'

**FORRESTER PARKWAY 150' R/W**  
**ALL LOTS APPROVED BY PLANNING COMMISSION**  
**NOT BE BUIDABLE LOT**

WETLANDS MAY BE PRESENT ON THIS PROPERTY. WETLANDS ARE PROTECTED BY FEDERAL LAW. BEFORE DISTURBING ANY AREA DESIGNATED AS A WETLAND, CONTACT THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 889, SAVANNAH, GEORGIA 31402-0889.

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

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

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 13177C0241D AND 13177C0243D, EFFECTIVE OF DATE OF SEPTEMBER 2, 2009.

EUGENE KELLY  
D.B. 119 PG. 628

75' OGLETHORPE POWER CORPORATION POWERLINE EASEMENT  
D.B. 67 PAGE 482, P.C. C SLIDE C118

**SURVEY NOTES:**

A TOPCON GTS 223 TOTAL STATION WITH DIRECT READING TO THREE SECONDS WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,277 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 731,728 FEET, AND THE DISTANCES SHOWN ARE GROUND DISTANCES.

THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.

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

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GENE W. WEBB  
GA. REG. LAND SURVEYOR NO. 2923  
LANIER ENGINEERING, INC.  
GA. LAND SURVEYING FIRM NO. 991

By *[Signature]*  
Date 6-11-15

**MINOR SUBDIVISION PLAT**  
**FLINT VENTURES / MSG PECAN ORCHARD**  
**SUBDIVISION**

BEING PART OF TRACT 3 OF THE SURVEY FOR OAKLAND PLANTATION PARTNERS, LLC AND LAKE SEMINOLE PLANTATION, LLC AS RECORDED IN PLAT CABINET E, SLIDE 121B.  
PART OF LAND LOT 211, SECOND LAND DISTRICT  
LEE COUNTY, GEORGIA

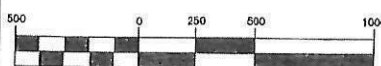


1504 W. THIRD AVENUE ALBANY, GEORGIA 31707  
(229) 438-0522 FAX (229) 438-0921

SURVEYED	OG/WH	SCALE	1" = 500'	PROJ. NO.	15113	DATE	06/10/15	SHEET NUMBER
DRAWN	DCG	CHECKED	DWG	15113MSP.DWG	SUR. DATE	12/14/09	1 OF 1	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'54"E	162.95'
L2	N04°19'08"W	212.73'
L3	N02°40'56"W	350.14'
L4	N42°20'37"E	34.37'

**GRAPHIC SCALE**



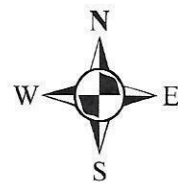
( IN FEET )  
1 inch = 500 ft.

OWNER CERTIFICATION  
THIS IS TO CERTIFY THAT I AM THE TRUE AND LAWFUL OWNER OR THE AGENT FOR THE OWNER OF THE PROPERTY PLATTED HEREON.

*[Signature]*  
FLINT VENTURES  
BARRY CARR  
3199 PALMYRA ROAD  
ALBANY, GA 31707  
(229) 883-5100

GEORGIA, LEE COUNTY  
CLERK'S OFFICE SUPERIOR COURT  
Filed: 6-11-2015  
Time: 0:15A Plat Cabinet S Slide 92B  
Recorded: 6-11-2015  
SARA CLARK, CLERK  
S.C.L.C., GA.





0 450 900 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: 8/11/25





## **BOARD OF COUNTY COMMISSIONERS**

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

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

Joey Davenport  
*Chief Building Official*

Carol Lee  
*Administrative Assistant*

Martha Roberts  
*Permit Technician*

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

*One of the first  
original counties of  
Georgia*

*Established  
June 9, 1825*

### ***Lee County Alcohol License Memorandum***

**Date: 9/9/25**

**To: Lee County Board of Commissioners**

**From: Carol Lee  
License Administrator**

**RE: Retail Consumption off-premises Malt Beverages and Wine License**

Mr. San Antonio Taylor has applied for a Retail Sales License for off-premises consumption of malt beverages and wine. Mr. Taylor is the General Manager of the new Wawa located at 1384 Hwy 82 West. Mr. Taylor is requesting the Lee County Board of Commissioners consider his application for an Alcohol License & seeks approval for the same.

### **CONSIDERATIONS FOR APPROVAL OR DENIAL**

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

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

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

See summary by request



## **BOARD OF COUNTY COMMISSIONERS**

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

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

**Joey Davenport**  
*Chief Building Official*

**Carol Lee**  
*Administrative Assistant*

**Martha Roberts**  
*Permit Technician*

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

*One of the first  
original counties of  
Georgia*

*Established  
June 9, 1825*

#### **3. Compliance with application requirements.**

The applicant has completed all application requirements.

#### **4. Adequate and satisfactory reference response.**

Reference response was adequate and satisfactory.

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

(See County Planner's Report)

#### **6. Compliance with zoning regulations.**

(See County Planner's Report)

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

(See County Planner's Report)

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

All requirements relating to the application have been met.

#### **STAFF RECOMMENDATION:**

**Staff requests the Board of Commissioners consider the Alcohol Application for Mr. Taylor, General Manager of the Wawa.**





## LEE COUNTY, GA GOVERNMENT

**SUBJECT:** New Alcohol Applicant

**DATE SUBMITTED:** 8/28/25

**DIVISION:**

**AUTHORIZED BY:** Joey Davenport

**AGENDA DATE REQUESTED:** 9/9/25

**TYPE:**

**CONTACT PERSON:** Carol Lee

**DEPARTMENT:** Inspection/Licensing

- ☐ Regular  
☐ Consent

**MOTION/RECOMMENDATION:**

Mr. San Antonio Taylor, General Manager of Wawa Southeast, LLC is requesting the Lee County Board of Commissioners approve his Alcohol Application for Retail Sales for off-premises consumption of malt beverages & wine.

**BACKGROUND:**

All requirements have been met by the applicant.

**REVIEWED BY (INITIALS):**

Legal:  
Finance:  
Other:

**USER DEPT.:**

**SUBMITTED BY:**

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

**ADVERTISED:**

Date:  
Paper:  
Required

**COSTS:**

**CURRENT FY:**

**APPROPRIATION CODE:**

**AFFECTED PARTIES:** ☐ Notified ☐ N/R

**COMMISSION ACTION:**

- ☐ Approved  
☐ Approved w/Conditions  
☐ Denied  
☐ Continued to:

**FUNDING SOURCE:**

- ☐ Capital Improvement  
☐ Operating  
☐ Other



Conditional Use Review – Phoebe Putney Health System, Inc., 1388 US Hwy 82 - Land Lots 263 – 2<sup>nd</sup> District

**Application Name:** Conditional Use Application

**Date:** 7/28/2025

**Applicant Name:** Lanier Engineering, Inc.

**Property Owner:** Phoebe Putney Health System, Inc.

**Location:** Land Lots 263, 2<sup>nd</sup> Land District

**Parcel Size:** 1 acre

**Existing Zoning:** C-2

**Application Summary**

The applicant desires to construct an urgent care facility. The property is currently zoned C-2 and Conditional Use approval is required due to the C-2 provision of the Lee County Zoning Ordinance in Sec. 70-383 which allows facilities for the development of all freestanding ancillary healthcare services as a conditional use upon approval.

The applicant proposes to construct a building with a proposed elevation of 249 feet. Associated paved driveways and parking spaces are also shown on the concept plan presented with the conditional use application.

*It is the Planning Department's finding that this application meets the minimum requirements for conditional use approval per Sec. 70-89 and 70-386. The proposed facility can be constructed on the parcel in compliance with all required setbacks. It appears that the facility and associated driveways and parking lot can be constructed in compliance with the setback and 30-foot-wide access to a public road requirement, however that factor should be carefully assessed as detailed design proceeds. It is the Planning Department's finding that this application meets the intent of the ordinance due to the expectation for use compatibility with the surrounding commercial context and ability for setback requirements to be met.*

**Conditional Use Review Comments Summary**

The purpose of the general business district is to provide areas for development that permit a wider range of business and entertainment activities than that permitted in the neighborhood business district. Conditional Use approval is required to allow location of facility like the applicant proposes, which is generally consistent with definition as a facility for ancillary healthcare services.

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

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

*All of these conditional use requirements have been met per Sec. 70-89. The proposed use is consistent with the purpose and specifics of the C-2 zoning district. The surrounding properties are all zoned C-2 and most are used for commercial purposes with the exception of the parcels directly adjacent to the subject property (which are undeveloped). It appears that the C-2 development standards can be met, based on the applicant's concept plan.*



**Z25-031**  
**Phobe Putney/ Lanier**

**Conditional Use**  
**Marlow/82**

LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE

### CONDITIONAL USE APPLICATION

OWNER: PHOEBE PUTNEY HEALTH SYSTEM, INC

ADDRESS: 417 Third Avenue, Albany, GA 31701

DAYTIME PHONE #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

ADDRESS OR LOCATION OF PROPERTY: 1388 US Hwy 82

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

Present Zoning C-2 Present Use of Property: Vacant

263 Land Lot Number 2nd Land District 1.00 # of Acres

The subject property is described as follows:

1.00 acres at southeast corner of US Hwy 82 and Marlow Lane - See attached legal description

Why are you requesting a conditional use?

to operate an urgent care clinic in a C-2 zone

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 Priscilla Lewis

OWNER

DATE 6-19-2025

DATE

6/19/2025

Application Fee: \$375.00 Date Paid: 6/26/25 Received by: Kara Harrison

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

Applicant Name: Lanier Engineering, Inc

Address: 1504 W. 3rd Avenue, Albany, GA 31707

Phone #: 229-438-0522

Email: bdonley@lanier-engineering.com

05/01/2018



**Legal Description**  
**Property of Phoebe Putney Health System, Inc.**

All that certain tract or parcel of land situate lying and being part of Land Lot 263 of the Second Land District, Lee County, Georgia being Lot 1 of the Veda P. Smith Estate as recorded in Plat Cabinet G Page 89 of the public land records of Lee County, and being more particularly described as follows:

Begin at the intersection of the Southwest right-of-way line of U.S. Highway 82 and the Southeast right-of-way line of Marlow Lane and follow said right-of-way line of U.S. Highway 82 South 45 degrees 41 minutes 41 seconds East a distance of 193.00 feet; thence, leaving said right-of-way line, go South 44 degrees 18 minutes 19 seconds West a distance of 234.38 feet; go thence North 45 degrees 41 minutes 41 seconds West a distance of 70.63 feet; go thence northwesterly 61.38 feet along the arc of a curve concave to the Southwest, having a radius of 115.00 feet, a chord bearing of North 60 degrees 59 minutes 07 seconds West and a chord distance of 60.65 feet; go thence North 76 degrees 16 minutes 33 seconds West a distance of 16.60 feet to a point on the Southeast right-of-way line of Marlow Lane; thence follow said right-of-way line North 13 degrees 43 minutes 27 seconds East a distance of 16.60 feet; thence continue along said right-of-way line Northeasterly 178.49 feet along the arc of a curve concave to the Southeast, having a radius of 335.00 feet, a chord bearing of North 28 degrees 59 minutes 16 seconds East and a chord distance of 176.38 feet; thence continue along said right-of-way line North 44 degrees 15 minutes 04 seconds East a distance of 71.14 feet to the Point of Beginning.

Said tract or parcel contains 1.000 acre.

eFiled & eRecorded  
DATE: 8/8/2024  
TIME: 10:35 AM  
PLAT BOOK: 000PCG  
PAGE: 00089  
RECORDING FEES: \$10.00  
PARTICIPANT ID: 1278182067  
CLERK: Sara Clark  
Lee County, GA

CLERK OF COURTS RECORDING BOX

WETLANDS MAY BE PRESENT ON THIS PROPERTY. WETLANDS ARE PROTECTED BY FEDERAL LAW. BEFORE OBTAINING ANY PERMITS OR DISSEMINATING THIS INFORMATION, CONTACT THE U.S. ARMY CORPS OF ENGINEERS, REGIONAL OFFICE, P.O. BOX 887, SAVANNAH, GEORGIA 31402-0887.

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

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

THE SUBJECT PROPERTY IS LOCATED IN ZONE SEABARD DETERMINED TO BE OUTSIDE THE 50% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 1817020400, OFFICE OF DATE OF SEPTEMBER 2, 2009.

OWNER CERTIFICATION:  
THIS IS THE CERTIFY THAT I AM THE TRUE AND LEGAL OWNER OF THE ADJACENT FOR THE OTHER OF THE PROPERTY PLATED HEREIN.

*Randy Walsh*  
RANDY WALSH (AGENT)  
WALSH AND KIMBLE REALTORS  
805 W. SHARPE BLVD  
ALBANY, GA 31701  
229-438-8811

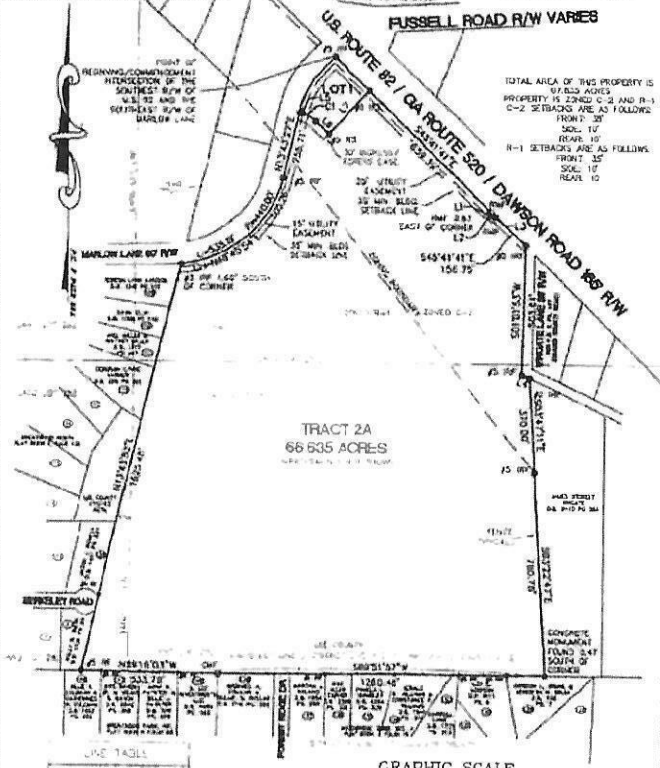
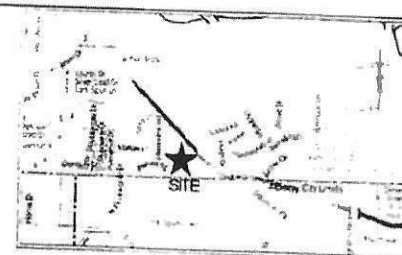
APPROVAL:  
APPROVED BY LEE COUNTY PLANNING AND ZONING

*Amanda Shaw*  
LEE COUNTY PLANNING AND ZONING

SURVEY DATA  
ELECT. PLAT:  
EQUIPMENT USED:  
EQUIPMENT USED:  
TYPE OF SURVEY:  
HORIZONTAL STATIONING  
ELEVATION (NGVD)  
ADJUSTED BY:  
REFERENCE OBJECTS:  
1 IN 3472.478  
TOPCON TOTAL STATION  
CARLSON BRUI GNSS  
RECONSTRUCTION  
SURVEY SOFTWARE  
NETWORK ADJUSTED  
RTK (EOP3)  
LESS THAN 0.05"  
LEAST SQUARES  
U.S. 2446 PG. 313

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

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



LINE TABLE

LINE	DIRECTION	LENGTH
1	S 89° 51' 30" E	6.44'
2	S 84° 41' 12" E	22.93'
3	N 44° 50' 57" E	16.44'
4	S 66° 08' 44" E	3' 16"
5	S 76° 16' 32" E	10.32'
6	S 45° 44' 41" E	70.63'
7	N 67° 31' 12" E	239.28'

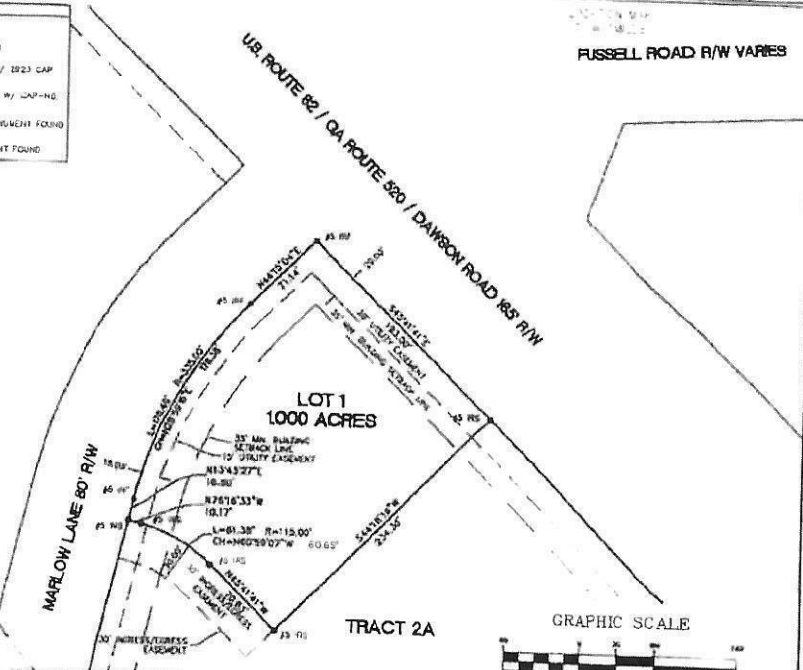
GRAPHIC SCALE

( IN FEET )  
1 inch = 300 ft

LINE TABLE

CLAVE	LENGTH	PAULUS	CHORD BEARING	CHORD DIST.
54	11.00'	89.00°	S 67° 30' 00" E	60.85'

- LEGEND
- 1" = 10' IRON PINS FOUND
  - 10' = 10' IRON REBAR FOUND
  - 10' = 10' IRON REBAR SET BY 1923 CAP
  - 10' = 10' IRON REBAR FOUND BY LAMPING
  - 10' = 10' IRON-OF-WAY MONUMENT FOUND
  - 10' = 10' CONCRETE MONUMENT FOUND



SURVEYOR CERTIFICATION:  
AS REQUIRED BY SUBSECTION (2) OF O.C.G.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR WHO HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES. SIGNATURES, STAMPS, OR STATEMENTS HOLDING SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT AGENCIES BY ANY FURTHERMAN, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

*[Signature]*  
DATE: 08/08/24

MINOR SUBDIVISION PLAT  
VEDA P. SMITH ESTATE  
REDIVISION OF TRACT 2 OF THE VEDA P. SMITH ESTATE AS RECORDED IN PLAT CABBINET 7 PAGE 1098  
PART OF LAND LOT 282 AND PART OF PARTIAL LOTS 292 & 283  
SECOND LAND DISTRICT  
LEE COUNTY, GEORGIA

**LANIER ENGINEERING INC.**

1504 W. THIRD AVENUE ALBANY, GEORGIA 31707  
PHONE: 229-438-8811 FAX: 229-438-8811  
EMAIL: LANIERENGINEERING@GMAIL.COM  
DATE: 08/08/24 SHEET NUMBER: 1 OF 1





# Conditional Use - C2: Z25-031



## Legend

- Parcel Level Zoning
- Parcels



0 45 90 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: 7/08/25



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

**Meeting Minutes**  
**August 07, 2025 at 6:00 p.m.**  
**Opal Cannon Auditorium**  
**T. Page Tharp Governmental Building**  
102 Starksville Avenue North  
Leesburg, GA 31763

**Members Present:** Jason Sheffield, Kyle Luckie, Johnny Golden, Charlie Barner, and Renea Miller

**Members Absent:** Jim Quinn and Shirley Stiles

**Staff Present:** Director Amanda Nava-Estill and Planner Kara Hanson,

**I. CALL TO ORDER**

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

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

Commissioner Kyle Luckie read the Georgia law regarding campaign contributions.

**III. APPROVAL OF MINUTES**

**(A) Approval of the minutes from the July 10, 2025, Planning Commission Meeting.**

Johnny Golden made a **MOTION** to **APPROVE** the minutes. Seconded by Commissioner Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

**IV. NEW BUSINESS**

**(A) None**

**V. PUBLIC HEARINGS**

**REZONING APPLICATIONS-Lee County**

- (A) Amit Barot/ 3EX Diamond, LLC.(LZ25-030)** has submitted an application to the Lee County Planning Commission requesting to rezone the back portion of the parcel (approximately one acre) from R-2 (Multi-Family Residential District) to C-2 (General Business District). The front portion of the lot is currently zoned C-2 and the entire parcel is a total of 3.141 acres. The property owner is Robert L. Joiner, Jr. The subject property is located off US HWY 82 W, parcel number is 018C464, in Land Lot 251 of the Second Land District of Leesburg, Georgia.

**Public Hearing Discussion**

**Staff Presentation**

Planner Hanson presented the staff report and recommended conditional approval to allow rezoning with added protections for nearby residential properties. The recommendations include the following; No fuel pumps, no adult entertainment, no indoor shooting range, no mortuary, and no sanitarium or nursing homes. The key consideration for this recommendation is the adjacent properties which include residential on both sides. While the zoning aligns with the comprehensive plan, some C-2 uses could negatively affect adjacent homes. While no major traffic concerns, Hwy 82 access should be reviewed due to surrounding developments, and development must meet stormwater/ environmental regulations.

**Chair opened the Public Hearing at 6:05 P.M.**

**Applicant Presentation**

Applicant representative Brian Jackson was present and available for questioning.

**Public Supporters**

Brian Jackson

**Public Opposition**

None

**Chair closed the Public Hearing at 6:09 P.M.**

**Commission Discussion**

The Commissioners held a brief discussion.

Renea Miller made a **MOTION** to **APPROVE** the request to rezone the back portion approximately 1 acre from R-2 (Multi-Family Residential District) to C-2 (General Business District) with the conditions that no fuel pumps, no adult entertainment, no indoor shooting range, no mortuary, and no sanitarium or nursing homes be allowed. Seconded by Kyle Luckie. The **MOTION** was unanimous with remaining commissioners voting yea.

- (B) **Tokela Huston (Z25-032)** has submitted an application to the Lee County Planning Commission requesting to rezone 1.98 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owner is Tokela Huston. The subject property is located at 165 Cedric Street, parcel number is 040D077, in Land Lot 270 of the Second Land District of Leesburg, Georgia.

**Public Hearing Discussion**

**Staff Presentation**

Planner Hanson presented the staff report for the rezoning request of the currently R-1 zoned parcel operating as a daycare under a conditional use permit. The property is located in a transitional area with surrounding residential and commercial uses and is identified on the future land use map as suitable for both. Staff recommended approval with conditions, limiting the use to a daycare for ages 2-12 and requiring a traffic plan if enrollment increases. The proposed rezoning was found to be compatible with the area, aligned with economic development goals, and unlikely to have adverse environmental or traffic impacts under current conditions.

**Chair opened the Public Hearing at 6:13 P.M.**

**Applicant Presentation**

Applicant Tokela Huston was present and available for questioning. .

**Public Supporters**

Tokela Huston

**Public Opposition**

None

**Chair closed the Public Hearing at 6:33 P.M.**

**Commission Discussion**

The Commissioners held a brief discussion. They inquired whether C-1 (Neighborhood Business District) might be a more appropriate zoning designation for the property, given its location within a residential area. Commissioners also noted that the permitted uses listed in the staff report reflected those of C-1, not C-2. Staff clarified that the applicant had originally requested C-2 (General Business District), which was why the report was based on the designation; however, staff agreed that C-1 would better align with the character and intent of the surrounding neighborhood.

Chair Jason asked the applicant if they had any concerns with modifying the request to C-1 instead of C-2. The applicant indicated no objections to this change.

Commissioner Luckie made a **MOTION to APPROVE** the request to rezone 1.98 acres from R-1 (Single-Family Residential District) to C-1 (Neighborhood Business District). Seconded by Commissioner Miller. The **MOTION** was unanimous with remaining commissioners voting yea.

- (C) **SF Rentals (Z25-033)** has submitted an application to the Lee County Planning Commission requesting to rezone 1.16 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is SF Rentals. The subject property is located on Aspen Drive at lot 89 Palmyra Subdivision Phase 7, parcel number is 029B218, in Land Lot 264 of the Second Land District of Leesburg, Georgia.

**Public Hearing Discussion**

**Staff Presentation**

Planner Hanson presented the request to rezone a parcel from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). She explained that although the property is currently zoned C-1, it is developed with single-family homes and functions as residential. Rezoning to R-1 would align with surrounding zoning and land use, as adjacent parcels to the south and east are also zoned R-1. She added that the future land use map supports this change, designating the area as residential. Staff noted that the rezoning would not negatively impact traffic, public services, or nearby properties, and would correct an illogical zoning boundary by removing a commercial designation from within a predominantly residential area. Staff recommended approval, stating that the request is consistent with the Comprehensive Plan and helps protect neighborhood character while supporting appropriate residential development.

**Chair opened the Public Hearing at 6:35 P.M.**

**Applicant Presentation**

Applicant was not present.

**Public Supporters**

None

**Public Opposition**

None

**Chair closed the Public Hearing at 6:37 P.M.**

**Commission Discussion**

The Commissioners held a brief discussion.

Commissioner Miller made a **MOTION to APPROVE** the request to rezone 1.16 acres from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). Seconded by Commissioner Barnes. The **MOTION** was unanimous with remaining commissioners voting yea.

**CONDITIONAL USE APPLICATIONS-Lee County**

- (D) **Lanier Engineering (Z25-031)** has submitted an application to the Lee County Planning Commission requesting a conditional use under Section 70-383 (h), of the Lee County Code of Ordinances, to construct an urgent care clinic which is not upon the primary campus of a hospital, or at the remote location of a hospital. The parcel is vacant and is zoned C-2 (General Business District). The property owner is Phoebe Putney Health System, Inc. The subject property is located at 1388 US HWY 82 W, parcel number is 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia.

**Public Hearing Discussion**

**Staff Presentation**

Director Nava-Estill presented a request from Lanier Engineering, on behalf of Phoebe Putney Health System, Inc., for conditional use approval to construct an urgent care facility on a 1-acre parcel located in Land Lot 263, currently zoned C-2 (General Business District). She explained that

conditional use approval is required under Sec. 70-383 of the Lee County Ordinance for freestanding ancillary healthcare services. The concept plan includes a proposed building with a finished floor elevation of 249 feet, along with driveways and parking. Staff found the request met all conditional use criteria under Sec. 70-89, including compatibility with surrounding commercial zoning, conformance with required setbacks, and minimal anticipated impact to neighboring properties or public health and safety. The surrounding area is zoned C-2 and primarily commercial in nature. Staff recommended approval, stating the proposal is consistent with the intent and development standards of the C-2 district, and noted that final design should ensure compliance with all access and dimensional requirements.

**Chair opened the Public Hearing at 6:39 P.M.**

**Applicant Presentation**

The applicant's representative, Bobby Donley of Lanier Engineering, provided a detailed overview of the proposed urgent care development. He explained that the project design is already well underway, based on the understanding that medical clinics are a listed use within the C-2 zoning district. Upon clarification that urgent care facilities fall under a conditional use per Sec. 70-383, the applicant expressed willingness to proceed through the conditional use process to ensure compliance. Mr. Donley confirmed that the site plan includes a shared access drive designed to serve the subject lot and accommodate future development, with the intent of reducing traffic congestion on US Hwy 82. He emphasized that the driveway has been placed as far from Hwy 82 as possible to minimize impact, and noted that the surrounding area is already zoned C-2, supporting commercial development.

**Public Supporters**

None

**Public Opposition**

None

**Chair closed the Public Hearing at 6:44 P.M.**

**Commission Discussion**

The Commissioners discussed the proposed urgent care facility and the traffic implications related to its proximity to US Hwy 82. Concerns were raised regarding potential congestion and whether a turning lane off Marlow Lane would be warranted in the future. It was noted that Marlow Lane is a two-lane, low-traffic road and that current traffic volumes do not necessitate a turn lane at this time. Commissioners also emphasized the benefit of eliminating an additional access point directly onto Hwy 82, agreeing that the shared access drive was a favorable design feature.

The discussion concluded with consensus that any future traffic improvements or turn lane considerations would fall under the jurisdiction of the Georgia Department of Transportation (GDOT) as development in the area increases.

Commissioner Golden made a **MOTION** to **APPROVE** the Conditional Use Application submitted by Lanier Engineering for the construction of an urgent care clinic on the vacant parcel located at 1388 US HWY 82W, identified as Parcel number 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia. The property is zoned C-2 (General Business District). Seconded by Commissioner Barnes. The **MOTION** was unanimous with remaining commissioners voting yea.

**FUTURE LAND USE MAP AMENDMENT-Lee County**

- (A) **(LP25-01)** Lee County is initiating a request to amend the Future Land Use Map of the Lee County Comprehensive Plan for the property Tract 2 located in Flint Ventures/ MSG Pecan Orchard Subdivision owned by LKC Groves, LLC. The request seeks to amend a total of 116.274 acres of the Future Land Use designation from Residential to Industrial. Lee County

is also initiating a request to amend a portion of the property to the East owned by Lexwig, LLC. The request seeks to amend a total of 111.852 acres of the Future Land Use designation from Residential to Industrial. This amendment is intended to better reflect the County's long range land use planning goals and support future light industrial development. The subject properties are located off Forrester Parkway and State Hwy 133, parcel number's 039D082, and 039D120, in Land Lot 211 of the Second Land District of Leesburg, Georgia.

**Public Hearing Discussion**

**Staff Presentation**

Director Nava-Estill presented a request to amend the Future Land Use Map for a total of 128.2592 acres along Forrester Parkway, including 116.274 acres ( Parcel # 039D082) and 11.9852 acres ( Parcel #039D120), changing the designation from Residential to Industrial.

The proposed amendment aligns with the County's Comprehensive Plan and supports long- term economic development goals by encouraging job creation, efficient land use near major transportation corridors ( Highways 133 & 19, Norfolk Southern Railroad), and clustering of industrial activity.

Staff recommends approval based on the strategic location, access to infrastructure, and consistency with future development objectives. Potential impacts to nearby residential areas are to be addressed through buffering and development standards during the rezoning and site plan stages.

**Chair opened the Public Hearing at 6:48 P.M.**

**Applicant Presentation**

Director Nava-Estill presented the request on behalf of Lee County, outlining the proposed amendment to the Future Land Use Map and its alignment with the County's long-term planning goals.

**Public Supporters**

Don Fentem  
Tom Sullivan

**Public Opposition**

None

**Chair closed the Public Hearing at 7:27 P.M.**

**Commission Discussion**

The Commissioners held an in-depth discussion regarding the proposed Future Land Use Map amendment to reclassify approximately 128 acres from Residential to Industrial near Forrester Parkway.

Commissioners noted that this amendment builds on a previous request, with the newly proposed area located on the West side of the railroad tracks. Some commissioners raised questions about whether additional acreage was necessary and whether the land would be better suited for commercial or residential development, particularly near existing neighborhoods and the Forrester and Hwy 19 intersection.

There was discussion about the differences between "industrial "and "light industrial" designations in the Comprehensive Plan, as well as concerns about potential impacts to residential areas. Staff clarified that this map amendment would not rezone the property but would guide future zoning decisions. Any future development would still require a separate rezoning process and site plan review, during which appropriate buffering and condition could be imposed.

Commissioners also discussed the current commercial zoning along the west side of the tracks and the limited inventory of industrial land in the county. It was noted that several industrial prospects had shown interest in this area due to its proximity to major transportation routes, including U.S. Hwy 19, Forrester Parkway, and the Norfolk Southern rail line.

Commissioner Luckie expressed concern about maintaining commercial momentum in the area and enduring compatibility with nearby residential development. However, other commissioners emphasized the strategic opportunity to attract industry and support economic development given the county's current limited industrial areas.

Commissioner Miller made a **MOTION** to make **NO RECOMMENDATION** regarding the proposed Future Land Use Map amendment for the properties located along Forrester Parkway, identifies as Parcel Numbers 039D082 and 039D120, totaling 128.2592 acres. The proposed amendment sought to change the land use designation from Residential to Industrial. Seconded by Commissioner Golden. The **MOTION** PASSED with a 3-2 vote.

**VI. UNFINISHED BUSINESS**

None

**VII. ANNOUNCEMENTS**

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, August 12, 2025, at 6:00 p.m.**, and a final vote on **Tuesday, August 26, 2025, at 6:00 p.m.**, in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763

**VIII. ADJOURNMENT**

Commissioner Miller made a **MOTION** to **ADJOURN**, seconded by Commissioner Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 7:32 p.m.**

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

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

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

Persons with special needs relating to handicapped accessibility or foreign language interpretation should contact the ADA Coordinator at (229) 759-6000 or through the Georgia Relay Service (800) 255-0056 (TDD) or (800) 355-0135 (voice). This person can be contacted at the T. Page Tharp Building in Leesburg, Georgia between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven (7) working days. The meeting rooms and buildings are handicap accessible.



**MEMORANDUM**

**LEE COUNTY BOARD OF  
COMMISSIONERS**

**AGENDA ITEM**

**MEETING DATE:** September 9, 2025

**DEPARTMENT:** Public Works

**SUBJECT:** Truck Purchase

**PRESENTER:** Mike Sistrunk, Public Works Director

\*\*\*\*\*

**STATEMENT OF ISSUE**

Upon approval, Public Works purchased a Pac-Mac KB20 20' Grapple Loader to replace trucks deemed total losses as a result of a fire. The Board now needs to ratify the purchase.

**BACKGROUND**

On July 14, 2025, a fire consumed three (3) vehicles and damaged a pavilion at Public Works. All three (3) vehicles were declared total losses. After the appraisal process, the County's property and liability insurance provider, ACCG, submitted a payment totaling **\$241,452.75** for the vehicles. Once the report is finalized for the pavilion, the County will be informed of the amount, and payment will be sent for this as well.

Staff recently located a Pac-Mac KB20 20' Grapple Loader with 18' Body and 28 yard capacity at Sansom Equipment Company for **\$220,021.00**. On September 2, 2025, a quorum of the Board of Commissioners approved the purchase.

**FUNDING SOURCE**

Funds received from Insurance

**RECOMMENDATION**

Staff recommends the Board ratify the purchase of a Pac-Mac KB20 20' Grapple Loader truck from Sansom Equipment Company at a cost of \$220,021.00, utilizing funds received from insurance.

**ATTACHMENTS**

Quote from Sansom Equipment Company



# QUOTE

QUOTE # SECQ8856

DATE Sep 2, 2025

CONTRACT CUSTOMER ID # 38102

CONTRACT # 040621-HMC

To: Missy Hancock  
Lee County (GA)  
759 Highway 32 East  
Leesburg, GA 31763

Sales Contact: Jeff Whitlock  
404-831-6422  
jeffw@secequip.com

Phone: (229)759-6028  
missy.hancock@lee.ga.us

QUOTE STATUS	SHIPPING TERMS	DELIVERY IN DAYS	PAYMENT TERMS
Sourcewell	Customer Location	Immediate	Net Delivery

QTY	DESCRIPTION
1	Pac-Mac KB20 20' Grapple Loader with 18' Body and 28 yard capacity
1	Includes the following features:  H-style outriggers Hot Shift PTO 6' Tip Boom with 4' Extend 10' Main Boom w/ Extend Tip Hydraulic Joystick Controls Paint: Red/Black Loader, Black Body Strobe Light on Pivot Midbody Turns Boom Up Alarm Rear Post Corner Strobes Barn Doors Spring Assist Tarp Grapple Hook Tool Holders 7" Rear View Camera (2) Work lights on pivot Outrigger Strobe Lights, Amber
1	New Freightliner M2 Plus chassis Cummins diesel , Allison automatic transmission
1	Freight & Delivery

This quote does not include any federal, state, or local taxes.

\* In stock equipment are subject to prior sale. \*

**This Quote is valid for 30 Days.**

**TOTAL** \$220,021.00



**BIRMINGHAM OFFICE**

2800 Powell Avenue  
Birmingham, AL 35233  
Ph: (205) 324-3104  
Fax: (205) 324-2679

**MOBILE OFFICE**

2025 West I-65 Service Road North  
Mobile, AL 36618  
Ph: (251) 631-3766  
Fax: (251) 631-3768

**SHELBYVILLE OFFICE**

3196 Highway 231 North  
Shelbyville, TN 37160  
Ph: (615) 696-7066  
Fax: (615) 413-5323

**STONECREST OFFICE**

2601 South Stone Mountain Lithonia Road  
Stonecrest, Georgia 30058  
Ph: (706) 685-6900  
Fax: (706) 609-3491

**STATESBORO GA OFFICE**

207 Hal Averitt Blvd.  
Statesboro, Georgia 30458  
(912) 549-0005

## Planning Commission - Lee County, Leesburg, Smithville

District	Name & Address	Phone & Email Address	Term	Appointing Authority
5	VACANT		<b>4 Year Term</b> Expiring on 01/31/2029	County
4	Kyle Luckie 117 Chukar Court Leesburg, GA 31763		<b>4 Year Term</b> Expiring on 01/31/2027	County
2	VACANT		<b>4 Year Term</b> Expiring on 01/31/2027	County
	Renea Miller 102 Hartley Lane Leesburg, GA 31763		<b>4 Year Term</b> Expiring on 01/31/2029	County
1	Johnny Golden 193 Old Stage Road Leesburg, GA 31763		<b>4 Year Term</b> Expiring on 01/31/2027	County
1	Jim Quinn 142 Walnut Ave. S. Leesburg, GA 31763		4 Year Term Expiring on 01/31/2025	City of Leesburg
1	Charlie Barner P.O. Box 171 Smithville, GA 31787		4 Year Term Expiring on 01/31/2029	City of Smithville

Members must be Lee County citizens.

Meetings are held on the first Thursday of each month (12 meetings annually) at 6:00 p.m. in the T. Page Tharp Building, Opal Cannon Auditorium, 102 Starksville Ave. N, Leesburg, GA 31763.

- Staggered four year terms
- Chair & Vice-Chair: paid \$150/monthly
- Board Members: paid \$100/monthly

**Kaitlyn Good**

---

**Subject:** FW: Lee County Planning Commission

Begin forwarded message:

**From:** Lee Bradley  
**Date:** August 19, 2025 at 12:20:41 PM EDT  
**To:** Luke Singletary  
**Subject:** Lee County Planning Commission

Mr Luke Singletary,

Please include my name in your discussions of candidates for the open position in Lee County's planning commission. I have strong interest in participating.

Thank you,

Lee Bradley  
889 Oakland Rd  
Leesburg, GA 31763

## Kaitlyn Good

---

**From:**  
**Sent:** Friday, August 15, 2025 11:45 AM  
**To:** Scott Addison  
**Cc:** Billy Mathis; Kaitlyn Good  
**Subject:** Lee Co Planning Commission

Date: 8/15/25

To: Scott Addison

From: Robert Haas

Re: Lee Co. Planning Board

It has come to my attention that an opening may be available in the near future on the Planning Board. If that is correct I would like to offer my service as a volunteer for this position.

I am a resident of Lee Co. and have been building new homes in this area for over 20 years. I am the owner of Doublegate Homes, LLC. and have a business degree hanging on my wall from the Univ. of North Fl. Over the years I have seen Lee County grow and hope I can add a level of expertise to the many planning decisions that will arise in the future.

Sincerely,

Robert V. Haas

## Kaitlyn Good

---

**From:** Payton Harris  
**Sent:** Monday, August 18, 2025 9:32 AM  
**To:** Amanda Nava; Kara Hanson  
**Cc:** Kaitlyn Good  
**Subject:** FW: Planning Commission vacancy

Please see the email below from Mr. John Clay.

### Payton Harris

Deputy County Clerk  
Lee County Board of Commissioners  
102 Starksville Avenue North  
Leesburg, Georgia 31763  
Phone: (229) 759-6000 ext. 2221  
Fax: (229) 759-6050  
[payton.harris@lee.ga.us](mailto:payton.harris@lee.ga.us)  
[www.lee.ga.us](http://www.lee.ga.us)



**From:** .  
**Sent:** Thursday, August 14, 2025 3:24 PM  
**To:** Payton Harris  
**Subject:** Planning Commission vacancy

Hi Payton, Thanks for reaching out to me with the info to be considered for the Lee Co Planning Commission. Please add my name to the commissioners meeting for consideration. Also please send me back a quick reply letting. E know ow you received this email. Thanks and have a great day

## Tax Assessors Board

District	Name & Address	Phone & Email	Term	Appointing Authority
3 08/31/2018	Timothy Sumners 271-C Crotwell Road Leesburg, GA 31763		<b>3 Year Term</b> Expiring on 08/31/2025	County
1	Bobbie Yandell 85 Senah Drive Leesburg, GA 31763		<b>3 Year Term</b> Expiring on 05/31/2027	County
1 05/31/2000	Chuck Gee 138-F Uncle Jimmy's Lane Leesburg, GA 31763		<b>3 Year Term</b> Expiring on 05/31/2026	County

Members must be Lee County citizens.  
Board meetings are held on the second Monday of each month at 4:00 PM at the Tax Assessor Office, 104 Leslie Highway, Suite B, Leesburg, GA 31763.

-  
Doug Goodin  
**Chief Appraiser**  
Phone: (229) 759-6010; FAX: (229) 759-6382  
-

Website: [www.qpublic.net/ga/lee/](http://www.qpublic.net/ga/lee/)

- Board Members: paid \$150/monthly

**\*See RES 2018-23\***



**BOARD MEMBERS:**

**TIM SUMNERS, CHAIRMAN**

**CHARLES A. GEE, VICE-CHAIRMAN**

**BOBBIE YANDELL, MEMBER**

**AFFILIATIONS:**

**(GAAO) GEORGIA ASSOCIATION  
OF ASSESSING OFFICIALS**

**GAP GROUP, INC.**

**LEE COUNTY  
BOARD OF TAX  
ASSESSORS**

**104B LESLIE HIGHWAY  
LEESBURG, GEORGIA 31763**

**(229)759-6010**

**QPUBLIC.NET/GA/LEE**

**OFFICE STAFF:**

**DOUG GOODIN  
CHIEF APPRAISER**

**KAREN M. COE  
SENIOR APPRAISER**

**RUSSELL JOHNSON  
COMMERCIAL APPRAISER**

**JASON SCOTT  
GENERAL APPRAISER**

**CORRIE FUTCH  
PERSONAL PROPERTY APPRAISER**

**RITA CLINE  
ADMINISTRATIVE ASSISTANT**

**July 14, 2025**

**To: Lee County Board of Commissioners**

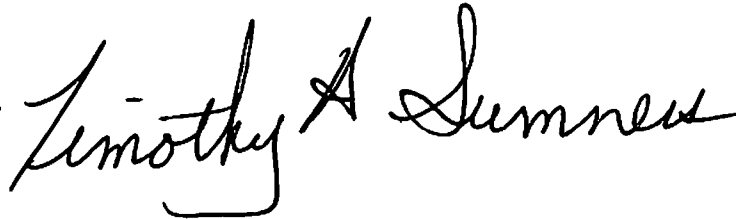
**From: Timothy Sumners**

**Gentlemen:**

**My current term on the Lee County Board of Tax Assessors expires August 31, 2025. I am submitting this letter to express my interest in being reappointed for another term.**

**Thank you.**

**Respectfully,**



**Timothy Sumners**

Date: August 20, 2025

To: County/City Clerks

From: Suzanne Angell, Executive Director

Re: Authorizing Resolution for 5311 Program

It is again time for the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation (GDOT). The application deadline for FY2027 is September 30, 2025. As we do each year, the Southwest Georgia RC applies on behalf of the participating Counties/Cities in the Southwest GA region to provide regional rural public transportation.

Enclosed, please find an authorizing resolution allowing the Southwest Georgia RC to once again apply for 5311 funds on your County/City's behalf. We are asking for you to please place this item on your NEXT meeting agenda to seek approval of the 5311 authorizing resolution.

Once you have placed this action item on your agenda, please call or email Candace White at (229) 522-3552 (ext. 113) or [cwhite@swgrc.org](mailto:cwhite@swgrc.org) for confirmation and to inform her of the date of the meeting. When the resolution has been approved, signed and notarized, please return it by emailing to Candace. We only need the scanned copy.

Should you have any questions or concerns, please do not hesitate to contact me. Thank you in advance for your assistance with this matter.

*Serving Local Communities in...*

Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas and Worth Counties

## Part C: Authorizing Resolution

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The following two pages include an authorizing resolution that must be enacted by the governing body of the Applicant Organization and signed by the Chair of the County Commission, Mayor, or the head of the governing body as appropriate. Please complete the fillable fields on the resolution, then print and sign the designated fields. The authorizing resolution must be properly witnessed and notarized, including the date the notary's commission expires. The resolution should also be stamped with the notary seal as well as the seal of the county commission, city, or appropriate applicant jurisdiction. The certificate of the attesting officer must also be completed. A scanned copy of the completed, signed, and notarized Authorizing Resolution should be submitted as an attachment with the full application package.

**RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT UNDER TITLE 49 U.S.C., SECTION 5311.**

**WHEREAS**, the Federal Transit Administration and the Georgia Department of Transportation are authorized to make grants to non-urbanized (rural) areas for mass transportation projects; and

**WHEREAS**, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

**WHEREAS**, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

**WHEREAS**, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

NOW THEREFORE, BE IT RESOLVED BY Lee County Board of Commissioners hereinafter referred to as the "Applicant",

1. That the Designated Official SW GA Regional Commission, hereinafter referred to as the "Official, is authorized to execute and file an application on behalf of Lee County Board of Commissioners with the Georgia Department of Transportation, to aid in the purchase of bus transit vehicles and/or the planning, development, and construction of bus transit-related facilities pursuant to Section 5311 of the Federal Transit Act.
2. That the Official is authorized to execute and file such application and assurances, or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.
3. That the Official is authorized to execute and file all other standard assurances, or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.
4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.
5. That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise) and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs as applicable.

6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 9040.1G, FTA Certifications and Assurances for Federal Assistance 2025 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.
7. That the applicant has or will have available in the General Fund the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Name and Title of Authorized Official

Signed, sealed, and delivered this \_\_\_\_\_ day of \_\_\_\_\_, 2025 in the presence of

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public/Notary Seal

### **CERTIFICATE**

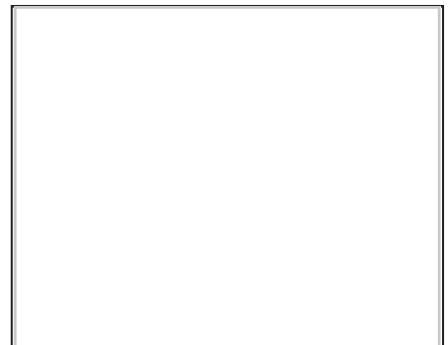
The undersigned duly qualified and acting \_\_\_\_\_ of

Lee Co. BOC (Title of Certifying/Attesting Official) (Applicant's Legal Name) certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on

\_\_\_\_\_, 2025.

\_\_\_\_\_  
Name of Certifying/Attesting Officer

\_\_\_\_\_  
Title of Certifying/Attesting Officer





Corporate: PO Box 181, Leesburg, GA 31763  
Phone: 229-638-8595  
Website: [www.aeconllc.net](http://www.aeconllc.net)

August 26, 2025

Scott Addison  
Lee County Board of Commissioners  
102 Starksville Avenue North  
Leesburg, GA 31763  
[scott.addison@lee.ga.us](mailto:scott.addison@lee.ga.us)

**RE: Professional Engineering Services Cost Agreement  
Coston Rd Drainage and easement  
Coston Road  
Leesburg, Lee County, Georgia**

Dear Mr. Addison:

Axis Engineering Consultants, LLC ("AEC") appreciates the opportunity to submit this agreement for the project noted above. In this agreement, we have summarized the scope of work and fees for the site located at *Coston Road in Leesburg, Lee County, Georgia* noted above.

**Scope of Services:**

AEC civil engineering services will include *survey services and engineering services* for project located at *Coston Road in Leesburg, Lee County, Georgia*.

**PHASE 1 - SURVEY SERVICES**

- Provide an existing conditions survey for the purposes of engineering design using Datum NAD83/NAVD88.
- Survey criteria to be shown includes property and right-of-way lines, physical features, contour elevations, per field locations and above ground evidence.

**PHASE 2 - SITE DEVELOPMENT PLANS**

- Based upon conceptual site plan approval by client, the consultant shall prepare working construction plans for a drainage pathway to Middle Road.
- Preparation of construction drawings required for AHJ submittal for construction of drainage swale to provide positive drainage from Coston Road right of way. Typical construction drawings include existing conditions & demo plan, plan & profiles, grading & drainage design, pipe profiles, hydrology, erosion and sedimentation plan, and construction details.

**Billing and Payment:**

AEC proposes a total *lump sum* fee for all phase(s) is **\$12,000.00**. Please see the cost estimate breakdown below.

**Cost Estimate by Phase:**

- |                        |            |
|------------------------|------------|
| • Survey Services      | \$2,500.00 |
| • Engineering Services | \$9,500.00 |

Invoices will be submitted monthly and shall be due and payable within (30) days of invoice date. Interest at the rate of one and one-half percent (1.50%) per month, but not exceeding the maximum rate allowable by law, shall be payable on any amounts that are due but unpaid within thirty (30) days from receipt of invoice, payment to be applied first to accrued late payment charges and then to the principal unpaid amount. AEC may, at its option (and Client hereby acknowledges), withhold delivery of reports or any other data pending receipt of payment for services

**Locations:** Leesburg • Warner Robins • Valdosta



If our agreement is satisfactory, please sign and return one copy of this proposal to us. AEC will begin work on this task at a date mutually agreed upon by the Client. We appreciate the opportunity and look forward to working with. Please do not hesitate to contact us if you have any questions.

Sincerely,  
Axis Engineering Consultants, LLC



Matthew Inman, PE  
Associate Vice President

**The above agreement, including all previously submitted attachments, has been read and understood and is hereby agreed to and accepted. It is agreed that the attached "General Terms and Conditions" (which contains a limitation of liability provision), and addendum(s), if any, form an express part of the Contract, as evidence by my signature below:**

Signed By \_\_\_\_\_ Title \_\_\_\_\_

Company \_\_\_\_\_ Date \_\_\_\_\_

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MS AND CONDITIONS**

Axis Engineering Consultants, LLC (hereinafter referred to as "AEC") and CLIENT named on the Proposal Letter combined with these Terms and Conditions (hereinafter referred to as "Agreement") for the Project named on the Proposal Letter agree as follows:

**PROFESSIONAL REPRESENTATIONS:** AEC warrants that all Work performed under this Agreement shall be performed with the same degree of care, skill and diligence as is ordinarily possessed and exercised by a professional under similar circumstances. No other representation, warranty or guaranty, express or implied, is included in or intended by AEC's services, proposals, agreements or reports.

**INDEPENDENT CONTRACTOR.** AEC shall be an independent contractor to the CLIENT. The CLIENT and AEC agree that in the performance of the Work under this Agreement, AEC shall not perform any act or make any representation that AEC is the agent of the CLIENT without the express and written authority of the CLIENT. Nothing contained in this Agreement shall create, or be interpreted to create any partnership, joint enterprise or joint venture between the CLIENT and AEC.

**INDEMNIFICATION.** To the fullest extent permitted by law and in addition to any and all other duties to indemnify provided elsewhere in this Agreement, the Parties shall mutually indemnify and hold harmless the other (including the Party's officers, directors, employees and insurers) from and against all liability, claims, losses, damages, demands, suits, judgments, costs and expenses, including attorneys', consultants' and expert witness fees, arising out of, or resulting from, any personal injury (including death) or property damage to the extent caused by the intentional or willful acts, or negligent acts, errors or omissions, of a Party or any subconsultants, laborer, supplier or vendor. The indemnity and hold harmless obligation set forth herein shall not be affected by any limitation on amount or type of damages, insurance, compensation or benefits payable by or for AEC or any subconsultant under workers' compensation acts, disability benefit acts or other employee benefit acts. Neither Party shall be responsible for any personal injury (including death) or property damage to the extent that it is caused by, or is the result of, the negligence of the other Party.

**LIMITATION OF LIABILITY.** In consideration of potential liabilities which may be disproportionate to the fees to be earned by AEC, CLIENT agrees to limit the liability of AEC, its officers, directors, shareholders, employees, agents, and representatives to CLIENT for all claims or legal proceedings of any type arising out of or relating to the performance of services under this Agreement (including, but not limited to, AEC's breach of the Agreement, its professional negligence, errors and omissions and other acts) to the greater of \$100,000 or the amount of AEC's fee for the project relating to the services. Failure of CLIENT to give written notice to AEC of any claim of negligent act, error or omission within one (1) year of performance shall constitute a waiver of such claim by CLIENT. Neither party shall be liable for any indirect, special or consequential loss or damages.

**TERMINATION BY CLIENT FOR CAUSE.** If AEC refuses or fails to prosecute the Work in a timely manner, supply enough properly skilled workers or supervisory personnel, or if AEC fails to make prompt payment to subconsultants or labor, or disregards laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, or otherwise violates this Agreement, then the CLIENT may by written notice to AEC, without prejudice to any other right or remedy, declare AEC in default and terminate this Agreement, or terminate the Work of AEC, for cause, specifying the date that termination becomes effective. In such event, the CLIENT may take possession of the Work, and of all Work Product related thereto, and may finish the Work by whatever methods the CLIENT may deem expedient. The CLIENT may also exercise all rights, options and privileges of AEC under AEC's subcontracts and purchase orders pertaining to the Work, and AEC expressly covenants and agrees that it will promptly assign its rights thereunder to the CLIENT to the extent requested by the CLIENT. AEC shall perform and engage in a formal checkout process with the CLIENT for purposes of completing all forms, submitting documentation, and providing the CLIENT any and all other information, items or things required by this Agreement. AEC shall return to the CLIENT all of the CLIENT's property.

**TERMINATION BY AEC.** If the CLIENT fails to make payment of undisputed amounts due AEC within sixty (60) days of receipt of an acceptable invoice or otherwise fails to perform, AEC may give written notice of AEC's intention to terminate this Agreement setting forth the reasons for such termination. If the CLIENT fails to cure or submit a plan for cure within thirty (30) days after receipt of such notice by the CLIENT, AEC may give a second written notice, and seven (7) days after receipt of such second written notice by the CLIENT, AEC may terminate this Agreement. If so terminated, and provided that the CLIENT is determined to have breached this Agreement, as specified in AEC's notice of termination, the CLIENT shall pay AEC, as the sole and exclusive measure of any and all damages to which AEC is, or may be, entitled to recover from the CLIENT, if any: (i) for all Work completed satisfactorily to the date of termination; (ii) proven direct loss sustained; and, (iii) reasonable costs of settlement(s) with subconsultants.

**FORCE MAJEURE.** Neither party shall be responsible for damages or delays caused by Force Majeure or other events beyond the control of the party and could not reasonably be anticipated or prevented. For purposes of this Agreement Force Majeure includes, but is not limited to, adverse weather conditions, floods, epidemics, war, riots, strikes, lockouts, and other industrial disturbances, unknown site conditions, accidents, sabotage, fire, loss of or failure to obtain permits, unavailability of labor, materials, fuel, or services, court orders, acts of God, acts, orders, laws, or regulations of the government of United States or any foreign country, or any governmental agency. Should Force Majeure occur, the parties shall mutually agree on the terms and conditions upon which the Work may be continued.


**ATTORNEY'S FEES AND COSTS.** If AEC is required to file or defend any action to enforce or interpret provisions of this Agreement, AEC shall be entitled to recover all reasonable attorney's fees, costs and expenses, including staff time at current billing rates, court costs and other claim-related expenses. If AEC is required to respond to any order for the production of documents or becomes a witness in any proceeding regarding the Services, Client agrees to pay AEC time and materials based on AEC's then current schedule of charges and to reimburse AEC for all costs and expenses incurred by AEC not reimbursed by others, in responding to such order, including attorney's fees.

**GOVERNING LAW.** This Agreement shall be interpreted and enforced in accordance with laws of the State of Georgia. CLIENT hereby consents to the jurisdiction and venue of the Circuit and/or County Court in and for Lee County, Georgia to interpret and enforce this Agreement.

CLIENT:

Signed By \_\_\_\_\_ Title \_\_\_\_\_

AXIS ENGINEERING CONSULTANTS:

Signed By  Title Associate Vice President