



LEE COUNTY

Life works well here.

BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, FEBRUARY 8, 2022 AT 6:00 P.M.

T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING AGENDA
WORK SESSION

COUNTY COMMISSIONERS

Billy Mathis, Chairman	District 3
John Wheaton, Vice-Chairman	District 1
Luke Singletary, Commissioner	District 2
Rick Muggridge, Commissioner	District 4
George Walls, Commissioner	District 5

COUNTY STAFF

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

	<u>PAGE</u>
1. <u>INVOCATION</u> Pastor Les Reed, Alpha Baptist Church, to lead invocation.	
2. <u>PLEDGE OF ALLEGIANCE</u>	
3. <u>CALL TO ORDER</u> Possible consideration of a motion of reconsideration of previous business related to the Guy Joiner zoning matter (Z21-009) in accord with Sec. 2-39 of the Lee County Code of Ordinances.	1-10
4. <u>APPROVAL OF MINUTES</u> (A) Consideration to approve the minutes for the Board of Commissioners meeting for January 25, 2022.	11-16
5. <u>CONSENT AGENDA</u> NONE	
6. <u>NEW BUSINESS</u> NONE	
7. <u>PUBLIC HEARING</u> NONE	
8. <u>DEPARTMENTAL MATTERS</u> <u>Planning, Zoning & Engineering</u> (A) Consideration to approve an application from Joe and Beth Pollock (Z21-010) , as submitted to the Lee County Planning Commission, requesting to rezone a total of 25.00 acres from AG (Active Agricultural District) to R-1L (Low Density, Single Family Residential District). The property owners are Joe and Beth Pollock, Parcel Number 054160046 of land being part of Land Lot 29 of the First Land District of Lee County, Georgia. <i>Planning Department staff recommend denial and the Planning Commission voted unanimously for approval, with the following condition: That this be a one-time approval to divide (no future subdivision of this property) the 25 acre tract into a 15 acre tract and a 10 acre tract. This is approved based on the sale of the 10 acre tract. PUBLIC HEARING HELD JANUARY 11, 2022</i>	17-31

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

- (A) Consideration to appoint **one member** to the **Southwest Georgia Regional Commission** to fulfill a current vacancy for a term of one year. New term expires 01/01/2023. Letter of interest in appointment received from Jason Scott. 32-34

10. **COUNTY MANAGER'S MATTERS**

- (A) Updates on County projects. 35-40
- (B) Consideration to authorize staff to put out a bid for garbage services. 41
- (C) Consideration to approve a change order for Oxford Construction for the Grand Island Roadway Grading project. 42-43

11. **COMMISSIONER'S MATTERS**

NONE

12. **UNFINISHED BUSINESS**

NONE

13. **COUNTY ATTORNEY'S MATTERS**

NONE

14. **EXECUTIVE SESSION**

NONE

15. **PUBLIC FORUM**

Citizens will be allowed to address the Board of Commissioners regarding any issues or complaints. Individuals should sign up prior to the start of the meeting.

16. **ANNOUNCEMENTS**

- (A) The next regularly scheduled County Commission Meeting is **Tuesday, February 22, 2022 at 6:00pm.**

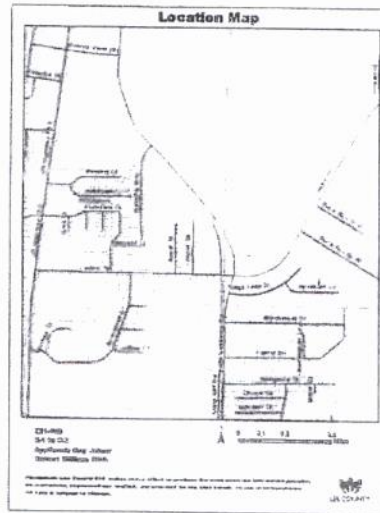
17. **ADJOURNMENT**

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 9:00 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.

**STAFF ANALYSIS AND REPORT
ZONING APPLICATION Z21-009**



APPLICANT: Guy Joiner

OWNER: William & Sherry Stith

PROPERTY LOCATION: Haley Drive – Flint Ventures Commercial Subdivision, Lot 11
Parcel 040D 607000; Land Lot 242 in the 2nd Land District of Lee
County, Georgia

CURRENT ZONING/USE: R-1 (Single-Family Residential District) - Vacant

PROPOSED ZONING/USE: C-2 (General Business District) Retail – Convenience Store/Gas Station

ZONING/ADJACENT LAND USE:

North:	R-1 (Single-Family Residential); R-2 (Multi-Family Residential); C-2 (General Business)
Land Use:	Pecan Orchard; Single & Multi-Family; Flint Ventures Commercial Subdivision
South:	R-1 (Single-Family Residential District)
Land Use:	Hunter's Ridge & Huntingdon Subdivisions
East:	R-1 (Single-Family Residential District)
Land Use:	Buck Run & Wisteria Estates
West:	R-1 (Single Family Residential); C-2 (General Business); MHP (Mobile Home Park)
Land Use:	Single-Family; Star K; Greenview Estates MHP

MEETING INFORMATION: 102 Starksville Avenue N, Leesburg, GA

Planning Commission: Thursday, January 6, 2022 at 6:00 P.M. Opal Cannon Auditorium

Public Hearing: Tuesday, January 11, 2022 at 6:00 P.M. Opal Cannon Auditorium

Final Vote: Tuesday, January 25, 2022 at 6:00 P.M. Opal Cannon Auditorium

RECOMMENDATION: **CONDITIONAL APPROVAL**

hospitals, clinics, nursing homes, or group homes, child care facilities and mortuaries. Development of vacant property, by adding commercial structures will increase the property's tax value, and provide sales tax revenue.

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?*
If the zoning proposal is denied, there should be no gain to the health, safety, morals or general welfare of the public.
4. *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. Fire protection, public health facilities, or emergency medical services?*

Impact on the School System: No impact for proposed commercial business.

Impact on Utilities: Public water is available. Environmental Health will approve and determine appropriate septic system.

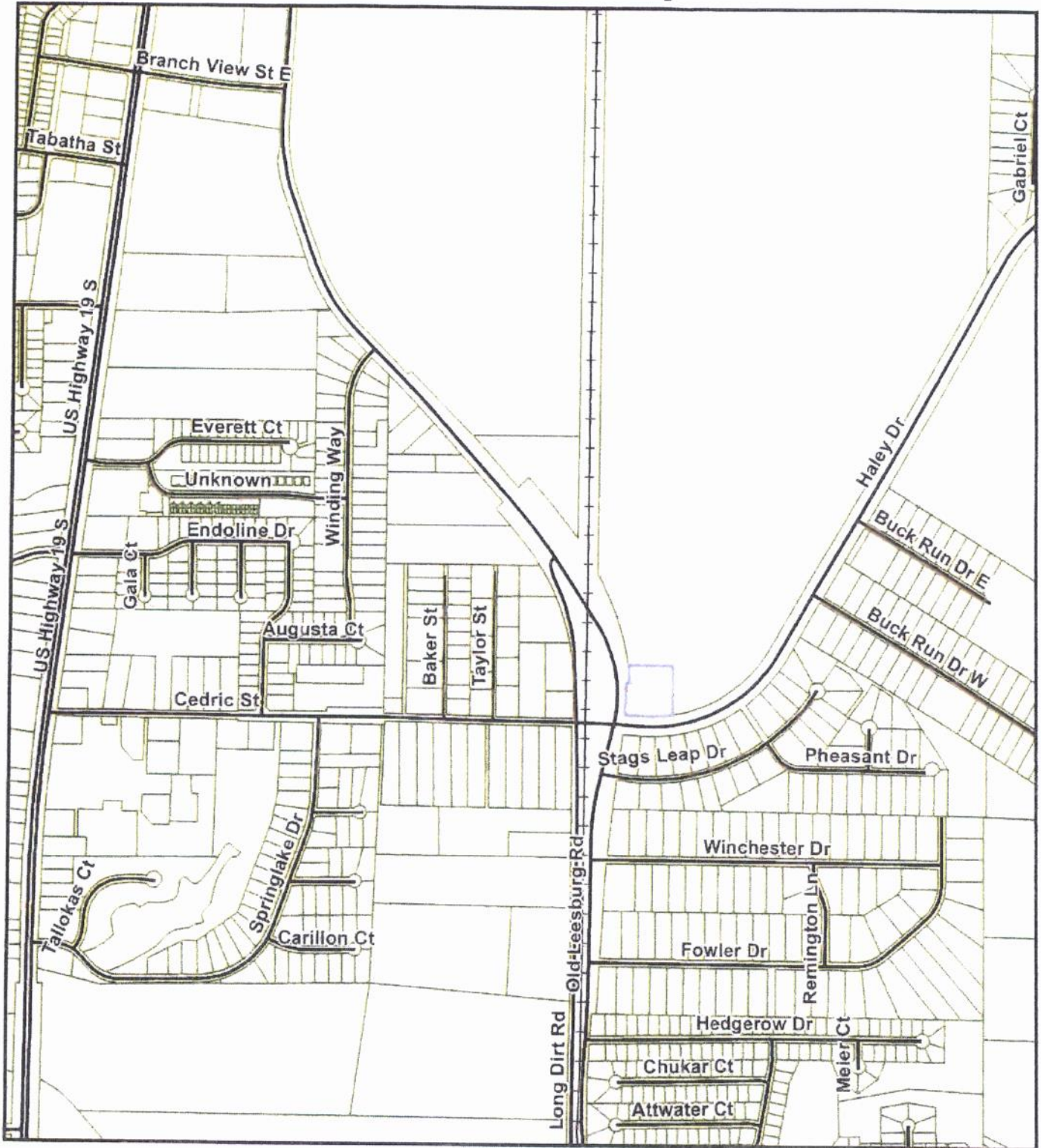
Impact on Transportation Network: Old Leesburg Road/SR 133 (Minor Arterial) has a traffic capacity of 14,000 vehicles and an average daily traffic count of 3,660 vehicles (GDOT, 2019). Trip Generation: According to Trip Generation, 10th Edition, ITE, 2017, a convenience market with four gasoline pumps could generate 322 weekday trips. There is adequate traffic capacity available to support the proposed uses. Based on 911 reports in the last two years, three vehicle accidents (7/30/19, 9/3/19 & 5/1/20) occurred at this intersection. DARTS safety analysis identified two high crash locations in Lee County at Walnut Avenue/US 19 and Robert B Lee Drive and US 82 at Doublegate Drive.

Pheasant Drive extension project will be initiated in January 2022 and will intersect with Haley Drive and alleviate traffic off of SR 133.

Road Improvements: According to the FY 2018-2021 Transportation Improvement Program and the Dougherty Area Regional Transportation Study: 2045, a state or federally funded project is proposed to widen SR 133/Old Leesburg Road from SR 91/Philema Road to Forrester Parkway.

5. *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.
6. *Is the subject property well suited for the proposed zoning purpose?*
The subject property is well suited for the proposed C-2 zoning. The properties front a minor arterial road.
7. *Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?*
There should be no adverse effects to the existing use or usability of adjacent or nearby properties.
8. *Are there other existing or changing conditions affecting the use or development of the subject property which give supporting grounds for the approval or disapproval of the zoning proposal?*
Yes, the area continues to transition as the Flint Ventures Commercial Subdivision expands development of vacant lots and infrastructure (Heritage Lane/Branchview Extension); and Buck Run Residential Subdivision phases are completed. The extension of Pheasant Drive will provide access to Haley Drive and divert local traffic from SR 133. The area is classified as suburban developing and increasing development pressure on remaining agricultural land uses may persist, contingent on market demands and economic conditions.
9. *Would the change create an isolated district unrelated to the surrounding districts, such as "spot zoning"?*
Rezoning to C-2 for subject property will not be considered "spot zoning", as the parcels northwest of the subject property are commercially zoned and currently in development stages.

Location Map



Z21-009

R-1 to C-2

Applicant: Guy Joiner

Owner: William Stith



Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



Aerial Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Z21-009

R-1 to C-2

Applicant: Guy Joiner

Owner: William Stith

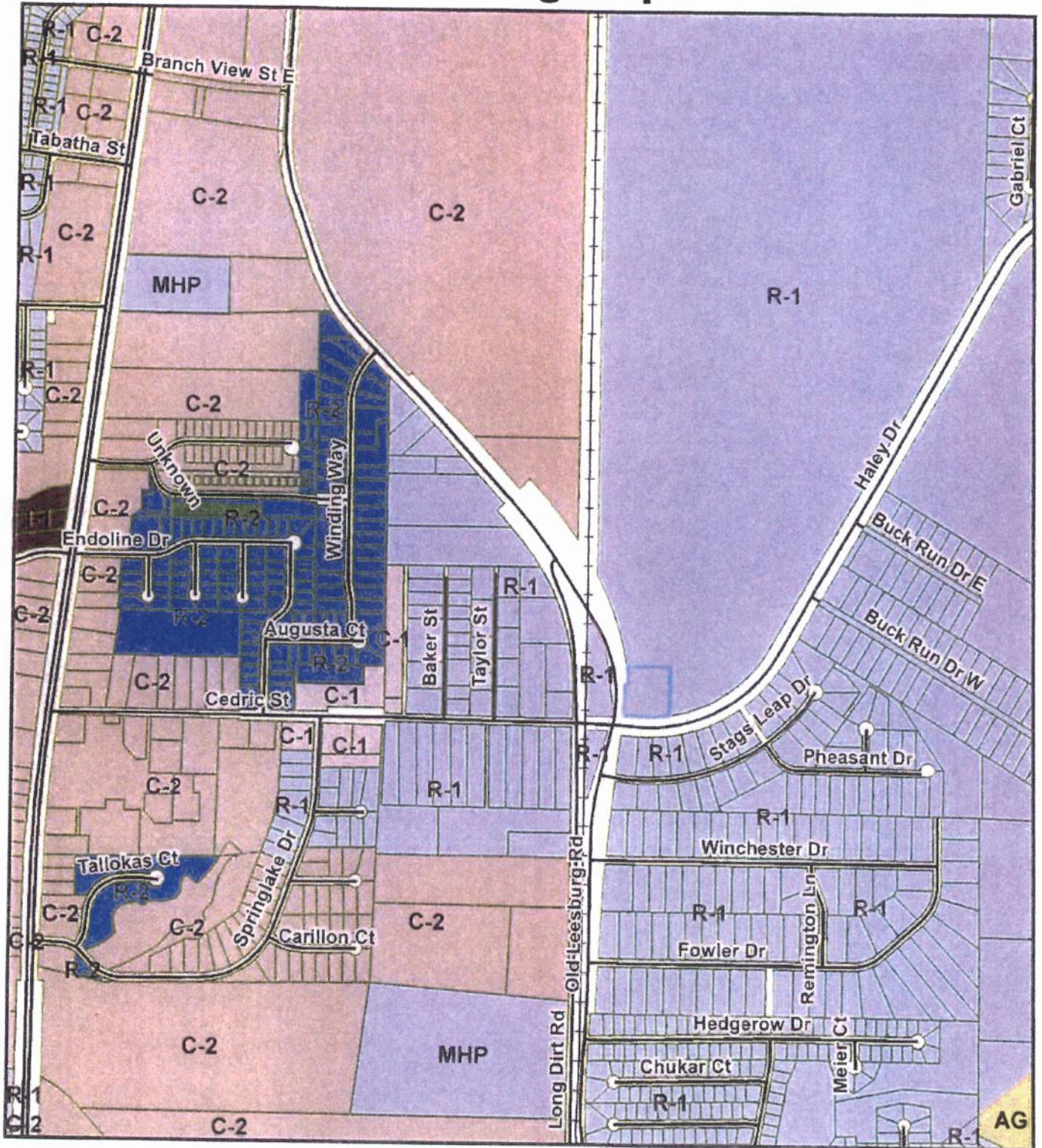


0 0.05 0.1 0.2 Miles

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Zoning Map



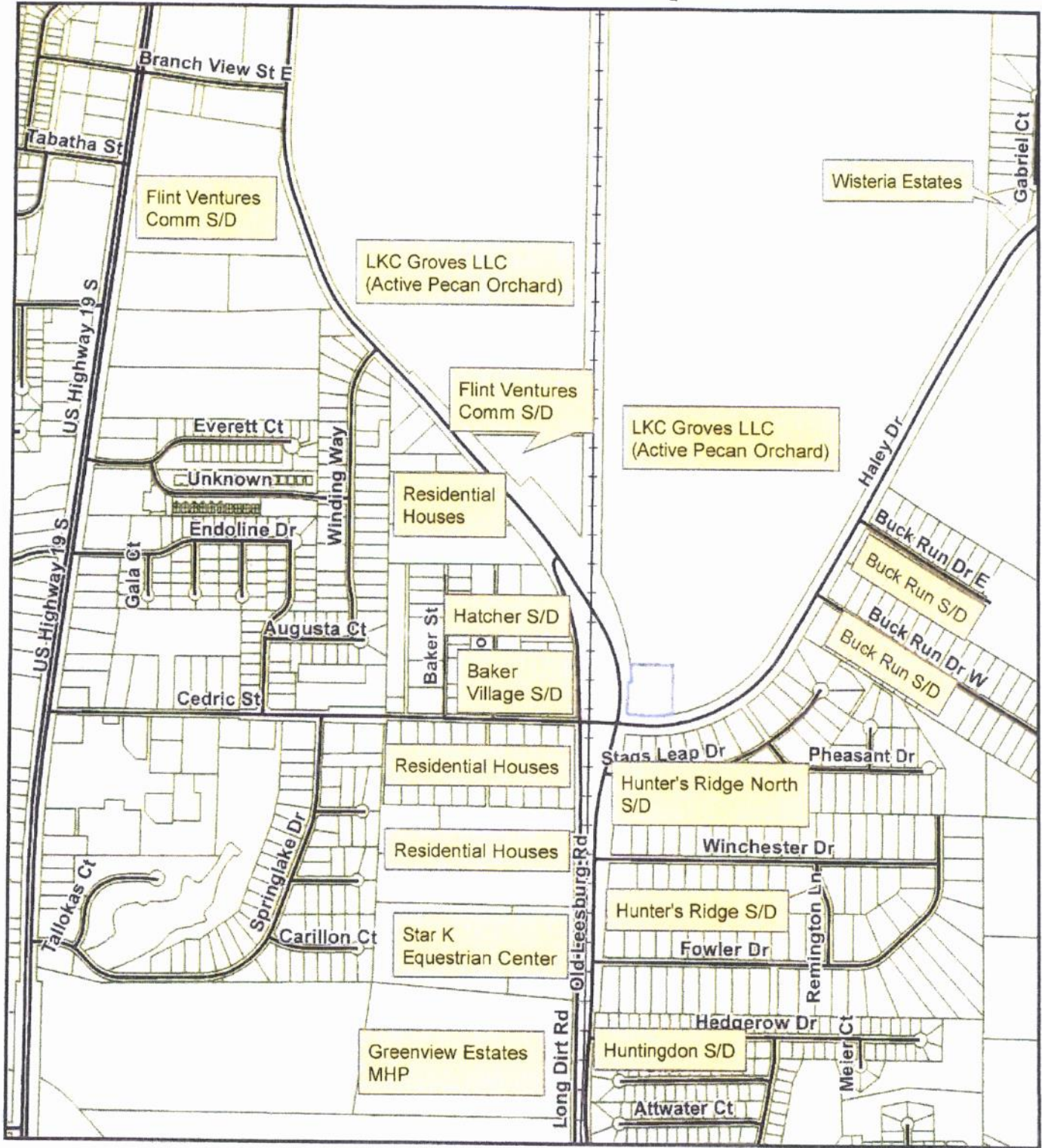
Z21-009
 R-1 to C-2
 Applicant: Guy Joiner
 Owner: William Stith



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Land Use Map



Z21-009

R-1 to C-2

Applicant: Guy Joiner

Owner: William Stith

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X ZONING APPLICATION.pdf



LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

ZONING APPLICATION

Owner: WILLIAM STITH & SHERRY STITH 221-009
Address: 1724 Red Oak Ln. Albany GA 31701
Daytime Phone #: 881-4457 Email: icc4you@bellsouth.net
347-0940 s.herrystith@gmail.com
Address or location of the property: NORTHEAST INTERSECTION OF HALEY DR & OLD LEESBURG RD

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 R1 Present Use of Property: PECAN ORCHARD
Proposed Zoning: C-2 Proposed Use of Property: CONVENIENCE STORE

242 Land Lot Number 2ND Land District 3.00 # of Acres

The subject property is described as follows:
SEE ATTACHED LEGAL DESCRIPTION

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 Due A. Hurst OWNER W. Stith

DATE 11/5/21 DATE 11-5-21

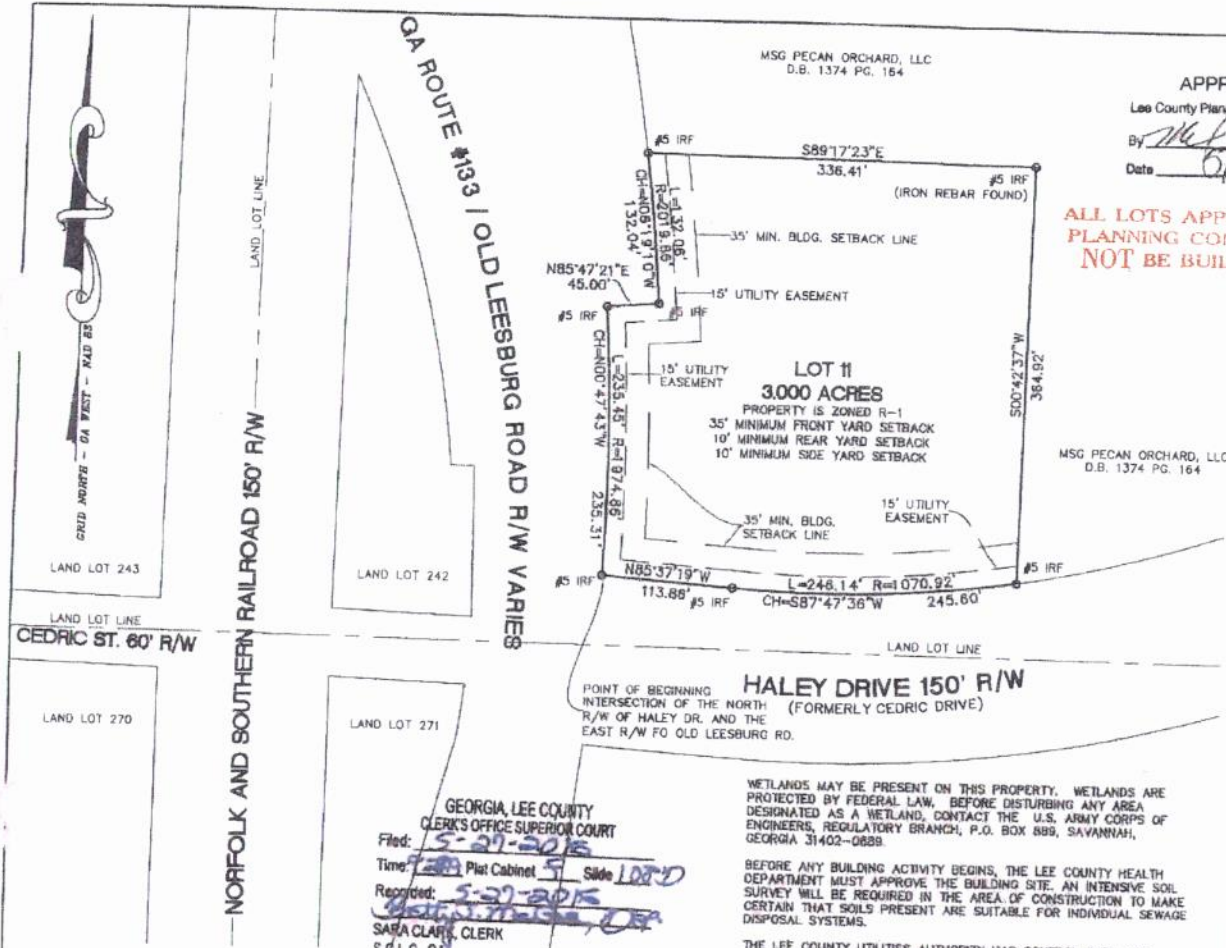
Application Fee: 900.00 Date Paid: 11-8-21 Received by: Sherry Shelton
ck# 11672

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

Applicant Name: GUY JOINER

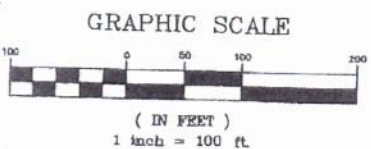
Address: 180 WHITEHORSE DR LEESBURG GA31763

Phone #: 229-869-5541 Email: gjoiner@joinertaxservice.com



OWNER CERTIFICATION:
 THIS IS TO CERTIFY THAT I AM THE TRUE AND
 LAWFUL OWNER OR THE ADJENT FOR THE OWNER OF
 THE PROPERTY PLATTED HERON.

Barry D. Carr
 FLINT VENTURES, LLC.
 c/o BARRY CARR
 3198 PALMYRA ROAD
 ALBANY, GEORGIA 31707
 (229)883-5100



GEORGIA, LEE COUNTY
 CLERK'S OFFICE SUPERIOR COURT

Filed: *5-27-2015*
 Time: *2:00 PM* Plat Cabinet *5* Side *107D*
 Recorded: *5-27-2015*
SARAH CLARK, CLERK
 S.C.L.C. P.A.

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.

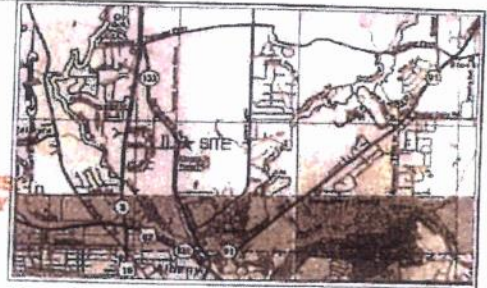
THE LEE COUNTY UTILITIES AUTHORITY HAS CONTROL OVER THE SUPPLY OF POTABLE WATER AND RECEIPT OF SANITARY SEWERAGE FROM ALL LANDS SUBDIVIDED AFTER 7-27-85. THE OWNER OF THIS SUBDIVIDED LOT WILL BE REQUIRED TO IMMEDIATELY CONNECT TO PUBLIC WATER AND SEWERAGE SYSTEMS WHENEVER EITHER BECOMES ACCESSIBLE.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 1317702430, EFFECTIVE OF DATE OF SEPTEMBER 2, 2009.

REFERENCE PLAT: SURVEY OF OAKLAND PLANTATION PARTNERS, L.L.C. AND LAKE SEMINOLE PLANTATION, L.L.C. PREPARED BY COPELAND AND ASSOCIATES, DATED MARCH 11, 2005.

APPROVED
 Lee County Planning Department
 By: *[Signature]*
 Date: *02/16/16*

ALL LOTS APPROVED BY THE
 PLANNING COMMISSION MAY
 NOT BE BUILDABLE LOTS.



LOCATION MAP
 1" = 1 MILE

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 27,227 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 121,804 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 AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

[Signature]
 GENE W. WEBB
 GA. REG. LAND SURVEYOR NO. 2923
 LANIER ENGINEERING, INC.
 GA. LAND SURVEYING FIRM NO. 891



MINOR SUBDIVISION PLAT
 LOT 11, FLINT VENTURES COMMERCIAL SUBDIVISION
 PART OF LAND LOT 242, SECOND LAND DISTRICT
 LEE COUNTY, GEORGIA



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

SURVEYED	MS#	SCALE	1" = 100'	PLAT NO.	10116	DATE	05/19/16	SHEET NUMBER
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NORFOLK AND SOUTHERN RAILROAD 150' R/W



OLD LEESBURG RD R/W VARIES

MSG PECAN ORCHARD, LLC
D.B. 1374 PG. 184
ZONED R-1

S89°17'23"E
336.41'

DUMPSTER

NOTES:

1. HOURS OF OPERATION SHALL BE 8:00 AM TO 8:00 PM.
2. ALL SITE LIGHTING SHALL BE DIRECTED INWARD. SECURITY LIGHTING SHALL BE LOW INTENSITY TO AVOID DISTURBANCE TO NEIGHBORS SOUTH OF SITE.
3. STORE SHALL FACE OLD LEESBURG ROAD.
4. ACCESS WILL BE FROM OLD LEESBURG ROAD ONLY AT LOCATION SHOWN.
5. DUMPSTER SHALL BE ENCLOSED AND LOCATED ON NORTH SIDE OF STORE.
6. 65' WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG SOUTH PROPERTY LINE AS SHOWN.

N85°47'03"E
45.00'

CH=100°21'21"W
132.04'

R=2019.85'

15' UTILITY EASEMENT
L=235.45' R=1974.88'
CH=100°48'01"W
235.37'

35' MIN. BUILDING SETBACK

CANOPY OVER
FUEL TANKS

UNDERGROUND
FUEL TANKS

PROPOSED
CONVENIENCE
STORE

**LOT 11
3.000 ACRES**
PROPERTY IS ZONED R-1
35' MINIMUM FRONT YARD SETBACK
10' MINIMUM REAR YARD SETBACK
10' MINIMUM SIDE YARD SETBACK

S00°42'37"W
364.92'

MSG PECAN ORCHARD, LLC
D.B. 1374 PG. 164
ZONED R-1

65' LANDSCAPED BUFFER
35' MIN. BUILDING SETBACK

N85°37'37"W
113.86'

LAND LOT 242

LAND LOT 271

HALEY DRIVE 150' R/W
(FORMERLY CEDRIC DRIVE)

12" W
12" W
12" W
12" W
12" W

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Legal Description
Lot 11, Flint Ventures Commercial Subdivision
Property to be rezoned from R-1 to C-2

All that certain tract or parcel of land situate lying and being part of Land Lot 242 of the Second Land District, Lee County, Georgia and being more particularly described as follows:

Begin at the intersection of the north right-of-way of Haley Drive (150' r/w) and the east right-of-way of Georgia Route 133 (r/w varies) and go northerly along the east right-of-way of Georgia Route 133 235.45 feet along the arc of a curve concave to the west having a radius of 1974.86 feet, a chord bearing of north 00 degrees 47 minutes 43 seconds west a chord distance of 235.31 feet; go thence north 85 degrees 47 minutes 21 seconds east along the east right-of-way of Georgia Route 133 a distance of 45.00 feet; go thence northerly along the east right-of-way of Georgia Route 133 132.06 feet along the arc of a curve concave to the west having a radius of 2019.86 feet, a chord bearing of north 06 degrees 19 minutes 10 seconds west a chord distance of 132.04 feet; go thence south 89 degrees 17 minutes 23 seconds east a distance of 336.41 feet; go thence south 00 degrees 42 minutes 37 seconds west a distance of 364.92 feet to the north right-of-way of Haley Drive; go thence westerly along the north right-of-way of Haley Drive 246.14 feet along the arc of a curve concave to the north having a radius of 1070.92 feet, a chord bearing of south 87 degrees 47 minutes 36 seconds west a chord distance of 245.60 feet; go thence north 85 degrees 37 minutes 19 seconds west along the north right-of-way of Haley Drive a distance of 113.86 feet to the east right-of-way of Georgia Route 133 and the point of beginning.

Said tract or parcel contains 3.000 acres.



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, JANUARY 25, 2022 AT 6:00 PM

T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING MINUTES
VOTING SESSION

COUNTY COMMISSIONERS

Billy Mathis, Chairman	District 3
John Wheaton, Vice-Chairman	District 1
Luke Singletary, Commissioner	District 2
Rick Muggridge, Commissioner	District 4
George Walls, Commissioner	District 5

COUNTY STAFF

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

The Lee County Board of Commissioners met in a voting session on Tuesday, January 25, 2022. 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 Billy Mathis, Vice-Chairman John Wheaton, Commissioner Luke Singletary, Commissioner Rick Muggridge, and Commissioner George Walls. Staff in attendance was County Manager Christi Dockery, County Clerk Kaitlyn Sawyer, and County Attorney Jimmy Skipper. The meeting was also streamed on Facebook Live.

INVOCATION

Pastor Aaron McCulley, Philema Baptist Church, led the invocation.

PLEDGE OF ALLEGIANCE

The Board and the audience said the Pledge of Allegiance in unison.

CALL TO ORDER

APPROVAL OF MINUTES

- (A) **Consideration to approve the minutes for the Board of Commissioners meeting for January 11, 2022.**
Commissioner Wheaton made the **MOTION** to approve the minutes for the Board of Commissioners meeting for January 11, 2022. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Muggridge voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) **Recognition of employees' years of service.**
The following employees were recognized:
5 years – Crystal (Chris) Hartley – Senior Accounting Technician, Finance
5 years – Robert Jennings – Lieutenant, Sheriff's Office
5 years – Chiequilta Green – Communications Supervisor, E-911
5 years – Renita Gause – Deputy Clerk, Probate Court
15 years – Heather Jones – Director, Finance
25 years – James Thurman, Sr. – Judge, Magistrate Court

PUBLIC HEARING

NONE

DEPARTMENTAL MATTERS

Fire & EMS

- (A) Consideration to approve a Memorandum of Agreement for mutual aid with the Marine Corps Logistics Base in Albany, Georgia, effective for nine (9) years.

Commissioner Muggridge made the **MOTION** to approve a Memorandum of Agreement for mutual aid with the Marine Corps Logistics Base in Albany, Georgia with County Attorney Skipper's approval and the following changes to the agreement: The term should be for one (1) year, with annual automatic renewals and the agreement should be between the Lee County Board of Commissioners and MCLB, not the Lee County Fire Department. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

Planning, Zoning & Engineering

- (B) Consideration to approve an application from Clifford Harpe, Jr. (Z21-008), as submitted to the Lee County Planning Commission, to allow for a second single family home on a legally subdivided lot of at least 3 acres in the AG-1 (Active Agriculture District). The property owner is the Estate of Katherine Anderson Magee Wilkinson, Parcel Number 041045 of land being part of Land Lot 40 of the 15th Land District of Lee County, Georgia. Planning Department staff recommend approval and the Planning Commission voted unanimously to approve. PUBLIC HEARING HELD JANUARY 11, 2022

Planning Director Rozanne Braswell addressed the Board regarding this application. The property in question is a family farm in AG that has never been subdivided, and in settling the estate, one of the family members was left 2.5 acres in the will; however, the ordinance allows only for a 3 acre split for conditional approval. AG allows for a one time split of 10 acres as long as there is 25 acres remaining as permitted use. The property is near the Sumter County line and is surrounded by other AG. Commissioner Walls asked Ms. Braswell if the property would stay AG, to which she replied that it would.

Commissioner Wheaton made the **MOTION** to approve an application from Clifford Harpe, Jr. (Z21-008), as submitted to the Lee County Planning Commission, to allow for a second single family home on a legally subdivided lot of at least 3 acres in the AG-1 (Active Agriculture District). The property owner is the Estate of Katherine Anderson Magee Wilkinson, Parcel Number 041045 of land being part of Land Lot 40 of the 15th Land District of Lee County, Georgia. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Muggridge voting yea.

- (C) Consideration to approve an application from Guy Joiner (Z21-009), as submitted to the Lee County Planning Commission, requesting to rezone a total of 3.00 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owners are William and Sherry Stith, Parcel Number 040D607000 of land being part of Land Lot 242 of the Second Land District of Lee County, Georgia. Planning Department staff recommend conditional approval and the Planning Commission voted to deny (5-2). PUBLIC HEARING HELD JANUARY 11, 2022

Commissioner Muggridge made the **MOTION** to conditionally approve an application from Guy Joiner (Z21-009), as submitted to the Lee County Planning Commission, requesting to rezone a total of 3.00 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owners are William and Sherry Stith, Parcel Number 040D607000 of land being part of Land Lot 242 of the Second Land District of Lee County, Georgia. Commissioner Singletary seconded the **MOTION**. Commissioner Wheaton also voted yea. Chairman Mathis stated that with three (3) yea votes, the **MOTION** passed.

The **MOTION** was revisited at 6:25pm as Commissioner Wheaton indicated to Chairman Mathis that his vote was a "nay" and not a "yea". To clarify the vote, Chairman Mathis went down the table, reiterating the votes as follows: Commissioner Muggridge confirmed with a nod that he made the **MOTION**, Commissioner Singletary stated he seconded the **MOTION**, Commissioner Wheaton confirmed with a nod that his vote was a "nay" and Commissioner Walls stated that his vote was a "nay". Chairman Mathis stated that he wished to

abstain due to a potential conflict of interest.

The final vote is hereby recorded as follows:

Commissioner Muggridge made the **MOTION** to conditionally approve an application from Guy Joiner (Z21-009), as submitted to the Lee County Planning Commission, requesting to rezone a total of 3.00 acres from R-1 (Single-Family Residential District) to C-2 (General Business District). The property owners are William and Sherry Stith, Parcel Number 040D607000 of land being part of Land Lot 242 of the Second Land District of Lee County, Georgia. Commissioner Singletary seconded the **MOTION**. Commissioner Wheaton and Commissioner Walls voted nay. The **MOTION** failed as Chairman Mathis abstained due to a potential conflict of interest.

- (D) **Consideration to approve an application from Joe and Beth Pollock (Z21-010), as submitted to the Lee County Planning Commission, requesting to rezone a total of 25.00 acres from AG (Active Agricultural District) to R-1L (Low Density, Single Family Residential District). The property owners are Joe and Beth Pollock, Parcel Number 054160046 of land being part of Land Lot 29 of the First Land District of Lee County, Georgia. Planning Department staff recommend denial and the Planning Commission voted unanimously for approval, with the following condition: That this be a one-time approval to divide (no future subdivision of this property) the 25 acre tract into a 15 acre tract and a 10 acre tract. This is approved based on the sale of the 10 acre tract. PUBLIC HEARING HELD JANUARY 11, 2022**
- Commissioner Muggridge asked Planning Director Rozanne Braswell to address the Board regarding as to why the Planning Department recommended denial for this application. Ms. Braswell stated this rezoning is for a recurrent AG-zoned lot that meets the 25 acre minimum for AG. The property was purchased in 2002, with a primary residence being constructed in 2003 and an in-law suite constructed soon after. In the code, AG will not allow for a split unless there is a residual 25 acre tract, hence the rezoning to R-1L. This property was originally part of a larger AG tract, the Hardy Family Farm, which was purchased and subdivided in February 1996 for 32 residential parcels fronting SR 195.

There was an additional 25 acre parcels fronting Carter Place Road (unpaved), Lots 33 – 36 and Lots 37 and 38 fronting SR 195, and Lots 39 – 46 fronting Scott Road (unpaved), as recorded in October 1996. A re-division of Lots 44, 45, and 46 was recorded January 1998. Lot 46A, the subject property, consisted of 59.5404 acres. In June 2002, there was a re-division of Lots 45A and 46A, reducing the subject property to the minimum 25 acre lot size required for AG. Notwithstanding the aforementioned residential development, the predominant zoning and land use remains AG. Single family homes and an in-law suite are permitted uses in AG; AG permitted and conditional uses provide for a second residential dwelling as an in-law suite on the parcel, which is what occurred. There is also a one-time split with 10 acres on permitted or the 3 acres for conditional.

Commissioner Singletary wished to clarify that this property had already been split once, to which Ms. Braswell replied that it had been split twice. This makes it different than the case discussed previously in the meeting (Z21-008). It was split to the minimum 25 acres. Commissioner Muggridge stated that, like is commonly advised by County Attorney Skipper, the Board's votes shouldn't be based on opinions and rather like that of a judge, adjudicating the law in each case. Commissioner Muggridge then asked Ms. Braswell if it made any difference that the property is adjacent to R-3. Ms. Braswell stated that that property was done when it was split as a major subdivision, with a rezoning having been done to allow that. This property, as it is currently zoned AG, would not allow for that split, nor would it be in compliance with the in-law suite code, which is further explained in Lee County code (§70-78), as follows: *The in-law suite should be used for housing family members only. No in-law suite shall be rented to non-family members. No commercial use of the in-law suite shall be permitted.* Ms. Braswell stated that to subdivide and sell this in-law suite would be in direct violation of the ordinance. Ms. Braswell summarized that Planning Department staff recommended denial because it is not consistent with the current ordinance. Staff continues to experience development pressures throughout the County, and making this change would set a precedent.

Commissioner Wheaton stated that while he understands the reasoning for the zoning in place, he also looks at how we encroach on the property owners. In good faith the applicants have asked for a change, to allow them to recoup some of the money they had invested into this house by renting it. Commissioner Wheaton voiced

sympathy for the applicants' situation and his thoughts were to approve this, but not create a precedence. With that being said, Commissioner Wheaton stated he would like to approve what the applicants have asked for, which is to rent the house. Commissioner Wheaton asked if the applicants (present, in the audience) if this would be a long-term rental, to which Mrs. Pollock replied that it would not be a rental, that it would be a one-time sale (already with a potential buyer), and it won't change the integrity of the AG land.

Commissioner Wheaton made the **MOTION** to approve an application from Joe and Beth Pollock (Z21-010), as submitted to the Lee County Planning Commission, requesting to rezone a total of 25.00 acres from AG (Active Agricultural District) to R-1L (Low Density, Single Family Residential District). The property owners are Joe and Beth Pollock, Parcel Number 054160046 of land being part of Land Lot 29 of the First Land District of Lee County, Georgia. The **MOTION** died due to lack of a second.

- (E) **Consideration to approve an application from Pinewood Solar, LLC (Z21-011), a Subsidiary of NextEra Energy Resources (NextEra) (Griffin Leone, Project Manager), as submitted to the Lee County Planning Commission, proposing to construct and operate a large scale (1500 acres) ground mounted solar energy system as principal use in the AG-1 (Active Agriculture District) zone. There are multiple property owners as follows: Cross Creek Plantations LLC, Parcel 044 005; Cross Creek Plantations LLC, Parcel 044 002; Cross Creek Plantations LLC, Parcel 045 001; Griffith Farms LLC, Parcel 046 014; Griffith Farms LLC, Parcel 035 066; Lagg Farms LLC, Parcel 044 001; Michigan Homes, Inc., Parcel 035 015; R & S Farms Inc., Parcel 035 041; Jimmy C Smith, Parcel 035 100. The project site is located approximately 6 miles north of the City of Leesburg, south of State Route 377, and west of State Route 195 within four contiguous parcels. Planning Department staff recommend conditional approval and the Planning Commission voted for approval, with the conditions set forth by staff recommendation (see page 45) and the following additional condition (5-1): The commencement of construction is to begin within 18 months from the Lee County Board of Commissioners January 25, 2022 meeting. PUBLIC HEARING HELD JANUARY 11, 2022**

Commissioner Singletary made the **MOTION** to approve an application from Pinewood Solar, LLC (Z21-011), a Subsidiary of NextEra Energy Resources (NextEra) (Griffin Leone, Project Manager), as submitted to the Lee County Planning Commission, proposing to construct and operate a large scale (1500 acres) ground mounted solar energy system as principal use in the AG-1 (Active Agriculture District) zone. There are multiple property owners as follows: Cross Creek Plantations LLC, Parcel 044 005; Cross Creek Plantations LLC, Parcel 044 002; Cross Creek Plantations LLC, Parcel 045 001; Griffith Farms LLC, Parcel 046 014; Griffith Farms LLC, Parcel 035 066; Lagg Farms LLC, Parcel 044 001; Michigan Homes, Inc., Parcel 035 015; R & S Farms Inc., Parcel 035 041; Jimmy C Smith, Parcel 035 100. The project site is located approximately 6 miles north of the City of Leesburg, south of State Route 377, and west of State Route 195 within four contiguous parcels. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Wheaton and Commissioner Muggridge voting yea.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

NONE

COUNTY MANAGER'S MATTERS

- (A) **Updates on County projects.**

County Manager Christi Dockery discussed ongoing projects in the County: (1) The Tharp Building restoration project is moving along and is on track to be completed by mid-February; (2) the GDOT has accepted our LMIG application and we can expect payment within approximately 10 days; and (3) a survey will be conducted in the coming weeks for the future boat ramp on the 100 acres; once completed, DNR will review and construction can begin in early Fall.

Commissioner Muggridge added that with a healthy LMIG on the way, and after having agreed last year to split TSPLOST funds moving forward, he suggests limiting the spending for each district to around \$800,000.00. Chairman Mathis added that everyone should get a list of roads together.

(B) **Consideration to adopt the amended and restated ACCG 401(a) Defined Contribution Plan for Senior Management employees.**

Commissioner Muggridge made the **MOTION** to adopt the amended and restated ACCG 401(a) Defined Contribution Plan for Senior Management employees. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

(C) **Consideration to adopt an ordinance updating existing speed limits, as prepared by GDOT. FIRST READING**

Chairman Mathis stated that this ordinance needed to be re-examined as there appeared to be missing information. Commissioner Muggridge asked that if a Commissioner requests, and the Board agrees, to change a speed limit on this list, besides not being able to issue a radar-generated speeding ticket would there be any ramifications? Is that the only thing that goes away? And if that's the only reason, then on residential roads where tickets aren't being written and radars aren't being run, could we change the speed limit to 25? Is there a reason why we shouldn't, especially those who don't go anywhere or are not connector roads? Commissioner Muggridge also referred to Old Leesburg Road, suggesting a speed limit change to 40 to try to make it safer.

Chairman Mathis asked staff to get with County Attorney Skipper to look into if the state statute pertaining to speed limits applies to county roads as well as state routes. County Manager Dockery added that some roads, such as Century or Ledo Roads, have multiple speed limits due to stop lights or stop signs, based on state statute. Ms. Dockery added that it was her understanding that as long as it stays in the state statute, then it can be changed without doing a study. The ordinance in question is listing roadways for radar use. Chairman Mathis asked County Manager Dockery to look into it and bring a definitive answer to the Board at the next meeting.

Commissioner Muggridge made the **MOTION** to table this item. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Wheaton and Commissioner Walls voting yea.

Chairman Mathis revisited the **MOTION** and discussion for item 8C (Z21-009) at 6:25pm. See further information above under item 8C.

COMMISSIONER'S MATTERS

(A) **Consideration to ratify the FY2022 LMIG application.**

Commissioner Muggridge made the **MOTION** to ratify the FY2022 LMIG application. Commissioner Wheaton seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

UNFINISHED BUSINESS

NONE

COUNTY ATTORNEY'S MATTERS

NONE

EXECUTIVE SESSION

NONE

PUBLIC FORUM

Citizens will be allowed to address the Board of Commissioners regarding any issues or complaints. Individuals should sign up prior to the start of the meeting.

No citizens took part in the Public Forum.

ANNOUNCEMENTS

- (A) The renewal process for 2022 Occupation Tax/Business License has begun. **All 2021 business licenses expired on December 31, 2021. On January 31, 2022, the late fee will increase to \$100.00.**

(A) The next regularly scheduled County Commission Meeting is **Tuesday, February 8, 2022 at 6:00 p.m.**

ADJOURNMENT

The meeting adjourned at 6:28PM.

CHAIRMAN

ATTEST: _____
COUNTY CLERK

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 9:00 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.

**STAFF ANALYSIS AND REPORT
ZONING APPLICATION Z21-010**



OWNER/APPLICANT: Joseph C. Jr. and Elizabeth Pollock

LOCATION: 152 Scott Road – Parcel No. 054 160046
Lot 46A Hardy Tract Subdivision Addition

CURRENT ZONING/USE:
Zoning: AG-1 (Active Agricultural District)
Use: Single Family Residential

PROPOSED ZONING/USE:
Zoning: R-1L (Low Density, Single Family Residential District)
Use: Single Family Residential

ZONING/ADJACENT LAND USE:
North: AG-1 (Active Agricultural District)
Land Use: Agriculture
South: AG-1 (Active Agricultural District)
Land Use: Agricultural
East: R-3 (Mixed Use, Single Family Residential District);
R-1L (Low Density, Single Family Residential District)
Land Use: Residential
West: AG-1 (Active Agricultural District)
Land Use: Agricultural

MEETING INFORMATION:
Location: 102 Starksville Avenue N, Opal Cannon Auditorium,
Leesburg, GA 31763
Planning Commission: Thursday, January 6, 2022 at 6:00 P.M.
Board of Commissioners: Public Hearing: Tuesday, January 11, 2022 6:00 P.M.
Final Vote: Tuesday, January 25, 2022 @ 6:00 P.M.

RECOMMENDATION: DENIAL

parcel; as a subdivision of 10 acres meeting area, height and building requirements; and as a subdivision of 3 acres meeting area, height and building requirements. Subdivisions require the residual parcel to meet the 25 acre minimum requirement. Subject property has been divided to the minimum size.

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

Subject property has a somewhat limited economic value under the existing R-1 (Single-Family Residential District) zoning due to the lack of public water and sewer, and the existence of wetlands on a portion of the property.

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?*

If the zoning proposal is denied, property will continue agricultural zoning and use consistent with the purpose of the district.

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

The Agricultural Zoning District stabilizes the increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools. Standards and densities are intended to preserve the open character of the area and return the property to its original zoning designation, preserving and protecting agricultural areas.

Impact on the School System: Minimal, if any impact on the school system from two single family homes.

Impact on Transportation Network: No traffic data is available for Scott Road, a local dirt road. GDOT traffic count in 2020 identified 1,810 vehicles for State Route 195 between New York Road and SR 377 (Rural Major Collector); traffic count reduces to 770 vehicles for SR 195 at Batts Road (Rural Major Collector). Minimal impact, if any, on the transportation network.

Road Improvements: According to the FY 2021-2024 Transportation Improvement Program and the Dougherty Area Regional Transportation Study: 2045, no state or federally funded projects are proposed for the area.

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

No.

The Ag-1 (Active Agricultural District) was established for the purpose of preserving, promoting, maintaining, and enhancing the use of land for commercial agricultural purposes, to prevent scattered and leap-frog non-farm growth, to protect and preserve natural resource areas and to stabilize increases in public expenditures for such public services as roads and road maintenance, police and fire protection, and schools.

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

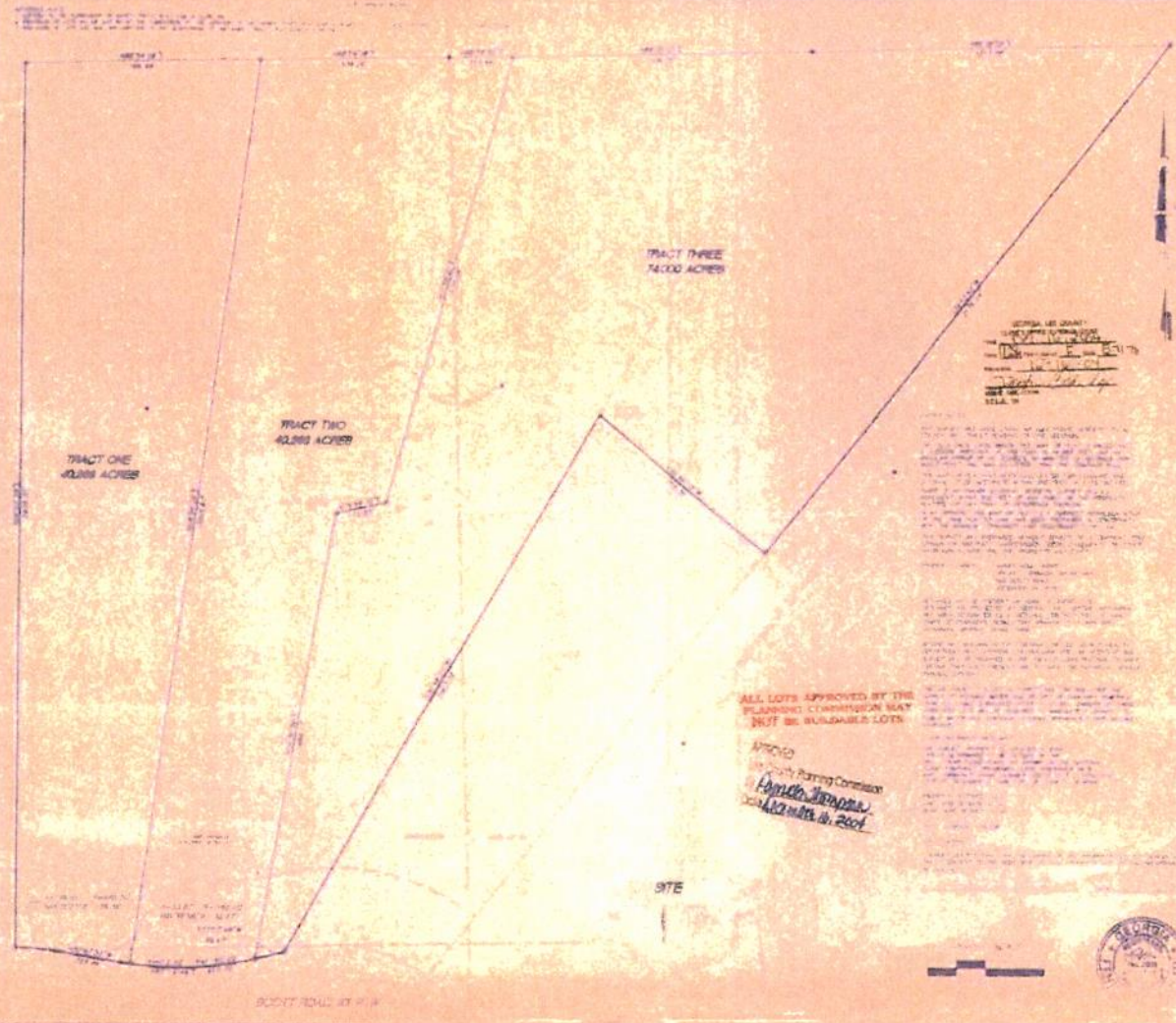
A successful rezoning provides the potential for further subdivision and residential development requiring private well and septic accommodations. According to the county's service delivery strategy work program 2013T-2024, the environmental impact of new septic systems is discouraged.

14. *Is the rezoning proposal in conformity with the policy and intent of the Lee County/Leesburg/Smithville Comprehensive Plan for Development?*

No, the agricultural land use designation is intended for those areas generally outside of the urban service areas which are associated with agricultural farm operations and associated activities, forestry, plantations, groundwater recharge areas, and low-density residential development that may or may not be accessory agricultural or farm operation of varying sizes.

RECOMMENDATION

Staff recommends **Denial** to rezone to R-1L (Low Density, Single Family Residential District)



MINOR SUBDIVISION
 REVISION OF LOTS 45A and 46A of the
 ADDITION TO THE SUBDIVISION OF THE HARDY TRACT
 AND SURROUNDING LOTS, COUNTY, GEORGIA

ENGINEERING & SURVEYING, LLC
 1000 ...
 ...

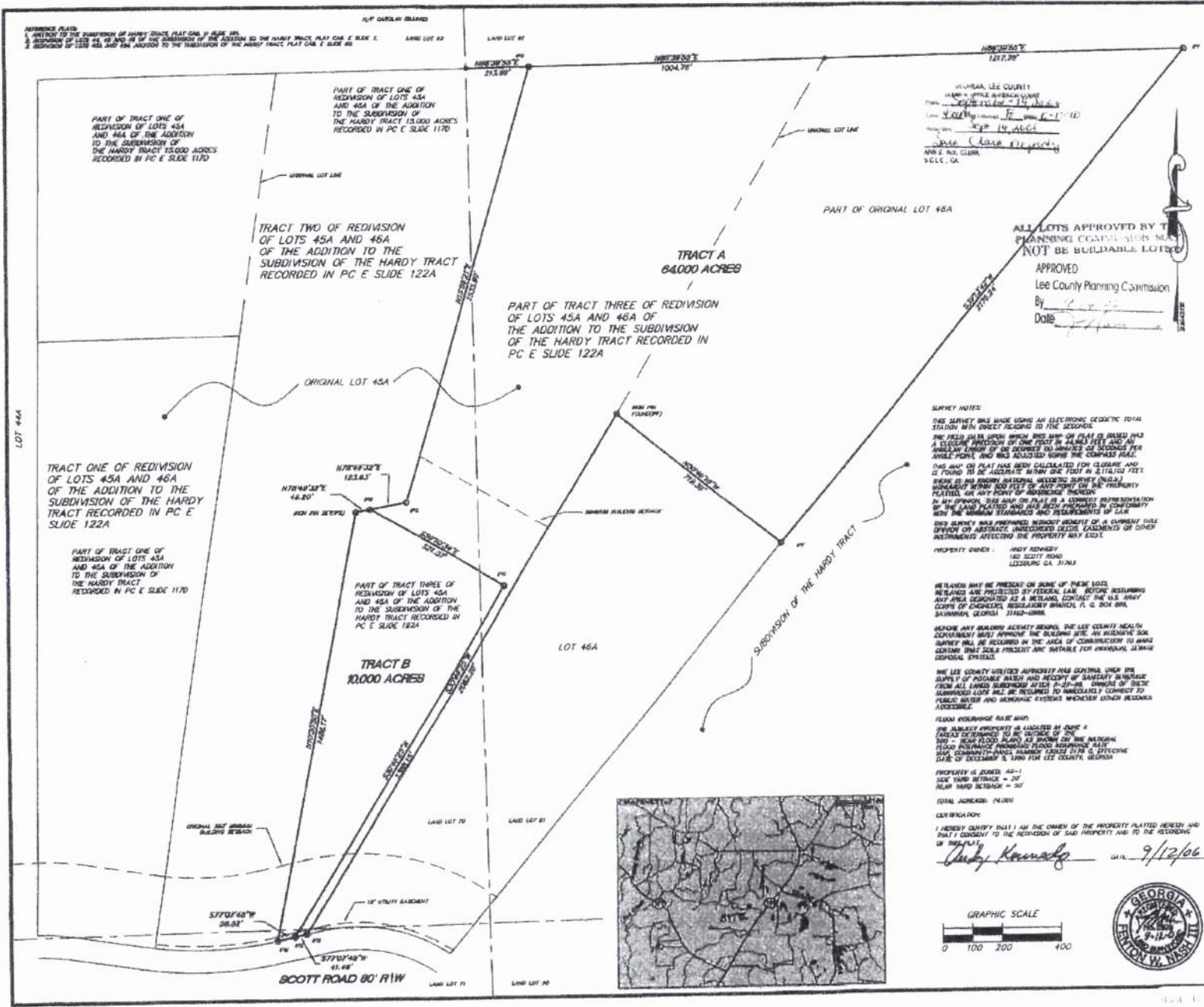
DATE	DESCRIPTION

ALL LOTS APPROVED BY THE
 PLANNING COMMISSION MAY
 NOT BE BUILDABLE LOTS

APPROVED
 Planning Commission
Amelia Thomas
 20th November 2004



North Arrow
 Indication of North with
 one 1/4 of the station



REFERENCE PLATS:
 1. ADDITION TO THE SUBDIVISION OF HARVEY TRACT PLAT C&T SLIDE 118.
 2. REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE HARDY TRACT PLAT C&T SLIDE 118.
 3. REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT PLAT C&T SLIDE 117.

PART OF TRACT ONE OF REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT 13,000 ACRES RECORDED IN PC E SLIDE 117D

PART OF TRACT ONE OF REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT 13,000 ACRES RECORDED IN PC E SLIDE 117D

TRACT TWO OF REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT RECORDED IN PC E SLIDE 122A

TRACT A 84,000 ACRES

PART OF TRACT THREE OF REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT RECORDED IN PC E SLIDE 122A

TRACT ONE OF REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT RECORDED IN PC E SLIDE 122A

PART OF TRACT ONE OF REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT RECORDED IN PC E SLIDE 117D

PART OF TRACT THREE OF REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT RECORDED IN PC E SLIDE 122A

TRACT B 10,000 ACRES

ONE TIME FARM SPLIT
 A REDIVISION OF TRACT THREE OF A REDIVISION OF LOTS 45A AND 46A OF THE ADDITION TO THE SUBDIVISION OF THE HARDY TRACT PART OF LAND LOTS 70, 71 AND 81 OF THE FOURTEENTH LAND DISTRICT LEE COUNTY, GEORGIA

MICHAEL LEE COURITT
 LAND SURVEYOR
 1111 W. BIRCHMOUNT RD.
 SUITE 100
 GAITHERSBURG, MD 20878
 (301) 941-1100
 MARYLAND LICENSE # 12025
 STATE OF GEORGIA LICENSE # 12025
 SCALE, GA

ALL LOTS APPROVED BY THE PLANNING COMMISSION SHALL NOT BE BUILDABLE LOTS
 APPROVED
 Lee County Planning Commission
 By: _____
 Date: 9/12/06

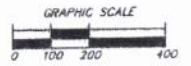
SURVEY NOTES:
 THIS SURVEY WAS MADE USING AN ELECTRONIC GEODETIC TOTAL STATION WITH SIGHT REDUCED TO THE SCRODGE.
 THE FIELD DATA WERE OBTAINED USING A DISTANCE MEASURING DEVICE (DMD) WHICH HAS A SCRODGE PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGLE PRECISION OF ONE SECONDS (60 MINUTES OF AN HOUR PER ANGLE POINT) AND WAS ADJUSTED USING THE COMPASS RULE.
 THIS WAS AN OPEN PLAT BEING CALCULATED FOR CLOSURE AND IT WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.
 THERE IS NO PROPERTY BOUNDARY SURVEY (BLS) SURVEYMENT BEYOND 200 FEET OF ANY POINT ON THE PROPERTY PLATTED OR ANY POINT OF INTEREST THEREON.
 IN ADDITION, THIS SURVEY WAS A CONVEYANCE SURVEY OF THE LAND PLATTED AND THIS SURVEY WAS CONDUCTED IN CONFORMANCE WITH THE SURVEY STANDARDS AND REQUIREMENTS OF LAW.
 THIS SURVEY WAS PREPARED WITHOUT REGARD TO A CURRENT TITLE OPINION OR ABSTRACT. UNRECORDED DEEDS, ENCUMBRANCES OR OTHER INSTRUMENTS AFFECTING THE PROPERTY MAY EXIST.
 PROPERTY OWNER: ANDY KENNEDY
 180 SCOTT ROAD
 LEEDSBURG, GA 31643

IT IS HEREBY DECLARED THAT THE LOTS SHOWN ON THIS PLAT ARE SEPARATE AND DISTINCT FROM THE OTHER LOTS IN THE SUBDIVISION AND ARE NOT TO BE CONSIDERED AS A RETAINED INTEREST IN THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH, P. O. BOX 809, SANDHOPE, GEORGIA 31489-0809.

BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. AN INVASIVE SOIL SURVEY SHALL BE REQUIRED IN THE AREA OF CONSTRUCTION TO MAKE SURE THE SOIL IS SUITABLE FOR GROWING, AS WELL AS BEING GEOTECHNICAL SUITABLE.
 THE LEE COUNTY UTILITY AUTHORITY HAS CONTROL OVER THE SUPPLY OF POTABLE WATER AND RECEIPT OF SANITARY SEWAGE FROM ALL LOTS SUBDIVISION LOTS. THE CONSTRUCTION OF THESE SANITARY LOTS SHALL BE REQUIRED TO IMMEDIATELY CONTACT TO PUBLIC WORKS AND SANITATION DEPARTMENT TO MAKE SURE ACCESSIBLE.
 FLOOD INSURANCE RATE MAP:
 THE SUBJECT PROPERTY IS LOCATED IN ONE OF THE FOLLOWING FLOOD HAZARD ZONES: 100 - 1% ANNUAL FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13002 0101 G. EFFECTIVE DATE OF OCTOBER 8, 2001 AND FOR LEE COUNTY, GEORGIA.

PROPERTY IS SLOPED 40-1
 SIDE YARD SETBACK = 20'
 REAR YARD SETBACK = 20'

CELEBRATION:
 I, ANDY KENNEDY, BEING THE OWNER OF THE PROPERTY PLATTED HEREON AND FULLY CONSENT TO THE RECORDING OF THIS PROPERTY AND TO THE RECORDING OF THIS PLAT.
 Andy Kennedy Date: 9/12/06

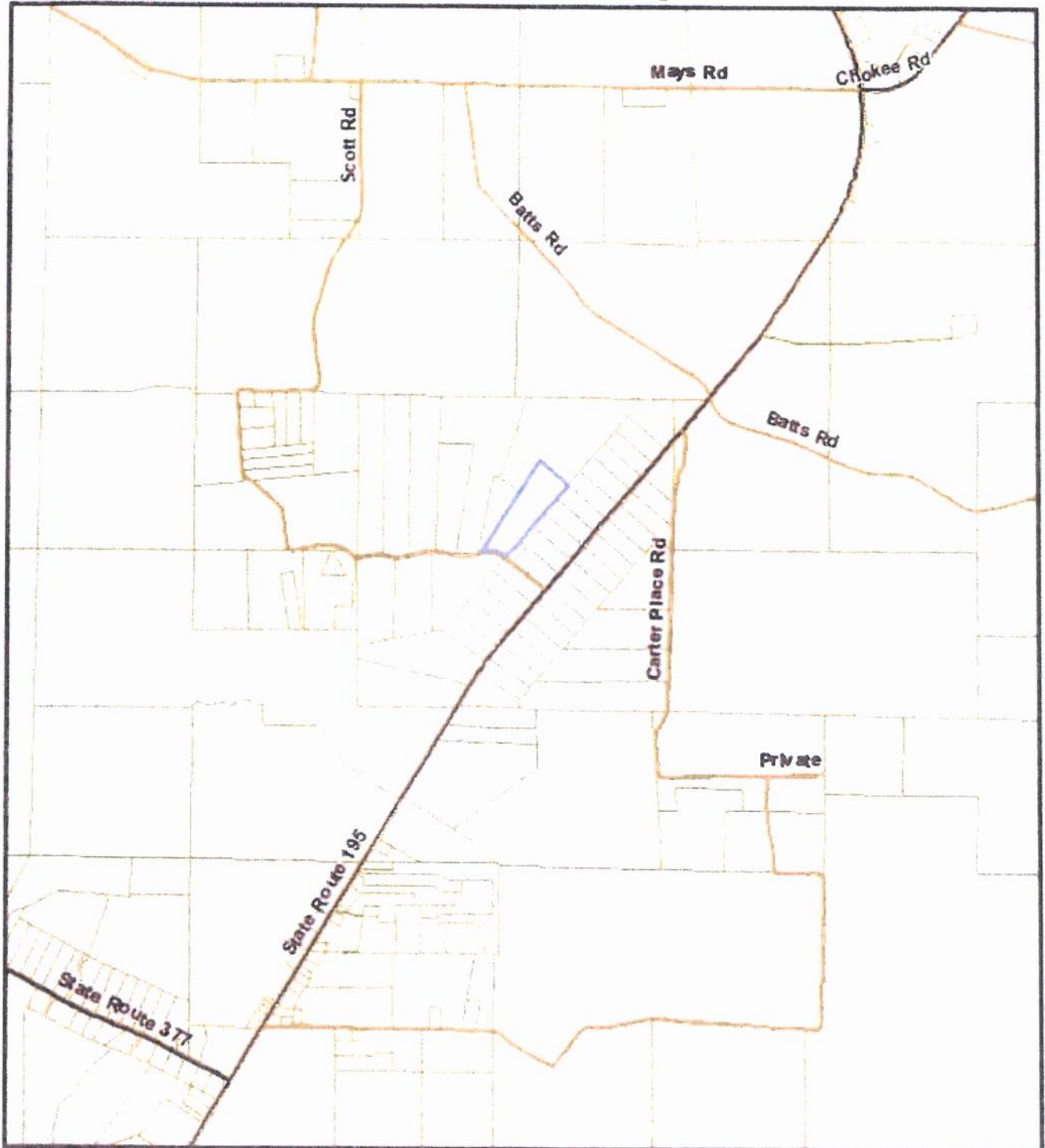


INASH
 ENGINEERING & SURVEYING, LLC
 128 Dwarf Lane
 Albany, Georgia 31707
 Phone: (229) 435-6186
 Fax: (229) 435-1584

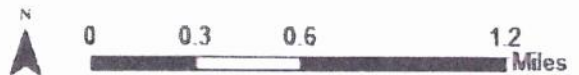
DATE	REVISION

FORMED BY: _____
 DATE: _____
 SHEET No. 1 OF 1

Location Map



Z21-010
AG to R-1L
Applicant: Joe and Beth Pollock
Owner: Joe and Beth Pollock



Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



Aerial Map



Z21-0010

AG to R-1L

Applicant: Joe and Beth Pollock

Owner: Joe and Beth Pollock

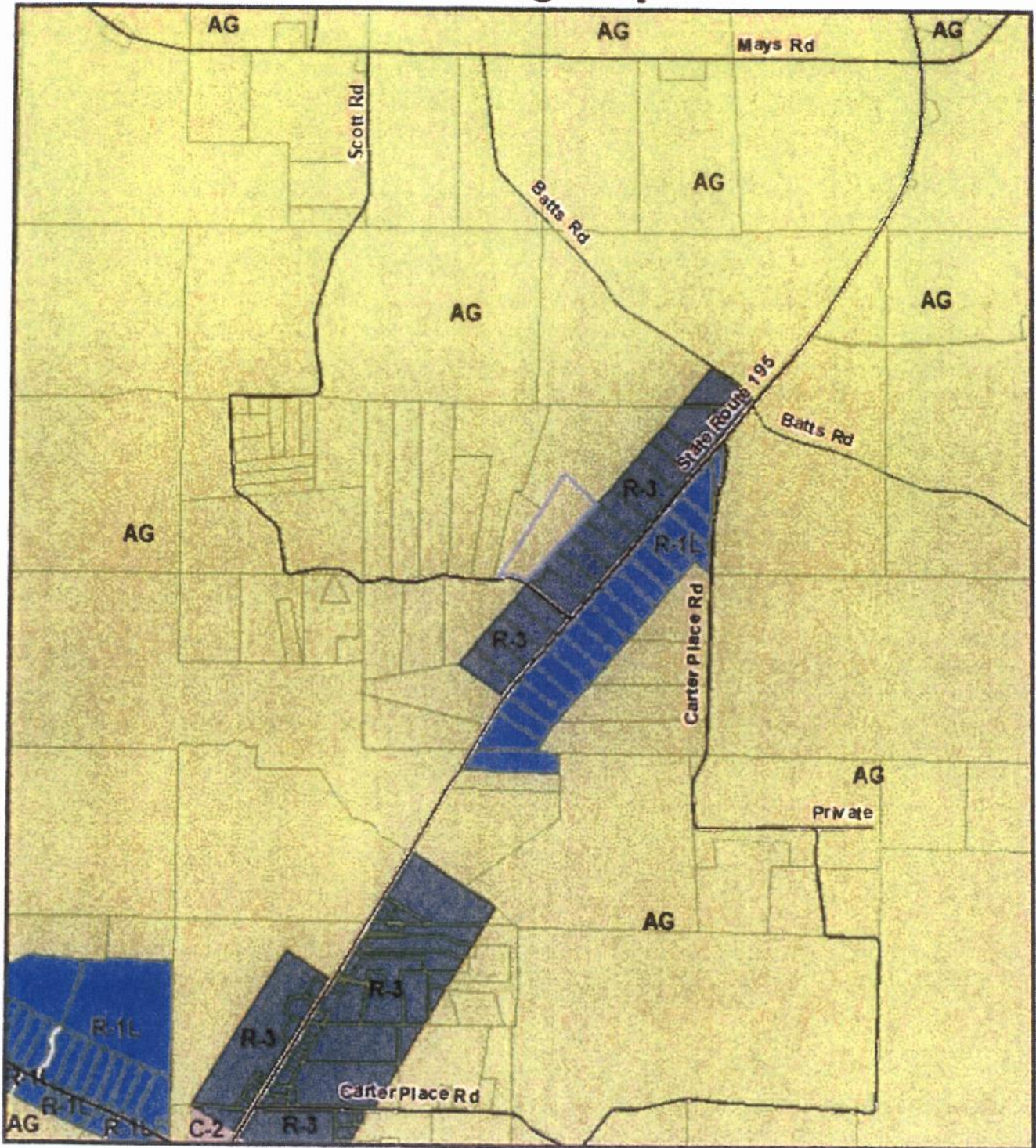


0 0.2 0.4 0.8 Miles

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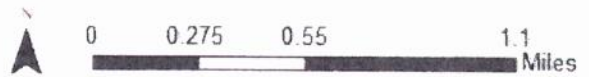


Zoning Map



Z21-0010
AG to R-1L

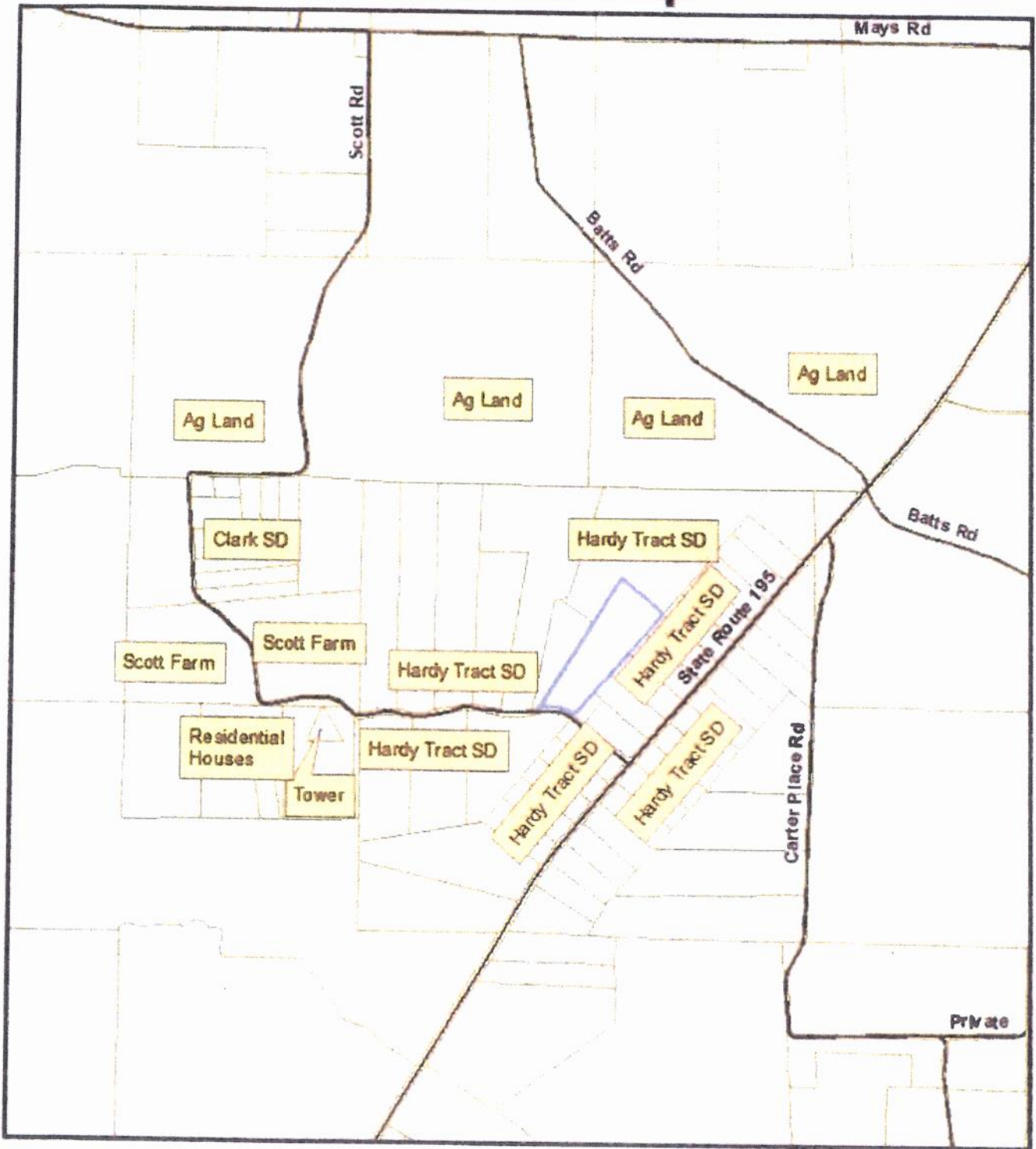
Applicant: Joe and Beth Pollock
Owner: Joe and Beth Pollock



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Land Use Map



Z21-0010
AG to R-1L

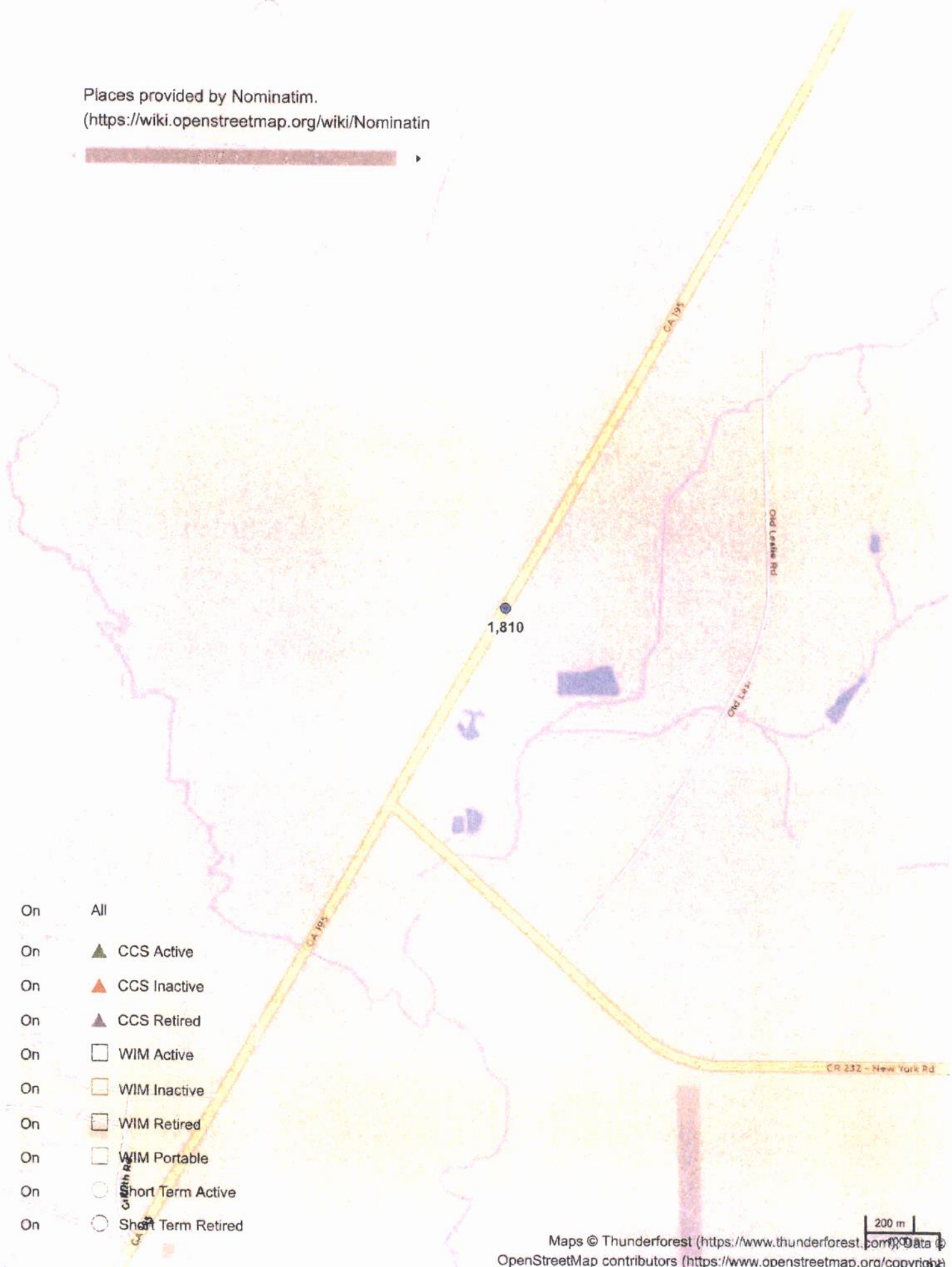
Applicant: Joe and Beth Pollock
Owner: Joe and Beth Pollock






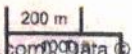
Disclaimer: Lee County GIS makes every effort to produce the most accurate information possible. No warranties, expressed nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



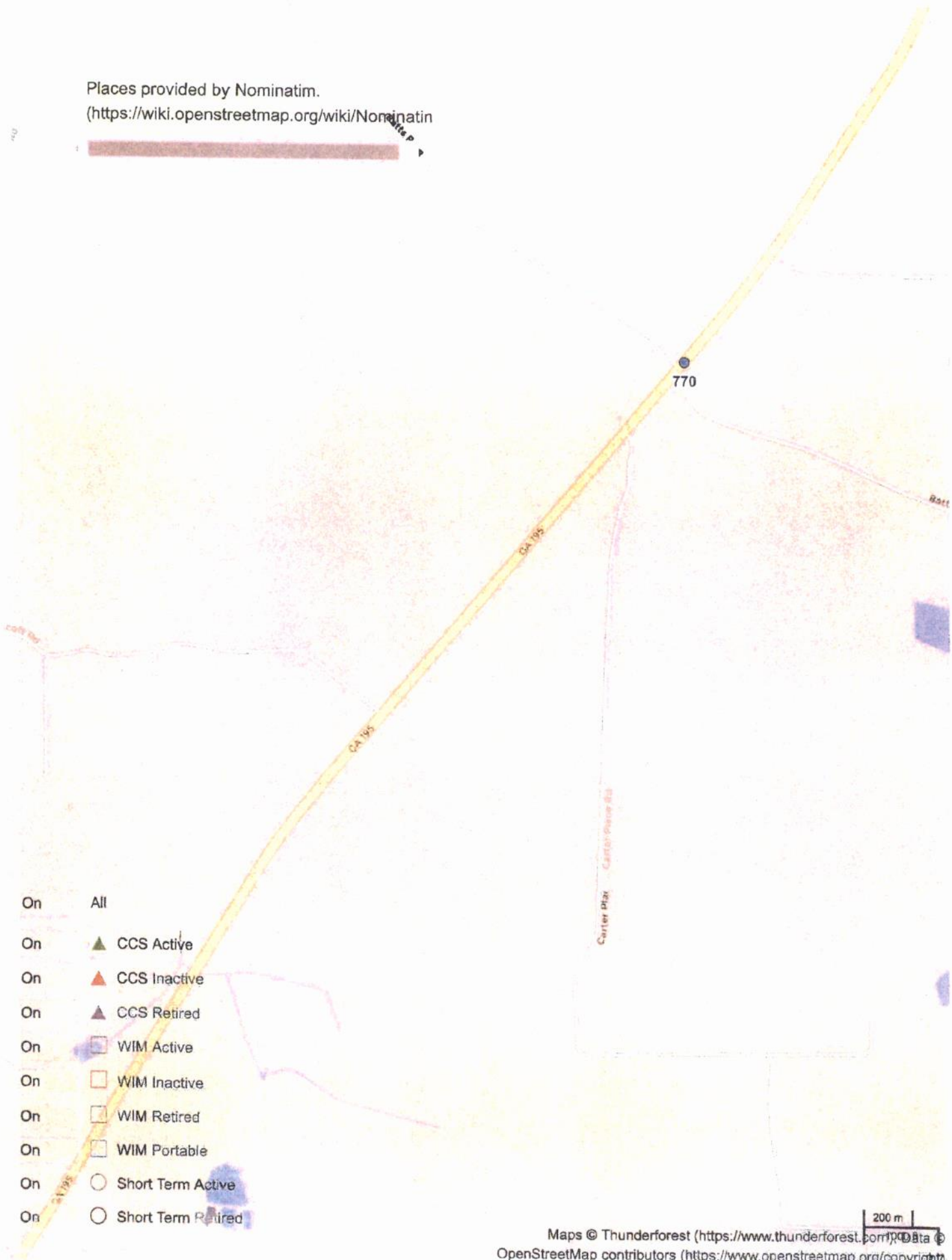
Places provided by Nominatim.
(<https://wiki.openstreetmap.org/wiki/Nominatim>)












- On All
- On  CCS Active
- On  CCS Inactive
- On  CCS Retired
- On WIM Active
- On WIM Inactive
- On WIM Retired
- On WIM Portable
- On Short Term Active
- On Short Term Retired



Places provided by Nominatim.
(<https://wiki.openstreetmap.org/wiki/Nominatim>)



- On All
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- On  CCS Inactive
- On  CCS Retired
- On  WIM Active
- On  WIM Inactive
- On  WIM Retired
- On  WIM Portable
- On  Short Term Active
- On  Short Term Retired





LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

Z21-010
~~SD 2103T~~

ZONING APPLICATION

Owner: Joe and Beth Pollock
Address: 152 Scott Road, Leesburg, GA 31763
Daytime Phone #: 229-343-2130 Email: bpollock@lanier-engineering.com

Address or location of the property: 152 Scott Road, Leesburg, GA

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

Present Zoning AG Present Use of Property: Residential

Proposed Zoning: R1L Proposed Use of Property: Residential

71 Land Lot Number 14 Land District 25 # of Acres

The subject property is described as follows:
Lot 46A Hardy Tract Subdivision

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 _____

OWNER Joe Pollock

DATE _____

DATE Beth Pollock
11-4-21

CK#1681

Application Fee: \$1,500.00 Date Paid: 11/5/21 Received by: Sherry Shelton

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

Applicant Name: _____

Address: _____

Phone #: _____ Email: _____

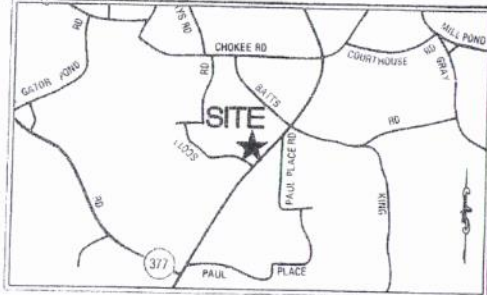
Lee County Planning & Engineering
Rozanne Braswell

RE: Rezoning

152 Scott Road
Leesburg, GA

We currently reside at this address. We also have a residence located on the back portion of our property that we would like to sell. The reason for the rezoning application is to be able to subdivide this property in two parcels, one parcel will be 15 acres and the other the remaining 10 acres. I have attached a copy of the proposed plat for your information.

In 2003, we built our home and in 2004 we built a home for our elderly parents, since they both have passed away, we would like to down size and currently have a buyer for this second home. We believe this is acceptable zoning, the property is adjacent to R3, and the R1L would keep it basically as is, with single family homes and still maintain the agricultural appearance.



LOCATION MAP
1" = 100 FEET

NOTES:

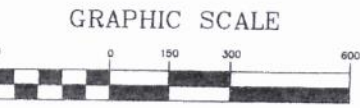
1. PROPERTY OWNER:
JOSEPH POLLOCK, JR.
AND ELIZABETH POLLOCK
152 SCOTT ROAD
LEESBURG, GA 31763
(229) 343-2130
2. CURRENT ZONING - AG
PROPOSED ZONING - R-1L

REZONING MAP
PROPERTY OF JOSEPH POLLOCK, JR.
AND ELIZABETH POLLOCK
 PART OF LAND LOTS 70, 71 AND 91, FOURTEENTH LAND DISTRICT
 LEE COUNTY, GEORGIA

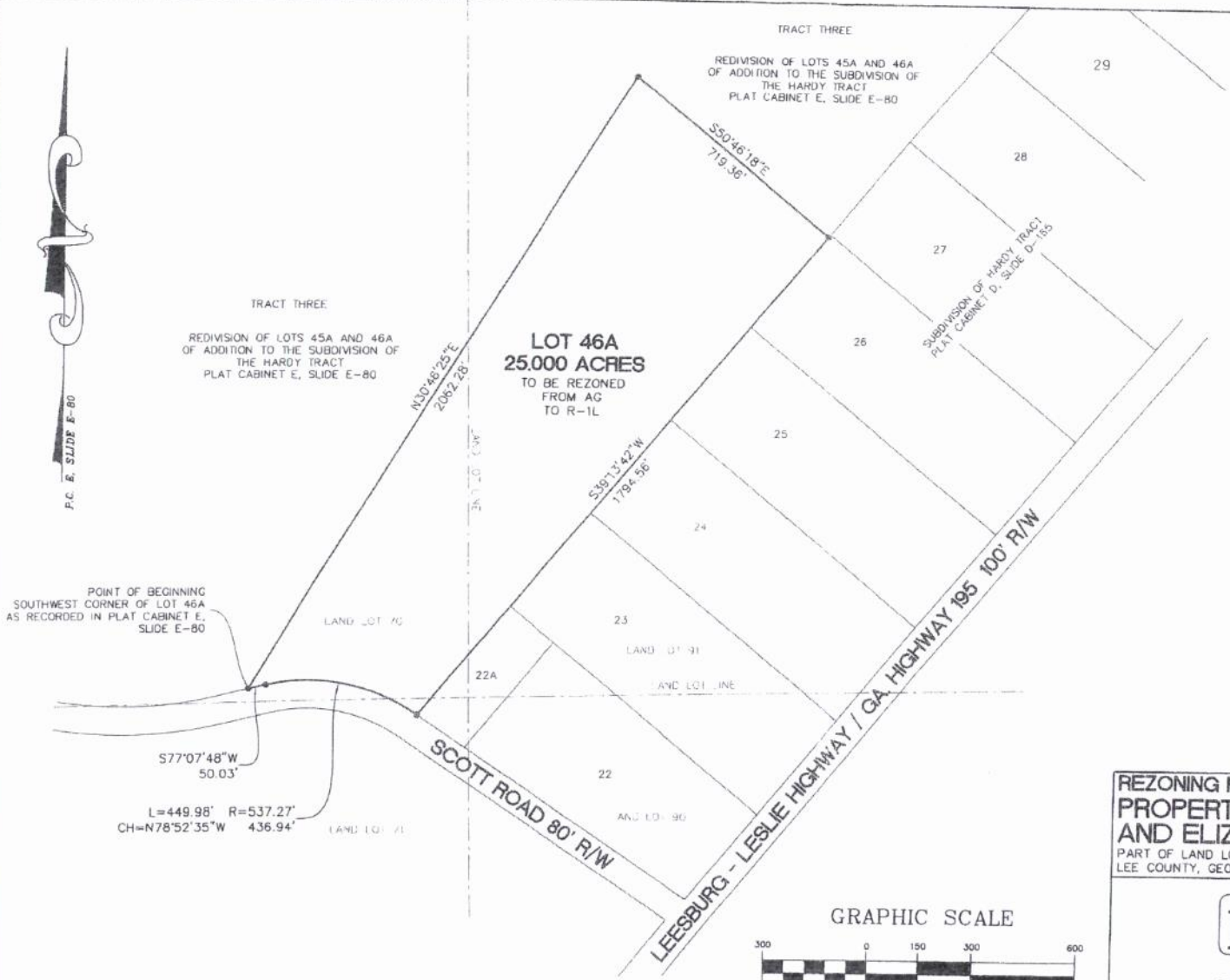


1504 W. THIRD AVENUE ALBANY, GEORGIA
 31707 (229) 438-0522 FAX (229) 438-0921
 EMAIL CWEBB@LANIER-ENGINEERING.COM

SURVEYED	NA	SCALE	1" = 300'	PROJ. NO.	21251	DATE	11/01/21	SHEET NUMBER	
DRAWN	OCG	CHECKED		DWG	21251RZ.DWG	SUR DATE	NA		1 OF 1



(IN FEET)
 1 inch = 300 ft.



Legal Description
Property of Joseph Pollock, JR. and Elizabeth Pollock
to be Rezoned from AG to R-1L

All that certain tract or parcel of land lying in and being part of Land Lots 70, 71 and 91 of the Fourteenth Land District, Lee County, Georgia and being more particularly described as follows:

Begin at the Southwest corner of Lot 46A as recorded in plat cabinet E, slide E-80 and go North 30 degrees 46 minutes 25 seconds East a distance of 2,062.28 feet; go thence South 50 degrees 46 minutes 18 seconds East a distance of 719.36 feet; go thence South 39 degrees 13 minutes 42 seconds West a distance of 1,794.56 feet to the North right-of-way of Scott Road (80' r/w); go thence Northwesterly along the north right-of-way of Scott Road 449.98 feet along the arc of a curve concave to the Southwest, having a radius of 537.27 feet, a chord bearing of North 78 degrees 52 minutes 35 seconds West and a chord distance of 436.94 feet; go thence South 77 degrees 07 minutes 48 seconds West along the North right-of-way of Scott Road a distance of 50.03 feet to the Point of Beginning.

Said tract or parcel contains 25.000 acres.

**LEE COUNTY
CURRENT BOARD VACANCIES**

Candidates appointed by the Lee County Board of Commissioners are required to live in Lee County. If you would like to be considered for appointment to a County Volunteer Board, please submit a letter of interest including any certificates, resumé, or related documents you want to be considered or complete the Volunteer Board application. For additional information on these Volunteer Boards, see the Lee County website or contact the Administrative Assistant/Receptionist.

Payton Harris, Administrative Assistant/Receptionist
Lee County Board of Commissioners
102 Starkville Avenue North
Leesburg, Ga. 31763
(229) 759-6000
www.lee.ga.us
payton.harris@lee.ga.us

Vacancies will be open until filled.

Current Volunteer Board Vacancies

	Vacancies	Expires	Term
Regional Commission Council of Southwest Georgia	1	01/01/23	1 Year

Upcoming Volunteer Board Vacancies

	Vacancies	Expires	Term
Community Foundation of Trustees	4	03/22/22	2 Year
Housing Authority	1	03/31/22	1 Year
Development Authority	4	05/31/22	4 Year
Housing Task Force	1	05/31/22	2 Year

Regional Commission Council of Southwest Georgia

District	Name & Address	Term	Appointing Authority
Virtue of Office	TBD	By Virtue of Office	County
Public Sector	Chad Griffin 140 Northwood Drive Leesburg, GA 31763	1 Year Term Expiring on 01/01/2023	County, Leesburg, and Smithville
Private Sector	VACANT	1 Year Term Expiring on 01/01/2023	County
1	Dwight Hickman P.O. Box 213 Smithville, GA 31787	1 Year Term Expiring on 01/01/2023	Leesburg and Smithville

Members must be Lee County citizens. Meetings are held at 6:30 PM on the last Thursday of each month at different locations, to be announced.

Suzanne Angell - Executive Director sangell@swgrc.org
or Anna Singletary, Executive Assistant
PH# (229) 522-3552/ FAX 229-522-3558.

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

Kaitlyn Sawyer

Subject: FW: Volunteer Board

From: Jason Scott <jason.scott@lee.ga.us>
Sent: Tuesday, February 1, 2022 9:41 AM
To: Kaitlyn Sawyer <kaitlyn.sawyer@lee.ga.us>
Cc: Christi Dockery <cdockery@lee.ga.us>
Subject: RE: Volunteer Board

Hi Kaitlyn,

I would like to express my interest in serving on the Regional Commission as a representative for Lee County and I appreciate the support received from staff on this endeavor. Please accept this email as my official inclination to serve as a representative.



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners
SUBJECT: County Updates

2021 CDBG

- Palmyra Mobile Home Park project
- Project application submitted June 4, 2021
- Pre-Application Public Hearing held September 22, 2020
- Recommended County match at \$100,000.00
- \$469,284.00 grant amount awarded to Lee County on September 27, 2021
- Kick-off Meeting – December 2021

AARP Community Challenge 2021 Grant

- Grant to make communities more livable for people of all ages
- Partner with Regional Commission to submit “First Ever” Regional Application for Lee County and Cities of Albany, Sylvester, and Thomasville
- Providing benches, picnic tables and a double-sided message board at Pirate’s Cove Nature Park
 - Grant Application Submitted: April 9, 2021
 - **Project Cost: \$12,309.00**
 - \$5,000 grant request
 - \$5,268 BOC cash match
 - \$1,940 in-kind match
 - Volunteer Groups: LC Retired Educators Association and local chapters of the Azalea Society of America and the Audubon Society, Flint River Keepers, and DNR.
- Grant awards announced in July 2021
- Project Completed with the exception of the Celebration Event to be held at a later date

Agricultural Complex

- Located on 100 acres on Leesburg Bypass — 231 State Route 3
- Proposed plans provided July 29, 2020
 - Including: A boating access point at the creek’s edge, the agricultural complex, walking trails, and campsites
- Resolution adopted and lease agreement signed on September 22, 2020 with Georgia Department of Natural Resources for a Boat Ramp
 - Renewed January 11, 2022
 - Awaiting DNR approval signature
 - Estimated to begin work: Fall 2022
 - DNR hired EMC Engineering to survey property for canoe/kayak ramp.
- DNR Lease Parcel Survey Estimated Completion: March 2022
- Two year building process
- Improvements to the Property
 - Renovation of Covered Building: New roof, fresh paint, picnic tables, electrical system, well

- Bobby Donley, Lanier Engineering, provided proposed site plan
 - Proposal submitted to the BOC for review
- Trails: ¼ mile walking trail that runs along a 46 foot high ridgeline above the Kinchafoonee Creek and has a seasonal view of the waterway
 - Eight (8) picnic tables as well as a number of trash cans have been placed along this trail on the creek side
 - Directional signs for the area ordered (i.e. Parking, No Parking, trail markers, boundary signs, etc.)
- Future Improvements
 - Defining the road
 - Rocking the area on top of the ridgeline for a parking area
 - Placing a gate at the trailhead so that the area can be closed to public for safety during high water events
- Planning/Designing Committee created by the Board at the May 11, 2021 meeting
 - **Committee Members:** Art Ford, Tim Sumners, Tom Sumners, Bobby Donley, Lisa Davis, David Dixon, Judy Powell, Commissioner Rick Muggridge, Commissioner Luke Singletary, County Manager Christi Dockery, Parks & Recreation Director Jeremy Morey, Chief Marshal Jim Wright
 - **First Meeting:** June 14, 2021
 - **Second Meeting:** November 15, 2021
 - **Third Meeting:** January 11, 2022

2020 Census Numbers

- Lee County: 33,163
- Smithville: 593
- Leesburg: 3,480

COVID

Current Reported COVID-19 Numbers, per the Georgia Department of Public Health:
 COVID-19 Cases in Lee County

	TOTAL TO DATE	TOTAL TO DATE PER 100K	DAILY AVERAGE	DAILY AVERAGE PER 100K
Lee	5,943	19,967	69	233
Georgia	2,131,602	20,263	16,297	155

Extended Water Installation on Hwy 82

- RFQ for design
 - Approved by BOC at April 27, 2021 meeting
 - BOC awarded bid on September 14, 2021 to **Lanier Engineering, Inc.**
- The EPD Southwest District Office is currently reviewing the project.
- RFP for Construction
 - Bid Opening: January 6, 2022
 - BOC awarded bid on January 11, 2022 to **Popco, Inc.** to not exceed \$829,621.26
- Project estimated to be complete in 90 days if no issue with obtaining supplies

FEMA

- FEMA has created a new interactive map called Risk Rating 2.0 that shows exactly where flood insurance rates are expected to decrease, increase, or remain the same and by how much.
 - <https://www.arcgis.com/apps/dashboards/44d08581aaf14f39bc0da5d02f378007>

GIS Creating Road Layer

- Including road width, length, and speed limits
- On-going

Hospital

- Public Works staff completed a construction entrance road

- Preliminary designs were presented by Matthew Inman of EMC Engineering in January 2019
- Estimated Cost for Road: \$1,498,552.50 (SPLOST VII)
- Construction expected to take approximately 6 to 9 months
- All fees for LCMC land disturbance waived
- **USACE permit for holding pond designs expires August 2022**
- CON granted
- **Roadway Regrading Project**
 - Matthew Inman, EMC Engineering, Project Engineer
 - SPLOST VII Funds
 - BOC awarded the bid on December 14, 2021 to **Oxford Construction** for \$453,585.00
 - Estimated Start Date: February 2022 (Weather Permitting)

LMIG Funds

- **FY2021 SAP**
 - Application submitted April 15, 2021
 - Lee County selected using crash data compiled from accident reports
 - For use on low-cost safety improvements (signs, striping, reflectors, etc.) that can be implemented on specific Off-System routes that are likely to reduce the frequency and severity of crashes
 - New York Road, Stocks Dairy Road, Graves Springs Road, Lovers Lane Road
 - Funds Received from GDOT: \$90,000.00
 - Total, with 30% match from Lee County: **\$117,300.00**
 - Peek Pavement Marking, Inc. was awarded this bid and began in November 2021
 - Estimated Completion in February 2022
- **FY2022**
 - Application submitted January 20, 2022
 - Letter received from GDOT June 28, 2021
 - Application Due: February 1, 2022
 - For use in resurfacing the following roads: Palmyra Road, Story Lane, Haley Drive, Pineridge Drive, Southhill Drive, East Century Road, Cookville Road, Stocks Dairy Road, Woodstone Circle, Waterbury Court, Wayside Court, Winners Court, Groover Street, and Gus Martin Road
 - Funds to be Received from GDOT: \$612,489.86
 - Total, with 30% match from Lee County: **\$796,236.82**

New Commercial Projects

- Westover Senior Village, Capstone Connector
- Millright CNC, Pinewood Road
- Lee County Equipment, LLC, Semi-Truck Repair Shop Addition, 1104 US Hwy 19 S
- Phoebe Urgent Care, 1224 US 19 S
- Forrester Community Church, Forrester Parkway
- Tidal Wave Auto Spa, Forrester Parkway
- Oakland Pharmacy, Carlton Dr
- Grand Island Redevelopment, Grand Island
- Finnicum Motor Company Shop Addition, US 19
- Woodgrain Millwork
- Artesian City Federal Credit Union
- DeSoto Silicon Ranch
- Finish Line Storage 2
- Joseph W. Jones Crematorium
- Oaklee Investments, LLC

Pirates Cove

- Eagle Scouts will be building three wooden benches along the inside of the trail.
 - The benches will be grounded by cement and made with weather resistance wood.

Property Revaluation

- Notices sent out July 30, 2021
- 45 day appeal period
 - Concluded September 13, 2021
- Digest submitted to the Tax Commissioner by September 16, 2021
- Approved by Lee County Board of Education and Lee County Board of Commissioners
 - Special Called Meeting for the Board of Commissioners held October 6, 2021
- Tax bills have been mailed and can be paid either by mail or online.

Roads

Pheasant Drive Extension

- Approved by BOC at December 8, 2020 meeting
- Bid Opening: March 8, 2021
- BOC awarded bid on March 9, 2021 to **Zane Grace Construction** for \$74,056.63
 - TSPLOST Funds
- Georgia Power relocated utility pole
 - AT&T completed their line relocation
 - Mediacom completed their line relocation
 - Notice to Proceed sent to Zane Grace Construction on November 4, 2021
- Estimated Start Time: February 2022

SPLOST VII

- Collection Began: October 1, 2019
- Collection Expires: September 30, 2025

SPLOST VIII

- Possible Ballot Year: 2023 for renewal

Storm Drainage Repair/ Holding Ponds

- Lumpkin Road
 - BOC approved a contract with Lanier Engineering to survey in March 2020
 - Survey completed June 2020
 - BOC currently reviewing plans and options
- Liberty Holding Pond (Doublegate)
 - BOC approved a contract with engineer Mike Talley to design
 - BOC approved a contract with Lanier Engineering to survey in February 2019
 - Estimated Completion: 2021

Tharp Building Repair/Restoration

- Project overseen by Masonry Restoration Technologies & Services, LLC
 - BOC approved contract on **July 9, 2019** for **\$11,765.00**
- Bid Opening: July 8, 2021
- BOC awarded bid on July 13, 2021 to **Midwest Maintenance, Inc.** for \$575,608.00
- Project On-Going
 - Estimated Completion: February 2022
- Replacement mortar to fit the historical profile and not change the character or disposition of the building
 - Composition of the mortar follows the historical formula

TSPLOST

- Collection: April 1, 2019 - March 31, 2024
- Cities and County began receiving revenue in May 2019
- Possible Ballot Year: 2023 for renewal

Utilities Mapping Project

- Purpose: To map all utilities in Lee County

- Includes water mains, water valves, fire hydrants, sewer lines, sewer manholes, sewer pump stations, fiber, gas, telephone, etc. as well as feature type, pipe size, pipe material, valve size, etc.
- Goal: To have an internet map in ArcGIS Online where utility workers can view utility maps on a tablet in the field.

RFPs and RFQs

Open

No RFPs or RFQs are currently open.

Recently Awarded

Water System Improvement Project- Highway 82

- Bid Opening: January 6, 2022
- BOC awarded bid on January 11, 2022 to **Popco, Inc.** to not exceed \$829,621.26
- BOC awarded Engineering Services, following a RFQ, to **Lanier Engineering** on September 14, 2021
 - Will oversee the project

Consoles for E-911 Center

- Four (4) consoles
- Bid Opening: December 2, 2021
- BOC awarded bid on December 14, 2021 to **Watson Consoles** for \$66,987.56
 - Estimated Completion: June 2022

Oakland Library Lighting

- FY 2022 MRR Grant – 50%
- Replacing all interior and exterior lighting with LED
- Bid Opening: December 13, 2021
- BOC awarded the bid on December 14, 2021 to **MetroPower, Inc.** for \$38,141.00
 - Estimated Completion: March 2022

Grand Island Roadway Grading Project

- Overseen by Matt Inman, EMC Engineering
- Bid Opening: December 9, 2021
- Bid results to be brought to the Board on December 14, 2021
- BOC awarded the bid on December 14, 2021 to **Oxford Construction** for \$453,585.00
 - Estimated Start Date: February 2022 (Weather Permitting)

Fire & EMS Equipment: Breathing Apparatuses, Fire Hose, Turn Out Gear

- Bid Opening: November 4, 2021
- BOC awarded bids on November 9, 2021:
 - Breathing Apparatuses to **Municipal Emergency Services (MES)** for \$53,172.00
 - Fire Hose to **Dana Safety Supply** for \$11,369.00
 - Turn Out Gear to **Municipal Emergency Services (MES)** for \$25,250.00

Future

Residential Garbage Services

- Staff writing RFP Documents
- Projected Bid Opening: April 2022
- Current Contract Expires June 2022

LED Lighting in County Buildings

- Approved by BOC at March 23, 2021 meeting
- Pre-Bid Meeting: April 22, 2021

- Bid Opening: TBD
- Audit completed in November 2021
- Bid to be reopened in 2022

ADA Compliant Website

- Staff writing RFP documents
- Projected Bid Opening: TBD

County Building Painting Services

- Approved by BOC at March 23, 2021 meeting
- Staff writing RFP documents
- Projected Bid Opening: TBD

Courthouse Window Coverings

- Approved by BOC at May 25, 2021 meeting
- Staff writing RFP documents
- Projected Bid Opening: TBD

Flooring Services

- Approved by BOC at April 27, 2021 meeting
- Staff writing RFP documents
- Projected Bid Opening: TBD

Extended Sewer Installation on Hwy 19

- Approved by BOC at June 22, 2021 meeting
- Staff writing RFQ documents
Projected Bid Opening: TBD



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners

SUBJECT: RFP for Garbage Services

MEETING DATE: Tuesday, February 8, 2022

MOTION/RECOMMENDATION

Motion to authorize staff to put out a bid for garbage services.

BACKGROUND

A Waste Service Agreement was signed **January 25, 1996** between the Lee County Board of Commissioners and the Solid Waste Management Authority of Crisp County. Currently, there are approximately 10,050 garbage accounts set up in Lee County. In a public meeting, the Lee County Board of Commissioners discussed and agreed to send a letter to the Solid Waste Management Authority of Crisp County informing them of Lee County's desire to not renew the Waste Service Agreement.

This letter was sent both certified and through US Mail on October 1, 2021, within the timeframe required by the Waste Service Agreement. Confirmation was received that this letter was "Delivered, Left with individual" on October 8, 2021. As a result, the Waste Service Agreement will terminate in accord with the terms of that Agreement at the date and time provided in the Waste Service Agreement. There has yet to be a response to this letter.

Staff recommends the Board authorize personnel to put out a RFP for garbage services so as to begin the process of finding a new vendor.

ATTACHMENTS

NONE



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners

SUBJECT: Change Order for Oxford for Grand Island Project

MEETING DATE: Tuesday, February 8, 2022

MOTION/RECOMMENDATION

Motion to approve a change order for Oxford Construction for the Grand Island Roadway Grading project, reducing the cost by \$35,288.00.

BACKGROUND

At the December 14, 2021 regularly scheduled meeting, the Board of Commissioners awarded the bid for the Grand Island Roadway Grading project to Oxford Construction for \$453,585.00, with an estimated start date of February 2022, weather permitting. The project is being overseen by EMC Engineering and must be completed by August 2022.

On January 31, 2022, staff was informed of a possible change order for substituting a 48" reinforced concrete pipe in lieu of the 6' x 5' box culvert included in the original contract price of \$453,585.00 that would produce a **final cost of \$418,297.00**, which is a **savings of \$35,288.00**. This charge is due to material availability and the August 2022 deadline.

ATTACHMENTS

Change Order



3200 Palmyra Road, Albany, GA 31707

P: 229.883.3232 • F: 229.883.2962

OXFORDCONSTRUCTION.COM

January 31, 2022

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

Attn: Ms. Christi Dockery
County Manager

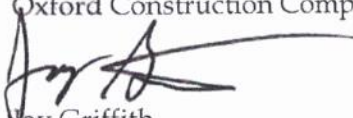
RE: Grand Island
Roadway Grading Project
Lee County, Georgia

Dear Ms. Dockery:

We are pleased to submit herewith our Change Order Proposal for Substituting 48" reinforced concrete pipe in lieu of the 6' x 5' box culvert on the above referenced project. The specific items covered in this proposal are as follows:

Item No.	Description	Qty	Unit	Unit Price	Extension
1.	6' x 5' Box Culvert	(188)	LF	\$ 750.00	\$ (141,000.00)
2.	6' x 5' Box Culvert Headwalls	(4)	EA	7,000.00	(28,000.00)
3.	48" Reinforced Concrete Pipe	384	LF	218.00	83,712.00
4.	Double 48" Headwalls	4	EA	12,500.00	50,000.00
					\$ (35,288.00)

We appreciate the opportunity to submit this proposal and look forward to our continued association. Please feel free to call us if you have any questions or need additional information.

Respectfully
Oxford Construction Company

Jay Griffith
Vice President

