



**BOARD OF COUNTY COMMISSIONERS**

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

TUESDAY, APRIL 26, 2022 AT 6:00 P.M.  
 T. PAGE THARP BUILDING  
 OPAL CANNON AUDITORIUM  
 WWW.LEE.GA.US

MEETING AGENDA  
 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

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1. <b><u>INVOCATION</u></b> Senior Minister Jim Morrow, First United Methodist Church of Albany, to lead the invocation.	
2. <b><u>PLEDGE OF ALLEGIANCE</u></b>	
3. <b><u>CALL TO ORDER</u></b>	
4. <b><u>APPROVAL OF MINUTES</u></b>	
(A) Consideration to approve the minutes for the Board of Commissioners meeting for April 12, 2022.	A - D
(B) Consideration to approve the minutes for the Special Called meeting for the Board of Commissioners for April 12, 2022.	E - G
5. <b><u>CONSENT AGENDA</u></b> NONE	
6. <b><u>NEW BUSINESS</u></b> NONE	
7. <b><u>PUBLIC HEARING</u></b>	
(A) The Board of Commissioners will hold a Public Hearing for an ordinance updating existing speed limits, as prepared by GDOT. <i>First Public Hearing Held April 12, 2022</i>	1 - 17
8. <b><u>DEPARTMENTAL MATTERS</u></b>	
<b><u>Building Inspection/Licensing</u></b>	
(A) Consideration to approve an alcohol license to reflect a change in ownership for Rooster's Tavern. Applicant is Jonathan Clay Griffith.	18 - 23
<b><u>Planning, Zoning &amp; Engineering</u></b>	
(B) Consideration to adopt a resolution granting final approval for Hillridge Section Three Subdivision (SD20-015) and accepting deeds of rights-of-way, easements, roads, and water system infrastructure.	24 - 26

9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

NONE

10. COUNTY MANAGER'S MATTERS

(A) Updates on County projects.

27 - 32

(B) Discussion of generators for government buildings. *HANDOUT*

(C) Consideration to approve a Drainage Easement and a Quitclaim Deed with respect to certain real property located in Land Lot 251, 2nd District in Lee County for Oaks at Oakland Plantation, LLC, the successor-in-title to DAI-OSL Land Holdings, LLC.

33 - 43

11. COMMISSIONER'S MATTERS

(A) Discussion of proposed Fire Station #8.

44

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, May 10, 2022 at 6:00pm.**

(B) **Advance-in-Person Voting** will be open to all eligible voters **beginning Monday, May 2, 2022** at the Elections and Registration Office, 100 Starkville Avenue North, Suite C in Leesburg **Monday through Friday from 8:15am to 5:00pm.** Advance-in-Person Voting will also be available on **Saturdays, May 7 and May 14, 2022 from 9:00am to 5:00pm.** **The last day for Advance-in-Person Voting is Friday, May 20, 2022.**

(C) The last day to mail an **absentee ballot** will be **Friday, May 13, 2022.**

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.





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TUESDAY, APRIL 12, 2022 6:00 P.M.  
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OPAL CANNON AUDITORIUM  
WWW.LEE.GA.US

MEETING MINUTES  
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

The Lee County Board of Commissioners met in a work session on Tuesday, April 12, 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, Commissioner Luke Singletary, Commissioner Rick Muggridge, and Commissioner George Walls. Staff in attendance was County Manager Christi Dockery, County Attorney Jimmy Skipper, and County Clerk Kaitlyn Sawyer. Vice-Chairman John Wheaton was absent. The meeting was also streamed on Facebook Live.

**INVOCATION**

Pastor Lee Smith, Leesburg United Methodist Church, to lead invocation. Pastor Smith also summarized Holy Week community events hosted by Leesburg United Methodist Church.

**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 Board of Commissioners meeting minutes for March 22, 2022.**  
Commissioner Muggridge made the **MOTION** to approve the Board of Commissioners meeting minutes for March 22, 2022. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary voting yea.
- (B) **Consideration to approve the minutes for the Special Called meeting for the Board of Commissioners for March 22, 2022.**  
Commissioner Muggridge made the **MOTION** to approve the minutes for the Special Called meeting for the Board of Commissioners for March 22, 2022. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

**CONSENT AGENDA**

NONE

**NEW BUSINESS**

NONE

## **PUBLIC HEARING**

- (A) **The Board of Commissioners will hold a Public Hearing for an ordinance updating existing speed limits, as prepared by GDOT.**

Chairman Mathis opened the Public Hearing.

Chairman Mathis stated that this is a list of roads and the purpose of periodically updating this list is to check every County road.

Matthew Inman, Advanced Engineering Services, LLC addressed the Board regarding the updates to the ordinance. This ordinance is sent to the County every couple of years to be checked. This year, staff noticed several major routes that were not on the list that should have been, for example, Graves Springs Road. Therefore, prior to this update, anyone could go 100mph down that road and not have to have been given a speeding ticket. Mr. Inman emphasized the importance of looking into this list and continuing to update it, as necessary, moving forward. We receive LMIG funding for every mile of road we have, so it's important to keep the list updated so this information is correct for GDOT and LMIG funding purposes.

Mr. Inman stated that several inconsistencies were found on County roads during this process, noting a 55mph zone in a residential area of Winifred Road, which will now subsequently be lowered to the appropriate 35mph. So this gives us an opportunity to correct those that need correcting and add roads that need to be added to make this as accurate a list as possible. Commissioner Walls stated that in looking at the list, it seemed that the majority of residential streets are 25mph, to which Mr. Inman confirmed, adding that several speed limit signs will have to change. Commissioner Walls stated that there have been reports of speeding on Sportsman's Club Road, where the marked speed limit is believed to be 45mph, but people go much faster. Commissioner Walls asked Mr. Inman if it would be possible to drop the speed limit on that road. Mr. Inman stated he could look at it, but if they are already speeding, dropping the posted speed limit may not do much, unless it is also policed.

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

## **DEPARTMENTAL MATTERS**

### **E-911**

- (A) **Consideration to adopt a Proclamation declaring April 10 – 16, 2022 as National Public Safety Telecommunicators Week.**

Commissioner Muggridge commended our E-911 Center staff, stating we were blessed to have them.

Commissioner Muggridge made the **MOTION** to adopt a Proclamation declaring April 10 – 16, 2022 as National Public Safety Telecommunicators Week. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary voting yea.

### **Planning, Zoning & Engineering**

- (B) **Consideration to adopt a resolution granting final approval for Hillridge Section Three Subdivision (SD20-015) and accepting deeds of rights-of-way, easements, roads, and water system infrastructure.**

Chairman Mathis stated that this item needed to be tabled as some more info had come in earlier this afternoon.

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

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

- (A) **Consideration to appoint one (1) member to the Utilities Authority Board to fulfill a vacancy for a term of one (1) year. Current term expiring 06/30/2022. Letter of interest received by Levent Gokcen.**

Commissioner Muggridge made the **MOTION** to appoint Levent Gokcen to the Utilities Authority Board to fulfill a vacancy for a term of one (1) year, expiring 06/30/2022. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary voting yea.



(B) **Consideration to ratify a three (3) year Subscription License and Services Agreement with Tyler Technologies for Magistrate Court.**

County Manager Christi Dockery summarized the technology, stating that the current software did not provide this service needed. Tyler Technologies is used for many other platforms throughout the County already.

Commissioner Singletary made the **MOTION** to ratify a three (3) year Subscription License and Services Agreement with Tyler Technologies for Magistrate Court, to come from Law Library funds. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Muggridge voting yea.

**COUNTY MANAGER'S MATTERS**

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

County Manager Christi Dockery discussed ongoing projects in the County: (1) the National Weather Service did confirm an EF-1 tornado on Larsen Road last week and our Public Works crews have worked hard to remove trees and clean up the debris, and (2) the RFP for garbage services will be coming out soon.

(B) **Consideration to award the bid for the 2022 LMIG Road Projects.**

An RFP was published for the resurfacing of the following roads: Palmyra Road, Story Lane, Pineridge Drive, Southill Drive, East Century Road, Cookville Road, Stocks Dairy Road, Woodstone Circle, Waterbury Court, Wayside Court, Winners Court, Groover Street, and Gus Martin Road. A pre-bid meeting was held Thursday, March 24, 2022 and a public bid opening was held Monday, April 11, 2022 at 2:05pm in the upstairs Kinchafoonee Room of the T. Page Tharp Governmental Building. Two vendors provided sealed bid packages for this project.

Commissioner Muggridge made the **MOTION** to award the bid for the 2022 LMIG Road Projects to Oxford Construction Company for \$2,018,312.20, to come from LMIG and TSPLOST funds. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

**COMMISSIONER'S MATTERS**

(A) **Consideration to adopt a resolution in support of the Albany Rails to Trails project.**

Chairman Mathis summarized the resolution, stating it was a document offering support to the City of Albany in their grant application for assistance in building their Rails to Trails project. There will be no requirements of taxpayers; the County is simply lending support and help with any documents they may need. Commissioner Muggridge added that if they could finish the trail, that would allow us to do some of our own projects that have been held up.

Commissioner Muggridge made the **MOTION** to adopt a resolution in support of the Albany Rails to Trails project. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with 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.*

Sam Johnson- Grading, ditching, and potential paving of Old Leslie Road

**ANNOUNCEMENTS**

- (A) The next regularly scheduled County Commission Meeting is **Tuesday, April 26, 2022 at 6:00pm.**
- (B) Offices of the Lee County Board of Commissioners will be **closed Friday, April 15, 2022** in observance of the Good Friday holiday.

**ADJOURNMENT**

The meeting adjourned at 6:20PM.

\_\_\_\_\_  
CHAIRMAN

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

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## BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, APRIL 12, 2022 AT 5:30PM  
T. PAGE THARP BUILDING  
KINCHAFOONEE ROOM  
WWW.LEE.GA.US

SPECIAL CALLED MEETING

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### 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

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The Lee County Board of Commissioners met for a Special Called Meeting on Tuesday, April 12, 2022 at 5:30pm. The meeting was held in the Kinchafoonee Room of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present from the County were Chairman Billy Mathis, Commissioner Luke Singletary, Commissioner Rick Muggridge, Commissioner George Walls, County Attorney Jimmy Skipper, County Clerk Kaitlyn Sawyer, Finance Director Heather Jones, and County Manager Christi Dockery. Those present from the City of Leesburg were City Manager Bob Alexander, Councilwoman Judy Powell, City Attorney Bert Gregory, Councilman Rufus Sherman, Councilman Jason Renfroe, and Councilwoman Amanda White. Those present from the City of Smithville were Mayor Vincent Cutts, Councilman Dwight Hickman, Councilman James Champion, and City Attorney Tommy Coleman.

Chairman Mathis called the meeting to order at 5:38PM.

### INVOCATION

County Commissioner Rick Muggridge led the invocation.

### PLEDGE OF ALLEGIANCE

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

### CALL TO ORDER

(A) **Review of the minutes from the Special Called meeting held March 22, 2022.**

The minutes were reviewed as presented.

(B) **LOST Renegotiations with officials from the City of Leesburg and the City of Smithville.**

Chairman Mathis welcomed everyone and opened the floor for discussion. Leesburg City Attorney Bert Gregory gave regrets from Leesburg Mayor Billy Breeden, who could not be in attendance, and apologized for missing the previously held meeting on March 22. Mr. Gregory asked for clarification on the County's position as he did miss the discussion last time.

Commissioner Muggridge summarized his points from the March 22 meeting, stating that it was his understanding that LOST was originally created to offset property taxes and his contention is that 100% of people in Leesburg and Smithville live in the County. So, if we were to fairly distribute LOST funds, which are paid by 100% of the people who live in the County and those visiting the County, the funds should be divided among the taxpayers and the easiest way to accomplish this is by dividing the LOST percentage by population. As discussed in the prior meeting, pulling from the 2020 Census population numbers, Commissioner Muggridge suggests a split of 88%, 10%, and 2%, as displayed below:



Location	LOST (2021)	Population	Per Capita Benefit
Lee County – 88%	\$4,168,845.09	33,163	\$125.71
Leesburg – 10%	\$473,732.40	3,480	\$261.84
Smithville – 2%	\$94,746.48	593	\$285.48

If split in this manner, a citizen of Leesburg or Smithville will still get double the benefit of a citizen in the unincorporated area. The following services are paid for by the County property taxpayers: Fire & EMS, 911, and many of the courts. Additionally, the majority of the sales tax funds generated, one could argue far in excess of 88%, are created in the unincorporated area of the County (i.e. Ledo Road, Hwy 82, Hwy 19 S).

Mr. Gregory wished to clarify that in looking at the population percentages presented, the 88% represents that population in the unincorporated area, with the other 12% being made up of from Smithville and Leesburg, which Mr. Muggridge confirmed. Mr. Gregory asked what the County was proposing on how to divide the sales tax. Chairman Mathis stated it was what Commissioner Muggridge has just summarized. Chairman Mathis asked Mr. Gregory what the City of Leesburg would like to do.

Mr. Gregory stated that the Leesburg officials met to discuss the issue and are asking for consideration based on being the County seat, the nature of the town, and having the Housing Authority, the school system, a lot of churches, and many of the County and State government buildings. All of these tax exempt entities are a strain on the City's infrastructure. The City provides services to those who live in the unincorporated areas as well. The Leesburg Public Works and Public Safety are major benefits to the citizens. Whenever there is a ball game or other major event, the Leesburg Police Department provides officers. The City's police department also provides school resource officers with the City being responsible for those officers and bearing the cost during times schools are not in session.

In looking at the budget, LOST accounts for 16.5% of the general fund, which supports the public services that are given to the tax exempt entities within the City limits. Mr. Gregory provided a personal anecdote about family members who recently moved to Lee County, and when they are asked where they live, they say Leesburg, not Lee County, even though they live in the unincorporated area. Mr. Gregory emphasized that people identify with the County seat. It is true that people within both Smithville and Leesburg go outside of the incorporated areas to shop. Smithville is right between Leesburg and Americus and after asking around, they mostly come this way to shop, so the dollars being spent are being spent by those 12% as well. Mr. Gregory stated that looking only at population is not a fair way to do this. Last time, there was an understanding that Leesburg would be at 13%. Based on the City's needs, Leesburg is asking for 16% of LOST funds.

Chairman Mathis stated that while he was not present for the discussions last time (10 years prior), he understood that the 13% was to take into consideration all of the issues Mr. Gregory spoke about, and is approximately one-third more than the County would have had to give the City of Leesburg based on population. Chairman Mathis asked if anyone else present would like to add to the discussion. Councilman Champion stated that the census population for Smithville is not correct and they are not sure what to do to get it corrected, but the incorrect numbers are throwing them off.

Smithville City Attorney Tommy Coleman stated that this presents an existential threat to small cities, many of whom he represents. There are not many resources or tax revenue sources within Smithville and there are not many funding sources available for a City the size of Smithville other than LOST. Mr. Coleman stated he appreciated the argument for population and he understood it perfectly, however, that's not really what the role of government is. The role of government is to determine where the needs are and then allocate the money to fit those needs and to serve those communities and fit that service delivery in those cities. Mr. Coleman stated that he thinks everyone would agree that Smithville is an anomaly in the County, as it is away from the major population centers and is predominantly an African-American population. This presents the question of if they could continue to provide quality services to their citizens. Mr. Coleman stated that Smithville officials have met with Leesburg officials in his office not too long ago. The City of Smithville needs the money to keep going and



fit the needs of the City. Therefore, the position of Smithville is to seek 8%.

Chairman Mathis agreed with Mr. Coleman about the Service Delivery Strategy, citing the importance of government in providing those services (including Fire & EMS and the Sheriff's Office) to the citizens. Mr. Coleman added that the County was very generous in the Service Delivery Strategy. The County provides and pays 100% for the Fire & EMS (and 911) services and has one of the best Fire & EMS departments in the state after starting with basically nothing, only a volunteer fire department. The personnel is cross trained and the departmental upkeep is very expensive. Mr. Coleman agreed and said he wasn't arguing that fact, but again emphasized the need for funding, stating the citizens of Smithville have a different level of pride than those in the County.

Chairman Mathis wished to point out that Lee County is different than many other counties in the state in that the cities are smaller in population than the incorporated area of the County, a drastic difference from say Albany or Atlanta. We could provide a very long list of services that the County provides to the Cities of Leesburg and Smithville that they don't have to pay for; however, we did not bring this list. Mr. Coleman stated that there is a need for this community to exist and the City simply could not run on 2%. If reading the presented information correctly, this would be a reduction of approximately \$189,000.00 per year. The services will remain the same, yet there will be less money... and they need the money, and that is the base of the City of Smithville's argument. Mayor Cutts agreed, adding that their citizens pay both County taxes and City taxes.

Smithville Councilman Hickman stated he broke down how much each entity would get each month over the next 10 years, if going by the County's proposal. By his calculation, the County would receive approximately \$368,073.71, Leesburg would receive \$3,947.77, and Smithville would receive \$789.55. Mr. Hickman asked if you could run a City on that much money a month. Mr. Hickman said that it was obvious that the County cared more about the citizens in the southern part than the northern part, a statement Chairman Mathis quickly rebutted by stating that was not true and the commission is committed to every citizen in the County and does their very best to take care of everyone in this County. Every citizen in this County has Fire & EMS and 911; services the County provides for free. Chairman Mathis added that he and Commissioner Singletary have been talking recently about getting another fire station to service the northern part of the County.

Another meeting will be scheduled and held in the near future.

## **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 next regularly scheduled County Commission meeting is ***April 12, 2022 at 6:00pm.***

## **ADJOURNMENT**

The meeting was adjourned at 5:58PM.

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**MEMORANDUM  
LEE COUNTY BOARD  
OF COMMISSIONERS**

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** Speed Limit Ordinance  
**MEETING DATE:** Tuesday, April 26, 2022

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**BACKGROUND**

Chapter 66. Traffic and Vehicles, Article III. Speed Zones

Pursuant to O.C.G.A. § 40-6-183, the following speed limits within the county are adopted based on an engineering and traffic investigation. The county is hereby requesting that the following roadways be approved for the use of speed detection devices.

The Lee County Board of Commissioners will hold a public hearing for the updated speed limit ordinance drafted for the purpose of approving the use of speed detection devices on said roadways, as proposed by the Georgia Department of Transportation, at their regularly scheduled meetings on Tuesday, April 12, 2022 and Tuesday, April 26, 2022. A final vote for this ordinance will be at the regularly scheduled meeting on Tuesday, May 10, 2022.

**ATTACHMENTS**

Public Hearing Notice  
Proposed Ordinance





# LEE COUNTY

Board of Commissioners

One of Georgia's original counties ~ Established in 1825

## Notice of Public Hearing

The Lee County Board of Commissioners will hold a public hearing for the updated speed limit ordinance drafted for the purpose of approving the use of speed detection devices on said roadways, as proposed by the Georgia Department of Transportation, at their regularly scheduled meetings on Tuesday, April 12, 2022 and Tuesday, April 26, 2022. Anyone wishing to speak will be asked to sign in prior to the commencement of the meeting. The Lee County Board of Commissioners will have a final vote for this ordinance at their regularly scheduled meeting on Tuesday, May 10, 2022. All meetings will be held at 6:00pm in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building located at 102 Starksville Avenue North, Leesburg, GA 31763.

**Media Notified: 03/28/2022; 04/08/2022**

**Published in Legal Organ: 04/13/2022; 04/20/2022**

**Posted on Website and Official Board: 03/28/2022**

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Billy Mathis  
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Leesburg, Georgia 31763

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

[www.lee.ga.us](http://www.lee.ga.us)



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

January 19, 2022

Lee Co Manager  
Attn: Christi Dockery  
102 Starksville Ave N  
Leesburg, Georgia 31763

RE: Speed Zone Ordinances for: Lee County

Dear Mrs. Dockery:

The Georgia Department of Transportation is in the process of updating the existing speed limits on routes in your County to bring them into compliance with present regulations. A new Ordinance for Lee County has been prepared for your convenience and execution.

When it is properly signed and attested, please **return the original** to: Georgia Department of Transportation 710 West Second Street Tifton Georgia 31794 (Attn. Tracy Bullard) and our office will forward it to the Department of Public Safety for an updated radar permit for the County.

If you have any questions pertaining to this matter, feel free to give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Tracy Bullard". The signature is fluid and cursive.

Tracy Bullard, Civil Engineer 3, for  
Randy Rathburn, JR, PE  
District Traffic Engineer  
(229) 386-3435



STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 3 / US19		Dougherty County Line	0.00	665 feet north of Endoline Dr./CR 397	1.10	1.10	45
SR 3 / US19		665 feet north of Endoline Dr./CR 397	1.10	211 ft. north of Cannon Dr./CR 223 (South Leesburg City Limits)	6.43	5.33	55
SR 3 / US19		1,637 feet south of Lagg Rd./CR 313 (North Leesburg City Limits)	8.78	2,006 feet north of Pettis Rd./CR 37 (South Smithville City Limits)	18.64	9.86	65
SR 32		Terrell Co. Line	0.00	581 feet east of Linden Rd./CR 257 (West Leesburg City Limits)	8.00	8.00	55
SR 32		53 feet east of Firetower Road/CR 177 (East Leesburg City Limits)	10.58	Worth County Line	18.63	8.05	55
SR 91		Dougherty County Line	0.00	State Route 32	8.88	8.88	55
SR 118		Terrell County Line	0.00	317 feet west of Rhodes St./CR 39 (West Smithville City Limits)	2.85	2.85	55
SR 118		106 ft east of John St./CS 516 (East Smithville City Limits)	4.50	927 feet east of Beauchamp Rd./CR 153	5.12	0.62	45
SR 118		927 feet east of Beauchamp Rd./CR 153	5.12	Sumter County Line	11.85	6.73	55
SR 133		Dougherty County Line	0.00	475 feet north of Long Dirt Rd./CR 182	0.25	0.25	45
SR 133		475 feet north of Long Dirt Rd./CR 182	0.25	1,478 ft. south of Forrester Pkwy/CR 452	2.14	1.89	55
SR 133		1,478 ft. south of Forrester Pkwy/CR 452	2.14	422 ft. south of Forrester Pkwy/CR 452	2.34	0.20	50
SR 133		422 ft. south of Forrester Pkwy/CR 452	2.34	US 19/SR 3	2.54	0.20	40
SR 195		1,003 feet north of Groover St./CR 116 (North Leesburg City Limits)	1.37	2,046 feet north of Groover St./CR 116 of CR 116	1.57	0.20	
SR 195		2,046 feet north of Groover St./CR 116 of CR 116	1.57	Sumter County Line	14.51	12.94	
SR 377		State Route 195	0.00	Sumter County Line	8.65	8.65	
SR 520		Terrell County Line	0.00	Terrell County Line	0.59	0.59	

SR 520		<i>This road runs in Terrell County from MP 0.59 to 1.39</i>					
SR 520		Terrell County Line	1.39	2,957 feet east of Hickory Grove Rd./CR 66	4.90	3.51	
SR 520		2,957 feet east of Hickory Grove Rd./CR 66	4.90	106 feet east of Wingate Lane/CR 304	6.35	1.45	
SR 520		106 feet east of Wingate Lane/CR 304	6.35	Dougherty County Line	6.73	0.38	
SR 520		<i>SR 520 runs in Dougherty County from MP 6.73 to 7.03</i>					
SR 520		Dougherty County Line	7.03	Dougherty County Line	7.33	0.30	



ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> <i>School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 3/ Smithville Rd.		211 feet north of CS 598 (North Leesburg City Limits)	SR 195	0.48	35
CR 3/ Smithville Rd.		SR 195	SR 118	10.59	55
CR 4/Lovers Lane Rd		Dougherty/Lee County Line	CR 113/Dogwood Lane	0.60	45
CR 4/Lovers Lane Rd		CR 113/Dogwood Lane	500' South of Lee County Elementary	5.91	55
CR 4/Lovers Lane Rd		500' South of Lee County Elementary School	500' North of Robert B Lee Dr.	0.30	School Zone
CR 4/Lovers Lane Rd		500' North of Robert B Lee Dr.	SR 32	0.81	45
CR 4/Old Stage Rd.		SR 32	CR 116/Groover St	1.20	35
CR 5/Graves Springs Rd.		SR 91	CR 122/Nesbitt Rd	3.28	45
CR 5/Graves Springs Rd		CR 122/Nesbitt Rd	SR 32	2.45	55
CR 7/Mossy Dell Rd.		SR 32	CR 231/New York Rd	2.93	55
CR 23/Chokee Rd		SR 195	Sumter County Line	3.82	55
CR 43/Jordan Rd		3,907 ft. north of SR 3 Bypass (North Leesburg City Limits)	CR 227/Pinewood Rd	2.79	55
CR 45/Lumpkin Rd		SR 3	Griffith Rd	2.60	45
CR 46/Middle Rd S		SR 91	SR 32	4.00	45
CR 53/Airport Rd		Lee/Sumter County Line	Smithville City Limits	4.05	55
CR 63/Ledo Rd		SR 520	SR 3	3.55	45
CR 69/Fussell Rd.		CR 230/Palmyra Rd	CR 246/ Archie Dr	1.47	50
CR 69/Fussell Rd.		CR 246/Archie Dr	SR 520	1.24	45
CR 64/Hugh Rd.		CR 63/Ledo Rd	CR 64/Fussell Rd	0.45	45
CR 68/ Winifred Rd.		SR 520	Lee-Dougherty Line	3.25	45
CR 73/Miller Rd		2059 ft E CR 181/Ackers Circle	SR 91	4.02	45
CR231/Philema Rd N		SR 32	CR 232/New York Rd	4.68	55

CR 98/Mayhaw Rd.		SR 3	CR 4/Lovers Lane	1.73	55
ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 101/Century Rd.		CR 4/ Lovers Lane	4,699 ft E SR 3	0.89	55
CR 101/Century Rd E		4,699 ft E SR 3	3,186 ft E SR 3	0.25	45
CR 101/Century Rd E		3,186 ft E SR 3	1320 ft W SR 3	0.85	35
CR 101/Century Rd W		1,320 ft W SR 3	2,640 ft W SR 3	0.25	45
CR 101/Century Rd W		2640 ft W SR 3	CR 240/Palmyra Rd.	1.54	55
CR 104/Creekside Dr		SR 3	CR 203/Creek Dr	3.41	35
CR 105/Gendale Rd.		CR 104/ Creekside Drive	SR 3	0.71	35
CR 108/ Kinchafoonee Creek Rd		CR 107/Creekside Dr	SR 3	0.99	35
CR 109/Cedric St		SR 3	SR 133	0.80	35
CR 109/Cedric St		SR 133	Lovers Lane Rd	1.52	45
CR 111/Cypress Point Circle		CR 101/Century Rd W	CR 101/Century Rd W	1.05	25
CR 124/Thundering Springs Rd		SR 91	Dead End	2.27	25
CR 126/Flowing Well Rd.		White Pond Rd	Lee Co/Dougherty Co Line	2.27	35
CR 128/Hartley Lane		CR 74/White Pond Rd	Dead End	0.78	25
CR 131/First Rd		CR 73/Stocks Dairy Rd	CR 197/Big Oak Rd	0.52	25
CR 132/Helen St		CR 197/Big Oak Rd	CR 541/Fourth Rd	0.76	25
CR 132/Fourth Rd		CR 73/Stocks Dairy Rd	CR 132/Helen St	0.21	25
CR 133/Third Rd		CR 73/Stocks Dairy Rd	CR 132/Helen St	0.21	25
CR 134/Second Rd		CR 73/Stocks Dairy Rd	CR 132/Helen St	0.21	25
CR 135/Lazy Acres Rd		CR 91/Philema Rd S	Dead End	0.43	25
CR 136/Sportsman Club Rd		SR 91/Philema Rd S	Dougherty County Line	1.30	25
CR 137/ Chchaw Cir.		Dougherty/Lee County Line	CR 137	1.14	35



CR 138/Cookville Rd		SR 520	Terrell County Line	0.90	35
ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 160/Westfield Rd		CR 161/Northampton Rd	CR 4/Lovers Lane Rd	0.76	35
CR161/Northampton Rd		CR 4/Lovers Lane Rd	Forrester Pkwy	2.61	35
CR 162/Greyfairs Ln		CR 4/Lovers Lane Rd	CR 163/Churchill Cir	0.11	25
CR 163/Churchill Circle		CR 163/Churchill Circle	CR 4/Lovers Lane Rd	0.83	25
CR 165/David Rd		CR 73/Stocks Dairy Rd	Dead End	0.56	25
CR 171/N Doublegate Dr		SR 520	Dougherty/Lee County Line	1.08	35
CR 172/ Armena Rd		SR 32	SR 520	4.90	45
CR 186/Donald Rd		CR 73/Stocks Dairy Rd	Dead End	0.58	25
CR 197/Big Oak Rd		CR 136/ Sportsman Club Rd	CR 414/Long Pine Dr	0.51	25
CR 200		CR 161/Northampton Rd	CR 161/Northampton Rd	0.78	25
CR 203/Creek Dr		CR 104/Creekside Dr	CR 214/Cherokee Dr	0.84	25
CR 205/Jackson Dr		CR 206/Lee Dr	CR 108/Kinchafoonee Creek Rd	0.30	25
CR 209/Margate Dr		CR 65/Marlow Lane	CR 222/Berkeley Rd	0.26	25
CR 212/Seminole Ave		CR 214/Crow Dr	CR 105/Glendale Rd	0.39	25
CR 214/Crow Dr		CR 105/Glendale Rd	CR 203/Creek Dr	0.36	25
CR 216/Story Ln		SR 520	Dougherty/Lee Co Line	1.07	35
CR 217/Warrington Rd		CR 250/Marlow Ln	CR 222/Berkeley Rd	0.16	25
CR 222/Berkeley Rd		Dead End	CR 216/Story Lane	0.69	25
CR 223/Cannon Dr		SR 3	Dead End/Cul De Sac	0.44	25
CR 227/ Pinewood Rd		SR 32	Bronwood Rd	0.90	45
CR 227/ Pinewood Rd		Bronwood Rd	SR 3	4.99	55

CR 228/Oakland Rd.		SR 520	1.75 Miles N. of SR 520	1.75	45
CR 228/ Oakland Rd		1.75 Miles N. of SR 520	James Pond Rd	2.66	55
ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 229/Bronwood Rd		Lee/Terrell County Line	CR 227/Pinewood Rd	1.69	55
CR 230/ Palmyra Rd.		CR 63/Ledo Rd	Uncle Jimmy's Ln	2.00	45
CR 230/Palmyra Rd		Uncle Jimmy's Ln	James Pond Rd	3.63	55
CR 231/Philema Rd		SR 195	SR 32	9.88	55
CR 232/New York Rd.		SR 195	Lee Co/Sumter Co Line	15.88	55
CR 237/Creekview Dr		CR 5/Grave Springs Rd	Dead End	0.59	25
CR 239/Thimblemill Dr		CR 163/Churchill Circle	CR 269/Thimblemill Dr	0.72	25
CR 241/Pineridge Dr		CR 4/Lovers Lane Rd	Cul-de-sac	0.53	25
CR 242/Southill Dr		CR 241/Pineridge Dr	CR 161/Northampton Rd	0.56	25
CR 243/Midway St.		CR 241	CR 242	0.05	25
CR 244/Canuga Dr		SR 3	Cul-de-sac	1.03	25
CR 245/Alachua Lane		CR 244/Canuga Dr	Cul-de-sac	0.30	25
CR 246/Archie Dr		CR 63/Ledo Rd	CR 64/Fussell Rd	0.85	35
CR 247/Charlie Ln		CR 246/Archie Dr	CR 64/Fussell Rd	0.50	25
CR 248/Brenda Ln		CR 247/Charlie Ln	CR 246/Archie Dr	0.32	25
CR 249/Danbury Ln		CR 171/N Doublegate Dr	CR 370/ Red Oak Ave	0.96	25
CR 250		CR 65	Dead End	0.39	25
CR 251/Martindale Dr		CR 171/N Doublegate Dr	Dead End	0.31	25
CR 252/Somerset Dr		CR 249/Danbury Lane	CR 65/Liberty Lane	0.69	25
CR 256/N Wood Dr		CR 226/Quail St	Cul-de-sac	0.34	25



CR 265/Country Dr		CR 4/ Lovers Lane Rd	Cul-de-sac	0.36	25
CR 277/Dunaway Dr		Lee/Dougherty Co Line	Dead End	0.70	25
CR 289/Pelham Dr		Cul-de-Sac	CR 206/ Lee Dr	0.48	25
<b>ROAD NAME</b>	<b>WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
CR 302/W Doublegate Dr		CR 436/Fair Oaks Ct	Dougherty Co line	0.87	25
CR 322/Woodstone Circle		SR 91/Philema Rd S	SR 91/Philema Rd S	0.64	25
CR 331/Wadsworth Dr		CR 68/Winifred Rd	Terrell Co Line	0.40	25
CR 334/Winship Dr		CR 66/Hickory Grove Rd	Cul-de-sac	0.78	25
CR 335/Quail Pines Dr		CR 334/Winship Dr	CR 336/ Nunnally Way	0.44	25
CR 336/Nunnally Way		CR 334/Winship Dr	CR 335/Quail Pines Way	0.38	25
CR 337/Pebble Ridge Dr		CR 66/Hickory Grove Rd	CR 338/Longleaf Dr	0.70	25
CR 338/Longleaf Dr		CR 338/Longleaf Dr	CR 478/Wiregrass Way	0.96	25
CR 340/Laurelbrook Dr		CR 423/Mayfield Dr	CR 108/Kinchafoonee Creek Rd	0.43	25
CR 341/Jarrett Dr		Dead End	SR 3	0.55	25
CR 342/McIntosh Rd		CR 341/Jarrett Dr	CR 105/Glendale Rd	0.34	25
CR 343 /Heather Lane		CR 341/Jarrett Dr	CR 105 /Glendale Rd	0.35	25
CR 350/Spring Dale Dr		SR 91/Philema Rd S	Cul-de-sac	0.43	25
CR 351/St. Clair Dr		CR 350/Springdale Dr	CR 350/Springdale Dr	0.84	25
CR 351/St. Clair Dr		CR 350/Springdale Dr	Cul-de-Sac	0.42	25
CR 352/River Bridge Dr		CR 135/Lazy Acres Rd	Cul-de-sac	0.27	25
CR 353/Darian Dr		CR 135/Lazy Acres Rd	CR 352/Riverbridge Rd	0.30	25
Tall Pines Dr		CR 131/First Rd	CR 414/Long Pine Dr	0.24	25
CR 363/Leland Ferrell Dr		CR 4/Lovers Lane Rd	CR 161/Northampton Rd	1.50	25

CR 364/White Horse Dr		Cul-de-sac	CR 363 /Leland Ferrell Dr	0.45	25
CR 366/Appalachee Dr		CR 230/Palmyra Rd	CR 244 /Querecho Lane.	0.28	25
CR 369/Red Tip Ln		CR 478 Wire Grass Way	CR 251/Martindale Dr	0.40	25
ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CR 371/Larkspur Dr		CR 251/ Martindale Dr	CR 438/Winnstead Dr	0.52	25
CR 372/Laurel Dr		CR 251/Martindale Dr	Cul-de-sac	0.41	25
CR 373/Silverleaf Dr		Cul-de-sac	CR 372/ Laurel Dr	0.45	25
CR 374/Iris Ln		CR 371/ Larkspur Dr	CR 373/Silverleaf Dr	0.16	25
CR 381/Knollwood Dr		CR 107/Creekside Dr	CR 382 /Foxworth Dr	0.42	25
CR 382/Foxworth Dr		CR 381/Knollwood Dr	Dead End/Cul-de-sac	0.93	25
CR 383/Carowinds Dr		CR 108 /Kinchafoonee Creek Rd	CR 381/Knollwood Dr	0.40	25
CR 387/Jowers Lane/Michaels Cir		CR 4/Old Stage Rd	CR 387/Michaels Cir	0.56	25
CR 391/Aspen Dr		CR 392/Hardwood Lane	CR 392 /Hardwood Lane	0.44	25
CR 392/Hardwood Ln		CR 391/Aspen Dr	CR 247/Charlie Lane	0.35	25
CR 393/Springlake Dr		SR 3/US 19 S	CR 109/Cedric St	0.70	25
CR 397/Endoline Dr		SR 3/US 19 S	CR 109/Cedric St	0.57	25
CR 398/Augusta Court		CR 397/Endoline Dr	CR 402/Winding Way	0.13	25
CR 402/Winding Way		CR398/Augusta Ct	SR 133/Old Leesburg Rd	0.42	25
CR 403/Winchester Dr		SR 133/Old Leesburg Rd	CR 404/Fowler Dr	0.50	25
CR 404/Fowler Dr		SR 133/Old Leesburg Rd	CR 403/Winchester Dr	0.60	25
CR 409/Medley Dr		CR 5/Gravesprings Rd	CR 351/St. Clair Dr	0.42	25



CR 411/Paloma Dr		CR 351/St Clair Dr	CR 409/Medley Dr	0.42	25
CR 417/ Orchard Hill Dr		SR 91/Philema Rd S	CR 416/Water Oak Dr	0.32	25
CR 418/Old Canoy Lane		Cul-de-sac	CR 227/Pinewood Rd	0.35	25
CR 423/Mayfield Dr		CR 339/Lynwood Lane	Dead End	0.43	25
CR 424/Stapleton Dr		CR 104/Creekside Dr	CR 495/Endinborough Dr	0.41	25
<b>ROAD NAME</b>	<b>WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
CR 426/Buckston Trace Court		CR 501	SR 91/Philema Rd S	0.30	25
CR 429/ Wood Dr		CR 430/Highland Oaks Dr	CR 417/Orchard Hill Dr	0.62	25
CR 430/Highland Oaks Dr		SR 91/Philema Rd S	CR 433/Cobblefield Dr	0.86	25
CR 432/Mossy Oak Dr		SR 91/Philema Rd S	CR 525/Autumn Leaf Dr	0.32	25
CR 433/Cobblefield Dr		CR 430/Highland Oaks Dr	CR CR432/Mossy Oak Dr	0.71	25
CR 438/Winnstead Dr		CR 66/Hickory Grove Rd	CR 437/Willow Lake Dr	0.96	25
CR 440/Glen Arven Dr		CR 438/Winnstead Dr	CR 439/White Column Dr	0.53	25
CR 441/Ambleside Dr		CR 68/Winifred Rd	CR 443	0.51	25
CR 419/Hattie Bell Rd		SR 91/Philema Rd S	CR 124/White Pond Rd	0.44	35
CR 446/Deer Run Lane		CR 227/Pinewood Rd	Dead End	0.30	25
CR 449/Bright Water Dr		CR 227/Pinewood Rd	Cul-de-sac	0.59	25
CR 452/Forrester Pkwy		SR 133	422 ft. east of SR 133	0.08	40
CR 452/Forrester Pkwy		422 ft. east of SR 133	1,478 ft east of SR 133 (RR Track)	0.28	45
CR 452/Forrester Parkway		1,478 ft east of SR 133	SR 9/Philema Rd	5.11	55
CR 456/Widgeon Dr		SR 32	Dead End/Cul-de-sac	0.45	25

CR 458/Plantation Dr		SR 32 West	CR 459/Seahoy Dr	0.49	25
CR 460/Quail Valley Dr		CR 228/Oakland Rd	Partridge Circle	0.38	25
CR 465/Fairethorne Dr		US 82/SR 520	Dead end/cul-de-sac	0.54	25
CR 467/Hearth Stone Dr		CR 465/Fairethorne Dr	CR 437/Willowlake Dr	0.32	25
CR 473/Susina Dr		CR 438/Winnstead Dr	CR 474/Willowlake Dr	0.38	25
CR 475/Hank Dr		CR 66 /Hickory Grove Rd	Cul-de-sac	0.61	25
CR 478/Wiregrass Way		CR 251/ Martindale Dr	Cul-de-sac	1.78	25
<b>ROAD NAME</b>	<b>WITHIN THE CITY / TOWN LIMITS OF <u>and/or</u> School Name</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH IN MILES</b>	<b>SPEED LIMIT</b>
CR 479/ Ivy Avenue		CR 481/Wax Myrtle Dr	CR 478/Wiregrass Way	0.34	25
CR 480/Loblolly Lane		CR 481/Wax Myrtle Dr	CR 478/Wiregrass Way	0.26	25
CR 481/Wax Myrtle Dr		CR 478/Wiregrass Way	CR 369/ Red Tip Ln	0.42	25
CR 482/Dadford Dr		CR 068/Winifred Rd	CR 443/Hawkstead Dr	0.42	25
CR 494/Robertson Dr		CR 495/Edinburgh Dr	CR 104/Creekside Dr	0.63	25
CR 495Edinburgh Dr		CR 424/Stapleton Dr	Cul-de-sac	0.25	25
CR 496/Leighton Dr		CR 495/Edinburgh Dr	CR 104/Creekside Dr	0.35	25
CR 498/Bud Dr		SR 32 E	Cul-de-sac	0.42	25
CR 502/McDonald Court		CR 5/Grave Springs Rd	Cul-de-sac	0.53	25
CR 51/Pryor Rd		3259' W of CR 52/Cutts Rd at Lee Co/Sumter Co line	2665' E of CR 52/Cutts Rd at Lee Co/Sumter Co line	1.25	55
CR 514/Hedgerow Dr		SR 133/Old Leesburg Rd	Cul-de-sac	0.29	25
CR 515/Huntington Dr		SR 133/Old Leesburg Rd	Cul-de-sac	0.56	25
CR 516/Morning Mist Dr		CR 514/Hedgerow Dr.	CR 515/Huntington Dr	0.24	25



CR 525/Autumn Leaf Dr		CR 429/Wood Dr	Cul-de-sac	0.55	25
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**\*SCHOOL ZONES ARE EFFECTIVE\***

**A.M.** from 45 minutes prior to commencement time to 15 minutes after commencement time

**SCHOOL DAYS ONLY**

**P.M.** from 15 minutes prior to dismissal time to 45 minutes after dismissal time

**SCHOOL DAYS ONLY**





ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY  
REPEALED.

Signature of Governing Authority:

\_\_\_\_\_

Sworn and Subscribed before me

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

Clerk

ACTION TAKEN

FIRST READING:

April 12, 2022

SECOND READING:

\_\_\_\_\_

DATE OF ADOPTION:

\_\_\_\_\_



[Intentionally left blank]

[Intentionally left blank]



[Intentionally left blank]

[Intentionally left blank]



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## Planning, Zoning & Engineering

Sherry Shelton, Office Manager/Planning Assistant  
Jason Scott, Planner/Reviewer//Inspector  
Randy Weathersby, GIS Manager  
Corrie Wheeler, GIS Technician

Tel 229-759-6000 102 Starksville Avenue N [www.lee.ga.us](http://www.lee.ga.us)  
Ext 2226 Leesburg, GA 31763



### MEMORANDUM

DATE: April 26, 2022

TO: Honorable Board of Commissioners

FROM: Planning, Zoning & Engineering Staff

RE: SD20-015, Hillridge Section 3  
Accepting Deeds of Rights-of-Way, Easements, Roads and Water System Infrastructure

The Lee County Planning, Zoning and Engineering Department received a request for a final approval of Hillridge Subdivision Section 3. All legal work has been received and forwarded to the County Attorney and has been approved.

#### RECOMMENDATION

Staff is submitting Hillridge Section 3 subdivision and corresponding rights-of-way easements, roads and water system infrastructure for final acceptance by the Board of Commissioners on April 26, 2022. A two-year improvements guarantee is provided through an Irrevocable Letter of Credit effective April 12, 2022 through April 2024.

/ss

Attachments:  
Resolution  
Final Plat

**RESOLUTION**  
**GRANTING FINAL APPROVAL FOR HILLRIDGE SECTION THREE SUBDIVISION**  
**(SD20-015) AND ACCEPTING DEEDS OF RIGHTS-OF-WAY, EASEMENTS,**  
**ROADS, AND WATER SYSTEM INFRASTRUCTURE**

**WHEREAS**, Lanier Engineering, Inc., has made an application for final approval of Hillridge Section Three Subdivision.

**WHEREAS**, Lee County Board of Commissioners staff has determined that all requirements for final approval have been met including legal and construction requirements.

**WHEREAS**, it is in the best interest of the citizens of Lee County that final approval for Hillridge Section Three (SD20-015) be granted and that the Chairman and Board of Commissioners of Lee County accept all rights-of-way, easements, roads and water system infrastructure.

**WHEREAS**, it is resolved by and through the Chairman and Board of Commissioners of Lee County, Georgia that final subdivision approval is hereby granted to Hillridge Section Three Subdivision. Additionally, the Chairman and Board of Commissioners of Lee County, Georgia, hereby accepts those certain warranty deed of all rights-of-way, easements, roads and water system infrastructure.

This 26<sup>th</sup> day of April, 2022.

BOARD OF COMMISSIONERS  
LEE COUNTY, GEORGIA

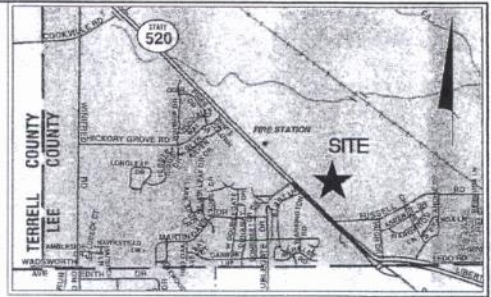
By: \_\_\_\_\_

Billy Mathis  
Chairman

ATTEST: \_\_\_\_\_

Kaitlyn Sawyer  
County Clerk





LOCATION MAP  
SCALE - 1"=1MILE±

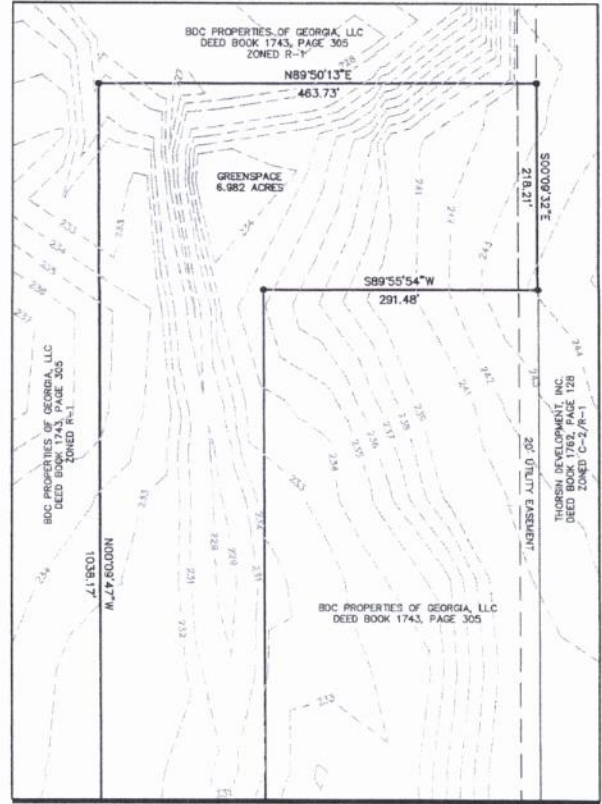
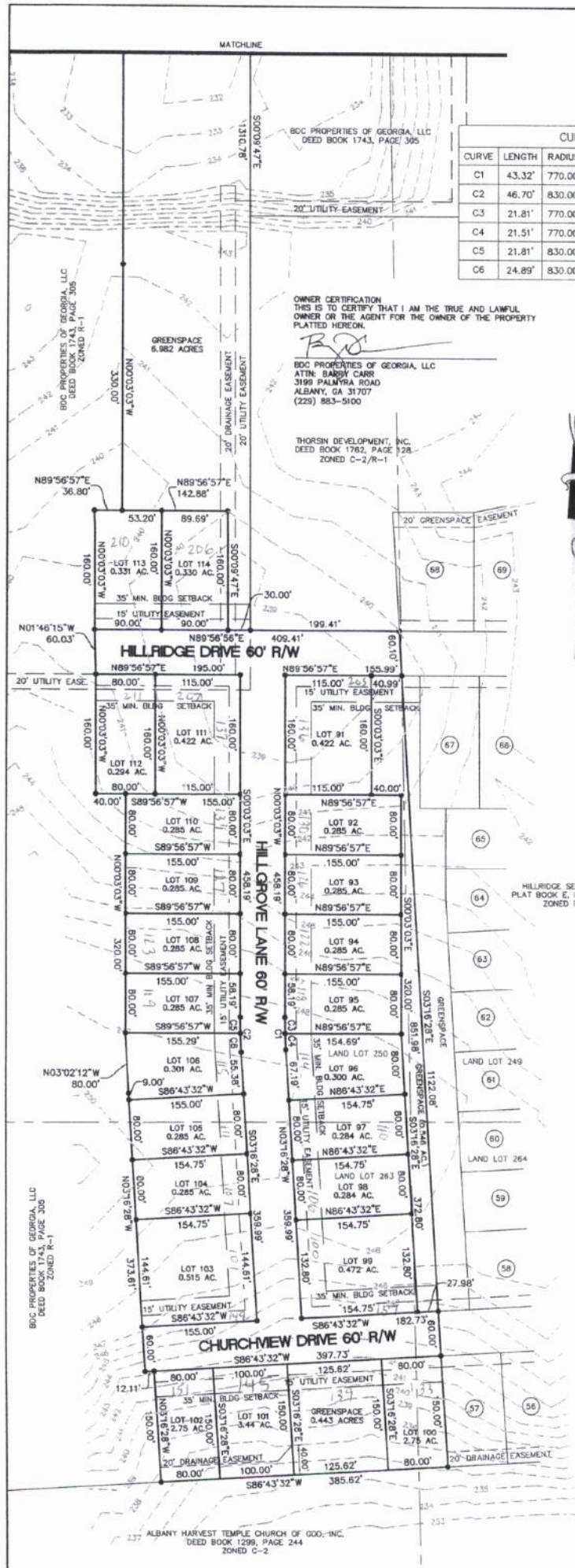
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	43.32'	770.00'	S1°39'46"E	43.32'
C2	46.70'	830.00'	S1°39'46"E	46.69'
C3	21.81'	770.00'	S0°51'44"E	21.81'
C4	21.81'	770.00'	S2°28'27"E	21.51'
C5	21.81'	830.00'	S0°48'13"E	21.81'
C6	24.89'	830.00'	S2°24'56"E	24.89'

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.

*Barry Carr*  
BDC PROPERTIES OF GEORGIA, LLC  
ATTN: BARRY CARR  
3199 PALMYRA ROAD  
ALBANY, GA 31707  
(229) 883-5100

THORSIN DEVELOPMENT, INC.  
DEED BOOK 1762, PAGE 128  
ZONED C-2/R-1

GRID NORTH / NAD 83 / GA WEST



- NOTES:
- TOTAL AREA WITHIN DEVELOPMENT IS 17.958 ACRES.
  - GREENSPACE REQUIRED 17.958 AC. X 25% = 4.490 AC. GREENSPACE PROVIDED = 7.971 AC.
  - OWNER - BARRY CARR  
BDC PROPERTIES OF GEORGIA, LLC  
3199 PALMYRA ROAD  
ALBANY, GA 31707  
(229) 883-5100
  - THERE IS A 15' UTILITY EASEMENT PARALLEL AND CONTIGUOUS TO ALL 60' STREET RIGHTS-OF-WAYS.
  - THIS PROPERTY IS ZONED R-1.
  - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 35'  
SIDE: 10'  
REAR: 15'
  - NO PORTION OF THIS PROPERTY LIES IN THE 100 YEAR FLOOD PLAIN PER F.I.R.M. COMMUNITY PANEL 130177022400 DATED SEPTEMBER 02, 2015.
  - GREENSPACE AREAS ARE TO BE OWNED & MAINTAINED BY A HOMEOWNERS ASSOCIATION.
  - LOTS ARE TO BE SERVED BY LEE COUNTY WATER AND SEWER SYSTEMS. 8" WATER MAINS SHALL BE CONSTRUCTED WITHIN THE STREET RIGHTS-OF-WAY WITH HYDRANT SPACING AT 500' INTERVALS. 8" GRAVITY SANITARY SEWERS SHALL ALSO BE CONSTRUCTED WITHIN STREET RIGHTS-OF-WAY.
  - PROPOSED ROADWAYS ARE TO BE PUBLIC WITH 28' WIDTH FROM BACK OF CURB TO BACK OF CURB.
  - WETLANDS MAY BE PRESENT IN SOME OF THESE LOTS. WETLANDS ARE PROTECTED BY FEDERAL LAW. BEFORE DISTURBING ANY AREA DESIGNATED AS A WETLAND CONTACT THE U.S. ARMY CORP OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 889, SAVANNAH, GA 31402-0889
  - ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM.
  - THE LEE COUNTY UTILITIES AUTHORITY HAS CONTROL OVER THE SUPPLY OF POTABLE WATER AND RECEIPT OF SANITARY SEWAGE FROM ALL LANDS SUBDIVIDED AFTER JULY 27, 1995. OWNERS OF THESE SUBDIVIDED LOTS WILL BE REQUIRED TO IMMEDIATELY CONNECT TO PUBLIC WATER AND SEWAGE SYSTEMS WHENEVER EITHER BECOMES ACCESSIBLE.

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

PRELIMINARY SUBDIVISION PLAT  
HILLRIDGE SECTION 3  
PART OF LAND LOTS 249, 250, 263 AND 264, SECOND LAND DISTRICT  
LEE COUNTY, GEORGIA

**LANIER ENGINEERING INC.**

1504 W. THIRD AVENUE ALBANY, GEORGIA  
31707 (229) 438-0522 FAX (229) 438-0991  
EMAIL GWEEB@LANIER-ENGINEERING.COM

SURVEYED	N/A	SCALE	1" = 100'	PLAT NO.	20178	DATE	11/10/20	SHEET NUMBER	26
DRAWN	DCC	CHECKED	LTL	DWG	20178PP1.DWG	SUR. DATE	N/A	1 OF 1	





## 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
- Chad Griffin, Still Water Engineering, to verify the property lines

#### 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
  - Estimated Start Date: Fall 2022
  - DNR hired EMC Engineering to survey property for canoe/kayak ramp
- DNR Lease Parcel Survey Estimated Completion: March 2022
- 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

### Courthouse Annex and Gymnasium Windows

- Project overseen by Bill Walter, Masonry Restoration Technologies & Services, LLC
- On December 14, 2021, the Board voted unanimously to allow the Courthouse Annex Window Sealant Project and the Gymnasium Window Replacement Project to be added to the existing contract for the Tharp Building Restoration Project for an estimated cost of \$56,840.00
- Courthouse Annex Windows Sealant Project
  - Completion Date: February 2022
- Gymnasium Window Replacement Project
  - Estimated Start Date: March 2022

### 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.**
- 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 within 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

#### Road Layer

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

#### 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.

### 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
  - Start Date: February 2022

### LMIG Funds

- **FY2022**
  - Application Submitted: January 24, 2022
  - Application Approved: January 25, 2022
  - For use in resurfacing the following roads: Palmyra Road, Story Lane, 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**

### Commercial Land Development Permits

- Artesian City Federal Credit Union
- DeSoto Silicon Ranch
- Finish Line Storage 2
- Forrester Community Church, Forrester Parkway
- Grand Island Redevelopment
- Joseph W. Jones Crematorium
- Ledo Self Storage 2
- Lovers Lane Road Well
- Millright CNC, Pinewood Road
- Mini Warehouse Office, Hwy 82
- Plantation Storage 2
- Oaklee Investment, LLC
- Sumter EMC Pole Yard
- Tidal Wave Auto Spa, Forrester Parkway
- Woodgrain Millwork
- Pheasant Drive Extension
- Oakland Crossings Drive Extension
- Brittany Lakes 2
- Cypress Cove 3
- Groves 4
- Hill Ridge 3
- Live Oak 3
- Quail Valley 4

### Pirates Cove

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

### 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 and Mediacom completed their line relocation
- Completed: April 2022



## Sidewalks

- Georgia Department of Transportation, GDOT, has approved the City of Leesburg's request for funding assistance for sidewalks on State Route 3, State Route 32, and Firetower Road
- GDOT is committing up to \$304,000.00, or 70% of the project cost, whichever is less
- Failure to begin projects before March 30, 2022 may result in the cancellation of funds

## 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
- Estimated Completion: April 2022
- Replacement mortar to fit the historical profile and not change the character or disposition of the building

## Tharp Building Fire Suppression System

- Georgia Automatic Sprinkler have received the parts for the system
- Estimated installation date is in two weeks

## TSPLOST

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

# RFPs and RFQs

## Open

### Residential and Commercial Curbside Garbage Services

- Pre-Bid Meeting: May 5, 2022
- Bid Opening: May 26, 2022
- Results to be brought before the Board on June 14, 2022
- Services to begin September 2023

## Recently Awarded

### 2022 LMIG Road Projects

- For use in resurfacing the following roads: Palmyra Road, Story Lane, Pineridge Drive, Southill Drive, East Century Road, Cookville Road, Stocks Dairy Road, Woodstone Circle, Waterbury Court, Wayside Court, Winners Court, Groover Street, and Gus Martin Road
- Bid Opening: April 11, 2022
- BOC awarded bid on April 12, 2022 to Oxford Construction Company for \$2,018,312.20

### **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
- Pre-Construction meeting held March 15, 2022

### **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 Delivery and Installation: June 2022

### **Oakland Library Lighting**

- **Will need to be re-bid**
- 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

### **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
- Deadline June 2022
- Due to unforeseen circumstances, Oxford Construction had to delay grading from 04/20 to 04/25
  - There is an estimated time of two weeks left until the project is completed.

## **Future**

### **Inmate Medical Services**

- Staff writing RFP documents
- Projected Bid Opening: May 2022

### **Oakland Library Lighting**

- Staff re-writing RFP documents
- Projected Bid Opening: May 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

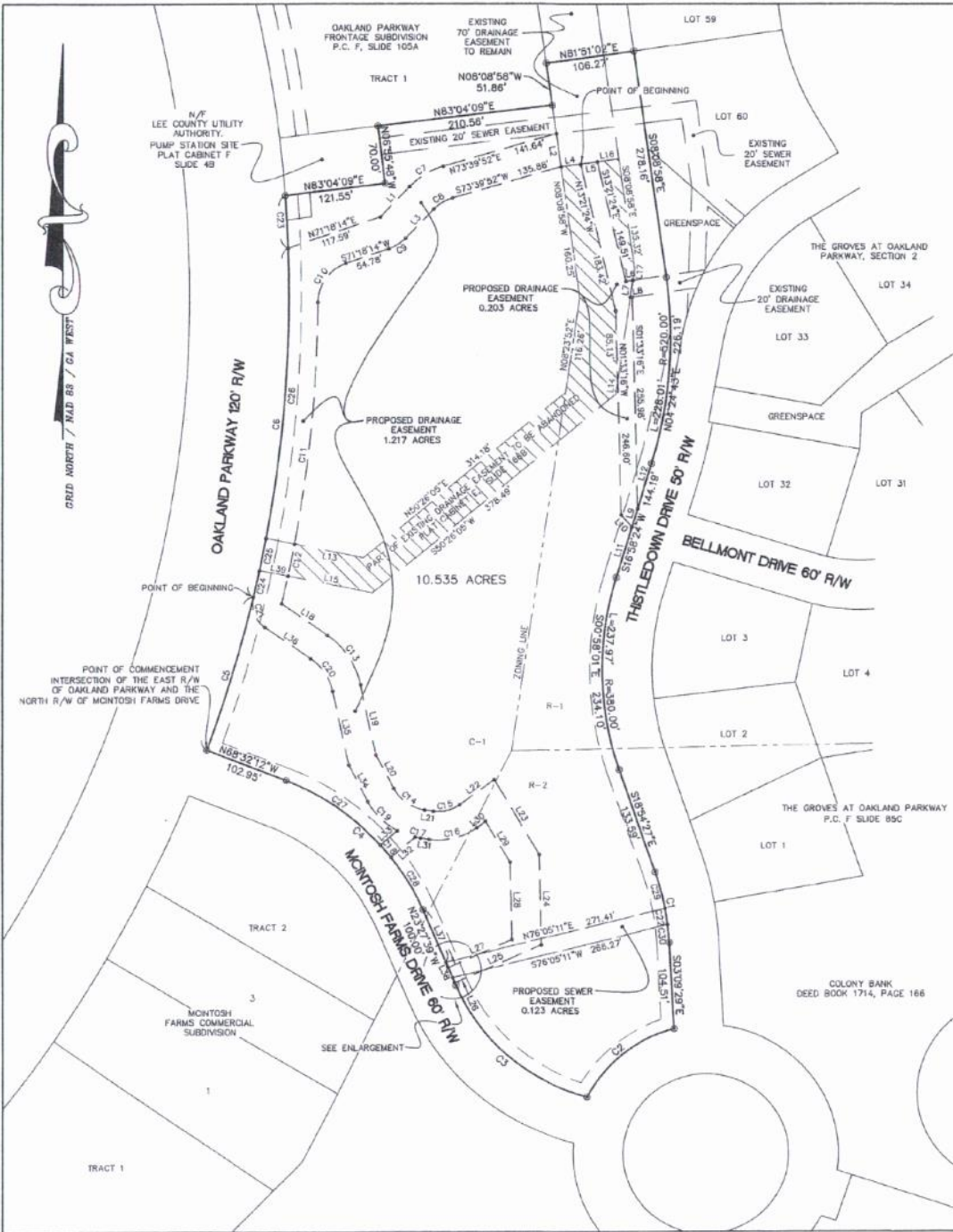
#### **Flooring Services**

- 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





LINE	BEARING	DISTANCE
L1	N43°28'52"E	21.40'
L2	S08°08'58"E	40.41'
L3	S43°35'52"W	48.94'
L4	N81°31'02"E	23.94'
L5	N81°31'02"E	20.08'
L6	N81°31'02"E	8.38'
L7	S08°23'55"W	20.65'
L8	N81°31'04"E	2.28'
L9	S16°38'24"W	23.01'
L10	N41°43'42"W	19.67'
L11	N18°58'24"E	64.29'
L12	S16°38'24"W	58.92'
L13	S78°34'28"E	85.72'
L14	S08°23'52"W	15.69'
L15	N78°34'28"W	104.80'
L16	N81°31'02"E	25.98'
L17	S08°24'18"W	14.15'
L18	S55°12'39"E	67.53'
L19	S12°30'35"E	87.38'
L20	S27°23'57"E	46.10'
L21	S81°34'08"E	10.48'
L22	N53°23'52"E	59.03'
L23	S30°15'27"E	106.87'
L24	S01°13'19"E	111.22'
L25	S64°18'40"W	113.33'
L26	N62°22'38"W	20.00'
L27	N68°18'45"E	83.64'
L28	N01°13'15"W	85.00'
L29	N30°18'27"W	58.70'
L30	S5°22'52"W	12.63'
L31	N81°36'08"W	10.48'
L32	S49°14'04"W	38.48'
L33	N49°14'04"E	27.09'
L34	N22°23'57"E	50.68'
L35	N12°30'35"E	81.68'
L36	N55°12'39"W	82.53'
L37	S23°27'39"E	69.54'
L38	N23°27'39"W	20.28'
L39	S78°34'28"E	35.00'
L40	N23°27'39"W	3.42'
L41	N23°27'39"W	6.78'
L42	S23°27'39"E	7.04'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	87.96'	320.00'	N11°01'58"W	87.68'
C2	138.06'	160.00'	S51°18'55"W	133.62'
C3	215.45'	240.00'	S49°10'42"E	208.29'
C4	236.02'	300.00'	N45°59'58"W	229.98'
C5	193.89'	1581.84'	N16°51'55"E	193.77'
C6	429.85'	1581.84'	N05°38'28"E	424.58'
C7	47.12'	50.00'	S58°39'52"W	45.59'
C8	26.16'	50.00'	S58°39'52"W	25.88'
C9	24.12'	50.00'	N57°29'03"E	23.89'
C10	81.86'	50.00'	S35°48'07"E	58.07'
C11	366.36'	1616.64'	N06°49'37"E	367.57'
C12	40.00'	1616.64'	N11°25'34"E	40.00'
C13	74.53'	100.00'	N33°51'37"W	72.61'
C14	47.30'	50.00'	S54°30'02"E	45.56'
C15	33.36'	42.50'	N75°53'52"E	32.53'
C16	60.87'	77.50'	N75°53'52"E	59.32'
C17	6.39'	85.00'	S79°25'52"E	6.39'
C18	20.01'	300.00'	N39°43'53"W	20.00'
C19	51.13'	65.00'	S44°37'48"E	50.36'
C20	48.44'	65.00'	N33°51'37"W	47.33'
C21	41.88'	35.00'	S20°55'43"E	39.43'
C22	20.08'	320.00'	N08°49'37"W	20.08'
C23	84.14'	1581.84'	N03°13'59"W	64.13'
C24	33.22'	1581.84'	N12°45'08"E	33.22'
C25	40.00'	1581.84'	N11°25'34"E	40.00'
C26	352.64'	1581.84'	N04°16'55"E	351.91'
C27	140.82'	300.00'	N50°05'21"W	139.53'
C28	75.19'	300.00'	N30°38'27"W	74.99'
C29	48.26'	320.00'	N14°45'58"W	48.22'
C30	21.62'	320.00'	N05°05'57"W	21.62'



LOCATION MAP 1"=1MILE±

**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 28,000 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 03 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 78,470 FEET, AND THE DISTANCES SHOWN ARE GROUND DISTANCES.

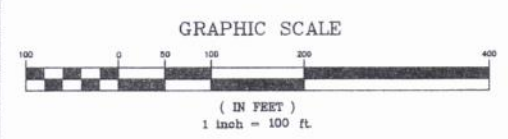
THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 600 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.

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.

AS DEFINED IN O.C.G.A. 15-6-67(D) NO PLANNING COMMISSION APPROVAL IS REQUIRED FOR THE RECORDING OF THIS PLAT BECAUSE AT THIS TIME, NO NEW STREETS OR ROADS ARE BEING CREATED, NO NEW UTILITY IMPROVEMENTS ARE REQUIRED AND NO NEW SANITARY SEWER OR APPROVAL OF SEPTIC tank IS REQUIRED.

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.

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

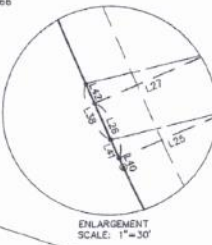


**EASEMENT PLAT**  
**PROPERTY OF DAI-OSL LAND HOLDINGS, LLC**  
 PART OF LAND LOT 251, SECOND LAND DISTRICT  
 LEE COUNTY, GEORGIA

**LANIER ENGINEERING INC.**

1004 W. THIRD AVENUE ALBANY, GEORGIA 31707  
 (229) 438-0622 FAX (229) 438-0921

SURVEYED	DATE	SCALE	PROJ. NO.	DATE	SHEET NO.
DRWN	DCO	CHECKED	1" = 100'	15184	08/28/18
				15184	08/28/18
				15184	08/28/18



AFTER RECORDATION PLEASE RETURN TO:

KVCF PLC  
Attn.: S. Edward Flanagan, Esq.  
1401 East Cary Street.  
Richmond, VA 23219

**PERMANENT DRAINAGE EASEMENT**

STATE OF CALIFORNIA )  
 )  
COUNTY OF ORANGE )

THIS CONVEYANCE is made as of the \_\_\_ day of \_\_\_\_\_, 2022.

**WITNESSETH THAT:**

WHEREAS, 1031CF PORTFOLIO 2 DST, a Delaware statutory trust (hereinafter referred to as "Grantor"), is the owner of a tract of land located in Land Lot 251 of the 2<sup>nd</sup> District, Lee County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

NOW, THEREFORE, for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Lee County, Georgia and its successors in office, a permanent drainage easement for the purpose of constructing and maintaining drainage facilities and/or improvements upon, over, across and under the aforesaid tract of land, said easement hereby conveyed consisting of two areas of 1.217 and 0.203 acres, more or less, as shown as "Proposed Drainage Easement" on the plat of the aforesaid tract of land prepared by Lanier Engineering, Inc. dated June 28, 2016, said plat being attached hereto as Exhibit "B" and incorporated herein by reference.

The easement herein granted shall bind the heirs, successors and assigns of Grantor and shall inure to the benefit of Lee County, Georgia and its successors in office, and Grantor hereby warrants that Grantor has the right to convey said easement and bind itself, its heirs, executors and administrators forever to defend by virtue of these presents.

**IN WITNESS WHEREOF**, the Grantor has caused this Permanent Drainage Easement to be signed, sealed and delivered by a duly authorized officer on the day and year first written above.

Signed, sealed and delivered  
in the presence of:

**1031CF PORTFOLIO 2 DST,**  
a Delaware statutory trust

\_\_\_\_\_  
Unofficial Witness

By: 1031CF Portfolio 2 ST, LLC,  
a Delaware limited liability company  
Its: Signatory Trustee

\_\_\_\_\_  
Notary Public

By: \_\_\_\_\_  
Name: Edward E. Fernandez  
Its: President

[Affix notarial seal or stamp]



### Exhibit "A" – Legal Description of Land

All that tract or parcel of land situate lying and being part of Land Lot 251 of the Second Land District, Lee County, Georgia and being more particularly described as follows:

Begin at the intersection of the East right-of-way of Oakland Parkway (120' R/W) and the North right-of-way of McIntosh Farms Drive (60' R/W) and running Northerly along the East right-of-way of Oakland Parkway 193.89 feet along the arc of a curve concave to the West having a radius of 1581.84 feet a chord bearing of North 16 degrees 51 minutes 55 seconds East a chord distance of 193.77 feet; running thence Northerly along the East right-of-way of Oakland Parkway 425.86 feet along the arc of a curve concave to the West having a radius of 1581.84 feet a chord bearing of North 05 degrees 38 minutes 28 seconds East a chord distance of 424.58 feet; running thence Northerly along the East right-of-way of Oakland Parkway 64.14 feet along the arc of a curve concave to the West having a radius of 1581.84 feet a chord bearing of North 03 degrees 13 minutes 59 seconds West a chord distance of 64.13 feet; running thence North 83 degrees 04 minutes 09 seconds East a distance of 121 .55 feet; running thence North 06 degrees 55 minutes 48 seconds West a distance of 70.00 feet; running thence North 83 degrees 04 minutes 09 seconds East a distance of 210.56 feet; running thence North 08 degrees 08 minutes 58 seconds West a distance of 51.86 feet; running thence North 81 degrees 51 minutes 02 seconds East a distance of 106.27 feet; running thence South 08 degrees 08 minutes 58 seconds East a distance of 278.16 feet; running thence Southerly 228.01 feet along the arc of a curve concave to the West having a radius of 520.00 feet a chord bearing of South 04 degrees 24 minutes 43 seconds West a chord distance of 226.19 feet to a point on the West right-of-way of Thistledown Drive (50' R/W); running thence South 16 degrees 58 minutes 24 seconds West along the West right-of-way of Thistledown Drive a distance of 144.19 feet; running thence Southerly along the West right-of-way of Thistledown Drive 237.97 feet along the arc of a curve concave to the East having a radius of 380.00 feet a chord bearing of South 00 degrees 58 minutes 01 second East a chord distance of 234.10 feet; running thence South 18 degrees 54 minutes 27 seconds East along the West right-of-way of Thistledown Drive a distance of 133.59 feet; running thence Southerly along the West right-of-way of Thistledown Drive 87.96 feet along the arc of a curve concave to the West having a radius of 320.00 feet a chord bearing of South 1 1 degrees 01 minute 58 seconds East a chord distance of 87.68 feet; running thence South 03 degrees 09 minutes 29 seconds East along the West right-of-way of Thistledown Drive a distance of 104.51 feet to the roundabout at the intersection of Thistledown Drive and McIntosh Farms Drive; running thence Southwesterly along the round about at the intersection of Thistledown Drive and McIntosh Farms Drive 138.06 feet along the arc of a curve concave to the Southeast having a radius of 160.00 feet, a chord bearding of South 51 degrees 18 minutes 55 seconds West a chord distance of 133.82 to the North right-of-way of McIntosh Farms Drive; running thence Westerly along the North right-of-way of McIntosh Farms Drive 215.45 feet along the arc of a curve concave to the Northeast having a radius of 240.00 feet, a chord bearing of North 49 degrees 10 minutes 42 seconds West, a chord distance of 208.29 feet; running thence North 23 degrees 27 minutes 39 seconds West along the North right-of-way of McIntosh Farms Drive a distance of 100.00 feet; running thence Westerly along the North right-of-way of McIntosh Farms Drive 236.02 feet along the arc of a curve concave to the Southwest

having a radius of 300.00 feet, a chord bearing of North 45 degrees 59 minutes 55 seconds West, a chord distance of 229.98 feet; running thence North 68 degrees 32 minutes 12 seconds West along the North right-of-way of McIntosh Farms Drive a distance of 102.95 feet to the East right-of-way of Oakland Parkway and the Point of Beginning.

Said tract or parcel contains 10.535 acres, as per survey prepared by Gene W. Webb, Georgia RLS # 2923, dated February 8, 2017 prepared for Oaks at Oakland Plantation, LLC; Branch Banking Trust Company and Chicago Title Insurance Company.

**Exhibit "B" – Plat of Drainage Easement**



AFTER RECORDATION PLEASE RETURN TO:

KVCF PLC  
Attn.: S. Edward Flanagan, Esq.  
1401 East Cary Street.  
Richmond, VA 23219

**QUITCLAIM DEED**

THIS QUITCLAIM DEED is made this \_\_\_\_ day of \_\_\_\_\_, 2022 by LEE COUNTY, a political subdivision of the State of Georgia (“Grantor”) in favor of 1031CF PORTFOLIO 2 DST, a Delaware statutory trust (“Grantee”).

**WITNESSETH THAT:**

NOW, THEREFORE, Grantor, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby bargain, sell, grant, convey and quitclaim to Grantee and Grantee’s successors and assigns all of Grantor’s right, title and interest of any kind or nature whatsoever in and to that drainage easement located on that certain tract or parcel of land lying and being in Land Lot 251 of the 2<sup>nd</sup> District, Lee County, Georgia, and being more particularly described in Exhibit “A” attached hereto and made a part hereof, said easement shown as “Part of Existing Drainage Easement to be Abandoned” on the plat of the aforesaid tract of land prepared by Lanier Engineering, Inc. dated June 28, 2016, said plat being attached hereto as Exhibit “B” and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise

appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be signed, sealed and delivered by a duly authorized officer on the day and year first written above.

Signed, sealed and delivered  
in the presence of:

LEE COUNTY, GEORGIA  
("Grantor")

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

My Commission Expires:  
  
\_\_\_\_\_

[AFFIX COUNTY SEAL]

[AFFIX NOTARIAL SEAL]

### Exhibit "A" – Legal Description of Land

All that tract or parcel of land situate lying and being part of Land Lot 251 of the Second Land District, Lee County, Georgia and being more particularly described as follows:

Begin at the intersection of the East right-of-way of Oakland Parkway (120' R/W) and the North right-of-way of McIntosh Farms Drive (60' R/W) and running Northerly along the East right-of-way of Oakland Parkway 193.89 feet along the arc of a curve concave to the West having a radius of 1581.84 feet a chord bearing of North 16 degrees 51 minutes 55 seconds East a chord distance of 193.77 feet; running thence Northerly along the East right-of-way of Oakland Parkway 425.86 feet along the arc of a curve concave to the West having a radius of 1581.84 feet a chord bearing of North 05 degrees 38 minutes 28 seconds East a chord distance of 424.58 feet; running thence Northerly along the East right-of-way of Oakland Parkway 64.14 feet along the arc of a curve concave to the West having a radius of 1581.84 feet a chord bearing of North 03 degrees 13 minutes 59 seconds West a chord distance of 64.13 feet; running thence North 83 degrees 04 minutes 09 seconds East a distance of 121 .55 feet; running thence North 06 degrees 55 minutes 48 seconds West a distance of 70.00 feet; running thence North 83 degrees 04 minutes 09 seconds East a distance of 210.56 feet; running thence North 08 degrees 08 minutes 58 seconds West a distance of 51.86 feet; running thence North 81 degrees 51 minutes 02 seconds East a distance of 106.27 feet; running thence South 08 degrees 08 minutes 58 seconds East a distance of 278.16 feet; running thence Southerly 228.01 feet along the arc of a curve concave to the West having a radius of 520.00 feet a chord bearing of South 04 degrees 24 minutes 43 seconds West a chord distance of 226.19 feet to a point on the West right-of-way of Thistledown Drive (50' R/W); running thence South 16 degrees 58 minutes 24 seconds West along the West right-of-way of Thistledown Drive a distance of 144.19 feet; running thence Southerly along the West right-of-way of Thistledown Drive 237.97 feet along the arc of a curve concave to the East having a radius of 380.00 feet a chord bearing of South 00 degrees 58 minutes 01 second East a chord distance of 234.10 feet; running thence South 18 degrees 54 minutes 27 seconds East along the West right-of-way of Thistledown Drive a distance of 133.59 feet; running thence Southerly along the West right-of-way of Thistledown Drive 87.96 feet along the arc of a curve concave to the West having a radius of 320.00 feet a chord bearing of South 11 degrees 01 minute 58 seconds East a chord distance of 87.68 feet; running thence South 03 degrees 09 minutes 29 seconds East along the West right-of-way of Thistledown Drive a distance of 104.51 feet to the roundabout at the intersection of Thistledown Drive and McIntosh Farms Drive; running thence Southwesterly along the round about at the intersection of Thistledown Drive and McIntosh Farms Drive 138.06 feet along the arc of a curve concave to the Southeast having a radius of 160.00 feet, a chord bearding of South 51 degrees 18 minutes 55 seconds West a chord distance of 133.82 to the North right-of-way of McIntosh Farms Drive; running thence Westerly along the North right-of-way of McIntosh Farms Drive 215.45 feet along the arc of a curve concave to the Northeast having a radius of 240.00 feet, a chord bearing of North 49 degrees 10 minutes 42 seconds West, a chord distance of 208.29 feet; running thence North 23 degrees 27 minutes 39 seconds West along the North right-of-way of McIntosh Farms Drive a distance of 100.00 feet; running thence Westerly along the North right-of-way of McIntosh Farms Drive 236.02 feet along the arc of a curve concave to the Southwest



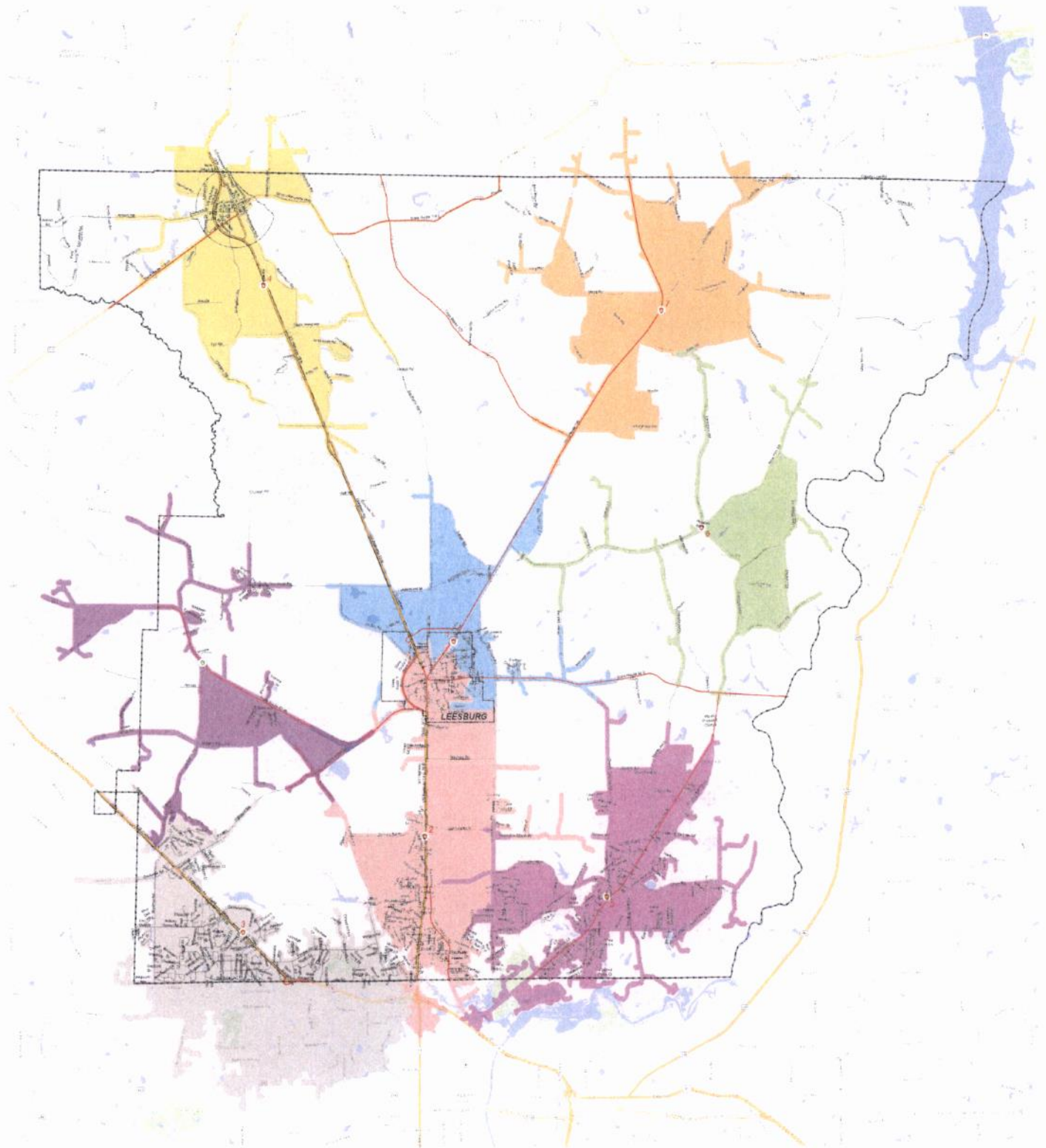
having a radius of 300.00 feet, a chord bearing of North 45 degrees 59 minutes 55 seconds West, a chord distance of 229.98 feet; running thence North 68 degrees 32 minutes 12 seconds West along the North right-of-way of McIntosh Farms Drive a distance of 102.95 feet to the East right-of-way of Oakland Parkway and the Point of Beginning.

Said tract or parcel contains 10.535 acres, as per survey prepared by Gene W. Webb, Georgia RLS # 2923, dated February 8, 2017 prepared for Oaks at Oakland Plantation, LLC; Branch Banking Trust Company and Chicago Title Insurance Company.

**Exhibit "B" – Plat of Drainage Easement**  
**Reflecting Area to be Abandoned**

3509960\_1

# Lee County, Georgia



Parcels with Structure  
within 5 Miles of Station

Fire Station 1	1,783
Fire Station 2	4,271
Fire Station 3	3,313
Fire Station 4	582
Fire Station 5	3,129
Fire Station 6	209
Fire Station 7	284
Proposed Armenia Rd/US Hwy 32 W Station	443