



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, APRIL 11, 2023 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
Luke Singletary, Vice-Chairman	District 2
Dennis Roland, Commissioner	District 1
Chris Guarnieri, Commissioner	District 4
George Walls, Commissioner	District 5

COUNTY STAFF

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

		<u>PAGE</u>
1.	<u>INVOCATION</u> Apostle Malden Batten, The Church of Leesburg, to lead the invocation.	
2.	<u>PLEDGE OF ALLEGIANCE</u>	
3.	<u>CALL TO ORDER</u>	
4.	<u>APPROVAL OF MINUTES</u> (A) Consideration to approve the minutes for the Board of Commissioners meeting for March 28, 2023.	A - E
5.	<u>CONSENT AGENDA</u> NONE	
6.	<u>NEW BUSINESS</u> (A) Patsy Shirley, Executive Director of Lee County Family Connection, to present the mid-year review.	1
7.	<u>PUBLIC HEARING</u> (A) <u>Deer Trace Development, LLC. (Z23-003)</u> has submitted an application to the Lee County Planning Commission requesting to rezone a total of 1.69 acres from R-1 (Single Family Residential) to C-1 (Neighborhood Business District). The property owner is Deer Trace Development, LLC. The subject property, located at 100 Bermuda Lane, lies in Parcel 029D 104 in Land Lot 266 of the Second Land District of Lee County, Georgia. Planning Department staff and Planning Commission members recommend denial.	10 - 14
8.	<u>DEPARTMENTAL MATTERS</u> <u>E-911</u> (A) Consideration to adopt a Proclamation declaring April 9-15, 2023 as National Public Safety Telecommunicators Week.	15
	<u>Planning, Zoning & Engineering</u> (B) Review of the minutes for March 2, 2023 Planning Commission meeting.	16 - 21

9. **CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES**
- (A) **Elections & Registration** – Discussion of the need for additional storage, voting, and office space. 22
 - (B) Consideration to appoint **one (1) member** (resident) to the **Housing Authority Board** for a term of one (1) year. Current term expired 03/31/2023. New term expires 03/31/2024. Letter of interest in reappointment received by Latrisha Bell. 23 - 25
 - (C) **Magistrate Court** – Consideration to award the bid for Indigent Defense Services. *HANDOUT*
 - (D) **Sheriff's Office** – Consideration to purchase software and licensing from Southern Software. 26 - 30
10. **COUNTY MANAGER'S MATTERS**
- (A) Updates on County projects. 31 - 36
 - (B) Consideration to approve an annual renewal rental agreement with UGA for the property at 695 Jordan Road. 37
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, April 25, 2023 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.



BOARD OF COUNTY COMMISSIONERS

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

TUESDAY, MARCH 28, 2023 6:00 P.M.
T. PAGE THARP BUILDING
OPAL CANNON AUDITORIUM
WWW.LEE.GA.US

MEETING MINUTES
VOTING SESSION

COUNTY COMMISSIONERS

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

COUNTY STAFF

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

The Lee County Board of Commissioners met in a work session on Tuesday, March 28, 2023. 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 Luke Singletary, Commissioner Dennis Roland, Commissioner Chris Guarnieri, and Commissioner George Walls. Staff in attendance was County Manager Christi Dockery, County Attorney Jimmy Skipper, and County Clerk Kaitlyn Good. The meeting was also streamed on Facebook Live. Chairman Mathis called the meeting to order at 6:00pm.

INVOCATION

Pastor Lee Smith, First United Methodist Church of Leesburg 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 Board of Commissioners meeting minutes for March 14, 2023.**
Commissioner Guarnieri made the **MOTION** to approve the Board of Commissioners meeting minutes for March 14, 2023. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Walls voting yea.

CONSENT AGENDA

NONE

NEW BUSINESS

- (A) **Recognition of employees' years of service.**
The following employees were recognized for their years of service to Lee County:
5 years – Peyton Wade – Firefighter/Paramedic
10 years – Tracy Smith – Administrative Assistant, Parks & Recreation
15 years – James Burgess – 2nd Lieutenant – Sheriff's Office
15 years – Michelle Watson – Administrative Assistant, Utilities Authority
- (B) **Tommy Gregors, Director of Artesian Alliance, to present an update on Chehaw Park, Thronateeska, and the Flint Riverquarium. HANDOUT**
Tommy Gregors, Director of Artesian Alliance, provided an update on Chehaw Park, Thronateeska, and the

Flint Riverquarium, including the following information:

Chehaw Park & Zoo	Flint Riverquarium	Thronateeska
2022 Park Attendance: 110,761	2022 Attendance: 31,695	2022 Attendance: 15,070
2022 Zoo Attendance: 41,369		
Attendance from Lee County: 32%	Attendance from Lee County: 15%	Attendance from Lee County: 20%
Attendance from Dougherty: 23%	Attendance from Dougherty: 36%	Attendance from Dougherty: 39%
Attendance from Others: 45%	Attendance from Others: 49%	Attendance from Others: 39%
FY 23 Budget: \$1,940,000.00	FY 23 Budget: \$1,280,000.00	FY 23 Budget: \$519,000.00
Personnel, Insurance, Utilities: 72%	Personnel, Insurance, Utilities: 73%	Personnel, Insurance, Utilities: 76%
Public Support: 45%	Public Support: 16%	Archival Services: 56%

Mostly funded through the City of Albany’s hotel/motel tax as tourist destination, Mr. Gregors emphasized the importance of tourism in the area. Mr. Gregors also added that there would be improvements made to the attractions, including the introduction of zip lines (one at Chehaw and one at the river downtown) and the addition of more exotic animals at the Flint Riverquarium. Mr. Gregors thanked Commissioner Walls for serving on the Chehaw Park Authority Board and thanked the County for the support the park has received through in-kind donations.

PUBLIC HEARING

NONE

DEPARTMENTAL MATTERS

Fire & EMS

(A) **Consideration to ratify a quote from Reliant Specialties for the ambulance remount.**

In December 2022, one of Lee County’s ambulances was involved in motor vehicle accident that totaled the chassis. In January 2023, after appraisal and research on comparable chassis, the County received a check in the amount of \$36,401.25 from the ACCG Insurance program.

In March 2023, with the consent of the Board and Fire and EMS personnel, County Manager Christi Dockery authorized the Purchase Order for the purchase of the remount 2023 Dodge Ram 3500 2WD Regular Cab Chassis to replace the one (M2) that was totaled from Reliant Specialties at a cost of \$115,106.00. With the reimbursement from insurance (\$36,401.25), and a \$5,000.00 reduction as authorized by President Donald Evans of Reliant Specialties, the total remaining cost will be \$73,704.75, to come from SPLOST funds.

Additionally, in December 2022, the Board unanimously voted to approve the purchase two (2) ambulance chassis using funds to be received from insurance and SPLOST funds. These two new chassis would be the totaled unit, M2 and the oldest unit, M8. At this time, staff recommends getting the first remount for the totaled ambulance (M2) and then see what the cost will be on the second one (M8) and make a decision at that time.

Chairman Mathis asked if the Board had any questions to staff regarding the remount. The Board showed unanimous agreeance.

Planning, Zoning, and Engineering

(B) **Consideration to approve an application from Langford & Associates, Inc. (Z23-002) requesting a conditional use to allow for construction of a residential dwelling. The property owner is Stuart Franklin and the Parcel Number is 042 004. The lot is a total of 6.201 acres and is currently zoned AG-1, being part of Land Lot 3 of the 14th Land District, Lee County, Georgia. Planning Department staff and the Planning Commission recommend approval. Public Hearing held March 14, 2023**

Mr. Franklin was present and available to answer any questions the Board or staff had on the application and stated that he is wishing to split 6.201 acres from that total acreage on which a residence is already built so as to clearly separate the residential property from the planted pines.

Clarification was sought from the Commissioner Walls as to why a previous similar application was recommended for denial, yet this application was recommended for approval. Commissioner Singletary and County Manager Christi Dockery stated that to complete a division of land zoned AG, per code, there must be a remaining 25 acres; this applicant property abides by that code whereas the previous applicant property did not.

Commissioner Singletary made the **MOTION** to approve an application from Langford & Associates, Inc. (Z23-002) requesting a conditional use to allow for construction of a residential dwelling. The property owner is Stuart Franklin and the Parcel Number is 042 004. The lot is a total of 6.201 acres and is currently zoned AG-1, being part of Land Lot 3 of the 14th Land District, Lee County, Georgia. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- (C) **Consideration to approve an ordinance to amend Chapter 70, Article V, Section 70-162 (T23-001) of the Lee County Code of Ordinances with respect to permitted uses that may be located in an R-1 Single-Family Residential District; to provide authority for the construction of accessory structures located in an R-1 Single-Family Residential District where the accessory structure is located or to be located upon a vacant lot adjacent to a lot which has constructed on it a single-family residence and the single-family residence is owned by the owner of the adjacent lot where the accessory structure is to be located; to provide for acreage limitations; to provide for additional restrictions; to provide for repeal of conflicting ordinances; to provide for an effective date; and for other purposes. Planning Department staff and the Planning Commission recommend approval. Public Hearing held March 14, 2023**

Commissioner Roland made the **MOTION** to approve an ordinance to amend Chapter 70, Article V, Section 70-162 (T23-001) of the Lee County Code of Ordinances with respect to permitted uses that may be located in an R-1 Single-Family Residential District; to provide authority for the construction of accessory structures located in an R-1 Single-Family Residential District where the accessory structure is located or to be located upon a vacant lot adjacent to a lot which has constructed on it a single-family residence and the single-family residence is owned by the owner of the adjacent lot where the accessory structure is to be located; to provide for acreage limitations; to provide for additional restrictions; to provide for repeal of conflicting ordinances; to provide for an effective date; and for other purposes. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- (A) **Consideration to appoint one (1) member to the Community Foundation Board of Trustees for a term of two (2) years. Current term expires 03/25/2023. New term expires 03/25/2025. Letter of interest in reappointment received from Judy Powell.**

Commissioner Roland made the **MOTION** to reappoint Judy Powell to the Community Foundation Board of Trustees for a term of two (2) years, expiring 03/25/2025. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

- (B) **Probate Court – Consideration to approve a five (5) year Correctional Services Agreement between the Southwestern Judicial Circuit Misdemeanor Probation Department and the Probate Court of Lee County, Georgia.**

Commissioner Singletary made the **MOTION** to approve a five (5) year Correctional Services Agreement between the Southwestern Judicial Circuit Misdemeanor Probation Department and the Probate Court of Lee County, Georgia, subject to the Probate Court, the Probation Services provider, and the County Attorney approving the final version of the contract. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Guarnieri voting yea.

COUNTY MANAGER'S MATTERS

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

County Manager Christi Dockery discussed ongoing projects in the County: (1) the gym renovation project is nearly complete; (2) the expansion project at the Landfill is working well; (3) the CDBG project is progressing;

(4) a new garbage service will be starting May 1; and (5) the water extension project on Hwy 82 is complete.

(B) **Consideration to partner with TargetCare for the Lee County Wellness program.**

County Manager Christi Dockery summarized the program from TargetCare stating it would be a decrease of \$10,000.00 and provides many resources including a risk factor scorecard and the availability of nurses. This partnership is recommended by Chad Slaughter (Marsh McLennan Agency) and staff.

Commissioner Singletary made the **MOTION** to approve partnering with TargetCare for the Lee County Wellness program. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

COMMISSIONER'S MATTERS

(A) **Discussion of the 100 acre property.**

Commissioner Singletary began the discussion by summarizing the plans and ideas discussed and provided by the 100 Acre Committee that include parking, roadways, green fields, a multipurpose building, lift station placement, and infrastructure opportunities. Commissioner Singletary stated that it was his opinion that the first project on the property be the perimeter road going around the property providing direct public access to the boat ramp that DNR will be working on. The Board members were all in agreement to put out the bid for the roadway.

(B) **Discussion of security in County buildings.**

Colonel Chris Owens with the Lee County Sheriff's Office, at the request of staff and the Board, had completed a security assessment of all County buildings and provided an analysis prior to the meeting. Colonel Owens was present and broadly summarized the report. The Board thanked him for his work on this project and asked that he send them with what he believed were priorities so that actions may begin to be taken.

Colonel Owens took a moment of personal liberty to commend the BOC for partnering with Windstream for fiber service.

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) This year's **Annual Great American Cleanup**, Amnesty Day at the Landfill, and Prescription Drug Take Back event will be held **Saturday, April 1, 2022** beginning at 9:00am and ending at 4:00pm.
- (B) The offices of the Lee County Board of Commissioners will be **closed Friday, April 7, 2023** in recognition of **Good Friday**.
- (C) The next regularly scheduled County Commission Meeting is **Tuesday, April 11, 2023 at 6:00pm**.

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The meeting rooms and buildings are handicap accessible.

DRAFT

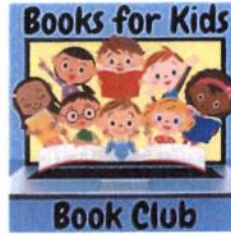


MID-YEAR UPDATE

FY 2023



3,296 BAGS DELIVERED
BACKPACK BLESSINGS
WEEKEND NUTRITIONAL
SUPPORT



5 PROGRAMS
30 FAMILIES
90 STUDENTS
35 TAP STUDENTS
25 RETIRED EDUCATORS

51 FAMILIES
179 CHILDREN
PROVIDED FOR
BY BACKPACK
BLESSINGS
CHRISTMAS
STORE



1,057 BOOKS HAND DELIVERED
AT MONTHLY BOOK CLUBS

OTHER COLLABORATIVE PROJECTS
COSTUMES WITH A COP
DISTINGUISHED ALUMNI PROGRAM
'BURG BASH

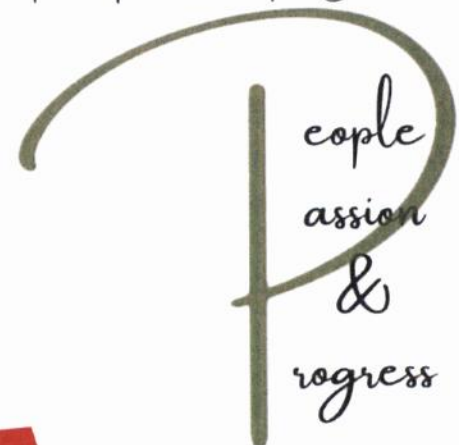


JUNIOR LEADERSHIP LEE COMMENCED
JANUARY 10, 2023
33 8TH GRADE STUDENTS
LEADERSHIP DEVELOPMENT
COMMUNITY INTERACTION
5-MONTHLY SESSIONS



COMMENCES FALL 2023
WITH CURRENT JUNIOR LEADERSHIP ACADEMY STUDENTS

The Power of The Collaborative



Patsy Shirley, MSW
Executive Director
Lee County Family Connection, Inc.
PO Box 830—Leesburg—31763
(229) 903-3993

LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE



ZONING APPLICATION

Owner: DEER TRACE DEVELOPMENT LLC C/O Sreenivas Sappati

Address: 135 Quail Pines Dr, Leesburg, GA 31763

Daytime Phone #: _____ Email: _____

Address or location of the property: Parcel# 029D 104 (100 BERMUDA LN, Albany, GA 31707).

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 R-1 Present Use of Property: Residential Single Family Home

Proposed Zoning: C-1 or C-3 Proposed Use of Property: Neighborhood Bus Distict or Recreational Dist

266 Land Lot Number _____ Land District _____ 1.69 # of Acres

The subject property is described as follows:

LOT 15 GRAND ISLAND S/D SEC. I.

Recorded in Plat Cabinet "D" Slide D-151 in Clerk of Court, Lee County, GA

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 or \$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 or \$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 Shailaja Sappati

OWNER Sreenivas Sappati-Biyyani

DATE 03/08/2023

DATE 03/08/2023

Application Fee: _____ Date Paid: _____ Received by: _____

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

Applicant Name: Sreenivas R Sappati-Biyyani

Address: 135 Quail Pines Dr, Leesburg, GA 31763

Phone #: _____ Email: _____

**LEGAL DESCRIPTION
FOR DEER TRACE DEVELOPMENT, LLC
PROPERTY TO BE REZONED FROM R-1 TO C-1 or C-3**

ALL OF LOT 15, GRAND ISLAND SUBDIVISION, SECTION ONE, AS RECORDED IN PLAT CABINET "D" SLIDE D-151 IN CLERK OF COURT, LEE COUNTY, GEORGIA. SAID TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LAND LOT 266 OF THE 2nd LAND DISTRICT, LEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION WHERE THE WEST RIGHT OF WAY OF BERMUDA LANE (60' R/W) INTERSECTS THE SOUTH RIGHT OF WAY OF FUSSELL ROAD (100' R/W); SAID POINT IS THE **POINT OF BEGINNING**.

FROM SAID **POINT OF BEGINNING**, RUN S 01° 53' 14" E ALONG WEST RIGHT OF WAY OF BERMUDA LANE (60' R/W) A DISTANCE OF 160.00' TO A POINT; THENCE RUN S 88° 06' 46" W A DISTANCE OF 150.00' TO A POINT; THENCE RUN S 88° 06' 46" W A DISTANCE OF 307.84' TO A POINT; THENCE RUN N 02° 39' 46" W A DISTANCE OF 160.01' TO A POINT ON THE SOUTH RIGHT OF WAY OF FUSSELL ROAD (100' R/W); THENCE RUN N 88° 06' 46" E ALONG SAID RIGHT OF WAY A DISTANCE OF 460.01' TO A POINT; SAID POINT IS THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS **1.686** ACRES



Overview

- Legend
- - Parcels
 - Roads

Parcel ID 029D 104
 Class Code Residential
 Taxing District COUNTY UNINCORPORATED
 Acres 1.69

Owner DEER TRACE DEVELOPMENT LLC
 135 QUAIL PINES DRIVE
 LEESBURG, GA 31763
 Physical Address 100 BERMUDA LANE
 Assessed Value \$20000

Last 2 Sales			
Date	Price	Reason	Qual
10/2/2013	0	LE	U
3/18/2013	\$8000	LM	Q

(Note: Not to be used on legal documents)

Date created: 3/13/2023
 Last Data Uploaded: 3/10/2023 8:22:23 PM

Developed by Schneider
 GEOSPATIAL

Summary

Parcel Number 029D 104
 Location Address 100 BERMUDA LANE
 Legal Description LOT 15 GRAND ISLAND S/D SEC. I
(Note: Not to be used on legal documents)
 Tax District COUNTY UNINCORPORATED (District 03)
 Millage Rate 28.23
 Acres 1.69
 Homestead Exemption No (50)
 Landlot/District 266 / 02

[View Map](#)

Owner

DEER TRACE DEVELOPMENT LLC
 135 QUAIL PINES DRIVE
 LEESBURG, GA 31763

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Common area/HOA	Lot	0	0	0	0	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/2/2013	1665 208	D 151	\$0	Legal	SAPPATI-BIYYANI SREENIVAS R	DEER TRACE DEVELOPMENT LLC
3/18/2013	1614 259	D 151	\$8,000	Vac Land Market Sale	LEDO PROPERTIES	DEER TRACE DEVELOPMENT LLC

Valuation

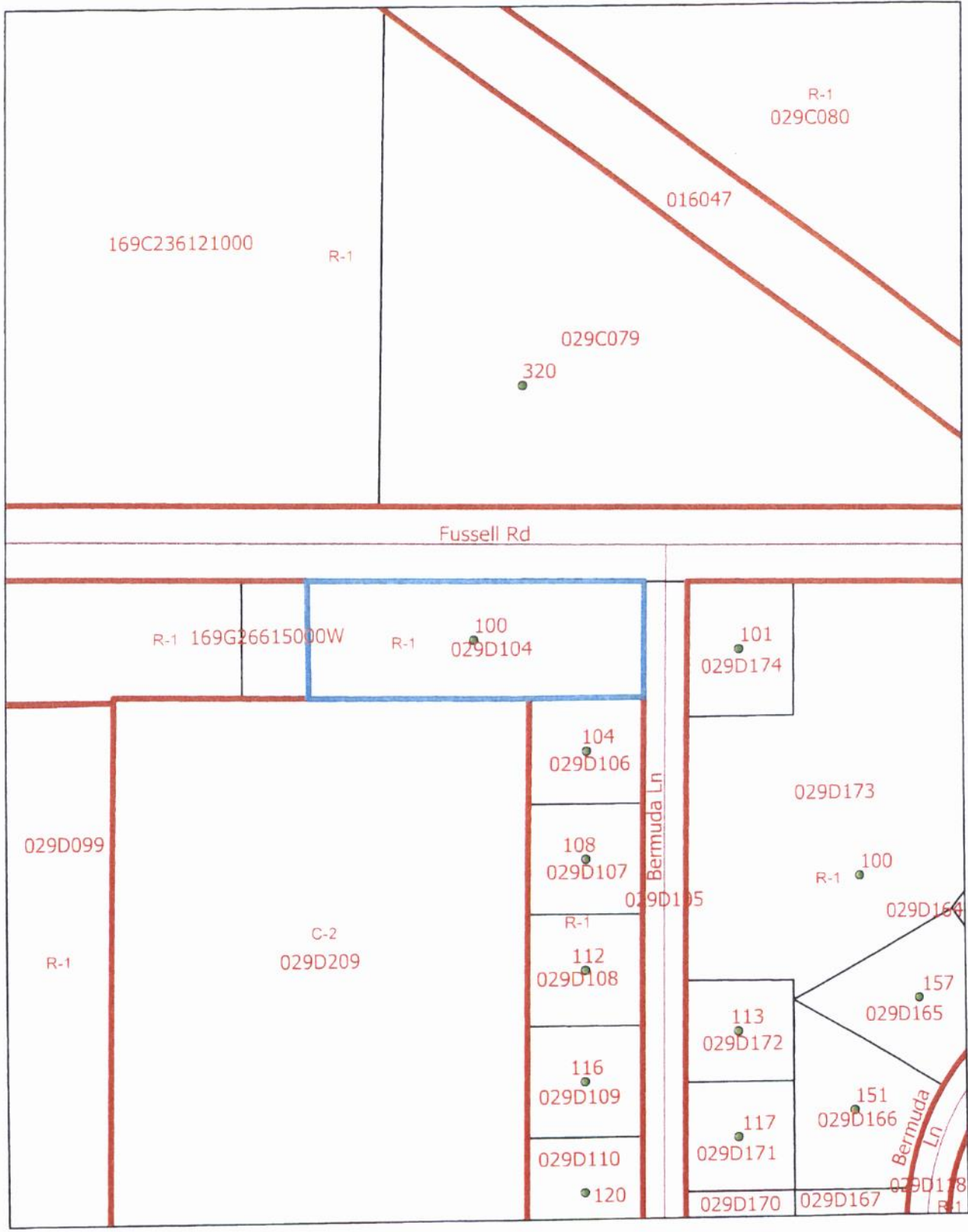
	2022	2021	2020	2019	2018
Previous Value	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Land Value	\$20,000	\$1	\$20,000	\$20,000	\$20,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$20,000	\$1	\$20,000	\$20,000	\$20,000

No data available for the following modules: Online Appeals, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

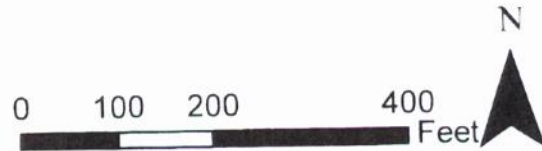
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

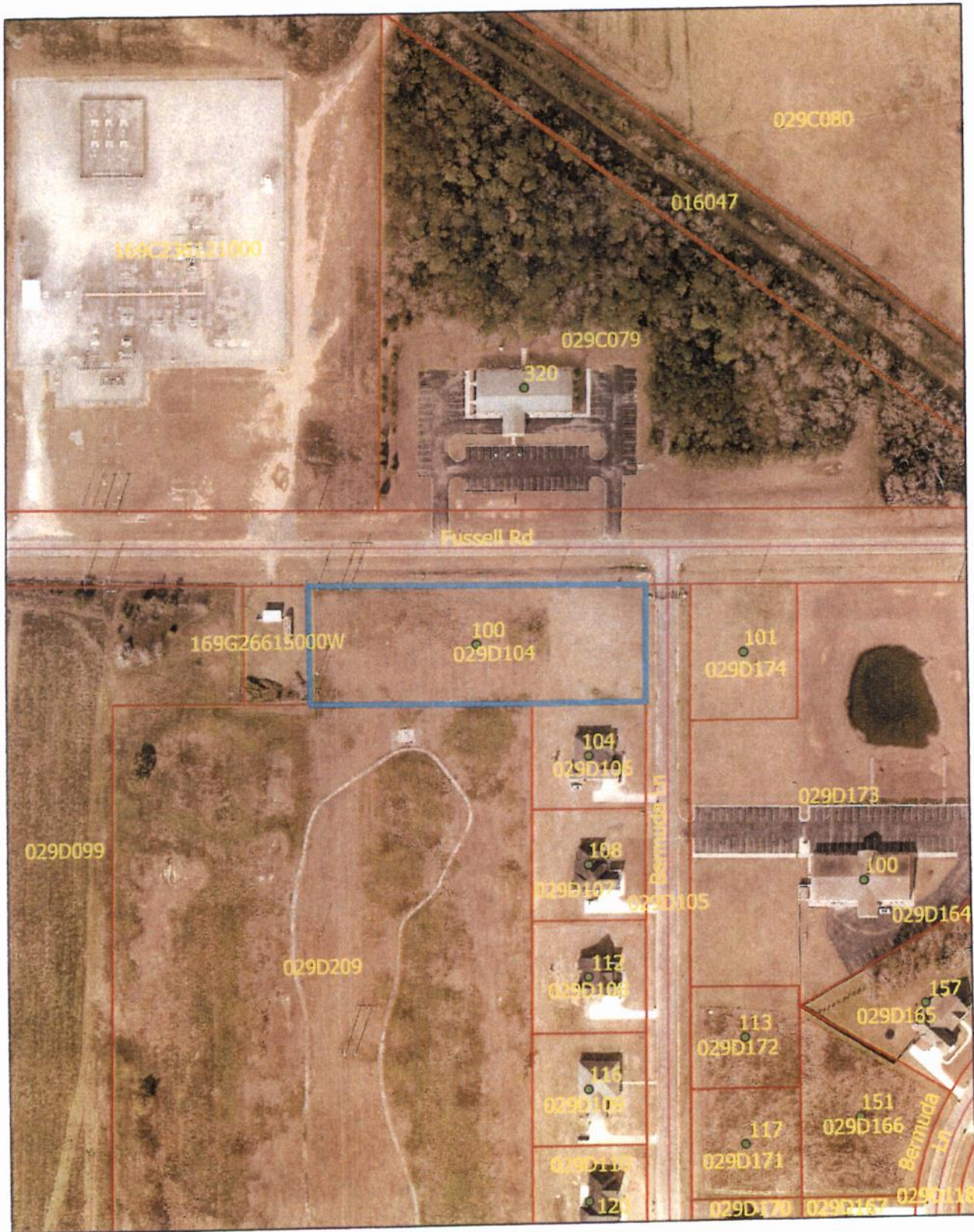
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Zoning Case: Z23-003
 Owner: Deer Trace
 Development LLC
 Lot 15. Grand Island
 Subdivision, Sec. 1
 100 Bermuda Land
 Change: R-1 to C-1 or C-1





Zoning Case: Z23-003
 Owner: Deer Trace
 Development LLC
 Lot 15. Grand Island
 Subdivision, Sec. 1
 100 Bermuda Land
 Change: R-1 to C-1 or C-1





LEE COUNTY
Planning Department
Lee County, Georgia
Zoning Staff Report

DATE: 4/6/2023

APPLICATION TYPE:
Zoning Application

APPLICANT: Deer Trace
Development LLC C/O
Sreenivas Sapote.

REQUESTED ACTION:
Rezoning from R-1 to C-1.

PURPOSE: Develop a
neighborhood business
district.

**LOCATION OF
PROPERTY:** 100 Bermuda
Lane, Albany, GA, 31707,
Land Lot 266, 2nd District.

PARCEL SIZE: 1.69 AC

EXISTING CONDITIONS:

Present Zoning and Use of Property: R-1 – Residential single-family home

Adjacent Zoning/Use:

North— R-1
South— R-1 and C-2
East— R-1
West— R-1

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



MEETING INFORMATION: All meetings are held in the Opal Cannon Auditorium in the T. Page Tharp Governmental Building unless otherwise advertised.

Planning Commission (public hearing): 04/06/2023; 6:00pm
County Commission (public hearing): 04/11/2023; 6:00pm
County Commission (voting session): 04/25/2023; 6:00pm

STAFF RECOMMENDATION:

Staff recommends **denial** of the zoning application to change the zoning of the subject property parcels from R-1 to C-1 based on the following factors. Per the Lee County Comprehensive Plan, the subject parcel is designated as Residential area in the Comprehensive Plan's future land use map. The conservation area designation includes the parcels along Fussell Road and to the north of Fussell Road. This future land use category is defined as "to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods" (p. 41). The proposed zoning does not conform with the policy and intent of the Comprehensive Plan future land use plan as the plan intends to support residential development in this future land use category and does not include commercial uses. The applicant's proposed plan does not detail the proposed commercial use, so any potential alignment with the adjacent area is not clear. It is the staff opinion that the misalignment with the Comprehensive Plan future land use map in this location, in addition to potential impacts to adjacent residential areas, creates an issue of nonconformity to an extent that warrants the denial of this zoning application.

The application and survey included in the application do not state the intended proposed use of the property beyond stating the proposed zoning district category. Considering the potential impacts of the wide variety of potential commercial uses in C-1 on the many adjacent residences, the proposed use of the property needs to be clarified.

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

Current Zoning: R-1
Proposed Zoning: C-1

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

C-1

1. Barber or beauty shops and similar uses.
2. Custom dress making and tailoring establishments and similar uses.
3. Personal service establishment.
4. Eating or drinking places.
5. Laundry, dry cleaning, coin laundry.

6. Business, professional, or governmental office designed to attract and serve customers or client on premises.
7. Household appliance repair shop without outdoor storage, display, or business operations of any type.
8. Retail store for food, drugs, clothing, etc. with no outdoor storage, display, or business operations of any type.
9. Contractor's office with no outdoor storage, display, or business operations of any type.
10. Veterinarian offices provided there are no outdoor kennels. Runs designed for animal exercise are allowed as long as the animals are kept inside at night.
11. Post office.
12. Medical and/or dental clinics.
13. Other uses similar to the above, subject to the restrictions set forth in section 70-351 of this chapter.
14. Temporary trailer for emergency construction and repair of buildings.
15. Nursery schools, kindergartens or day care facilities provided all state licensing requirements are met.

PLANNING CONSIDERATIONS:

1. **Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?**
 Development under the proposed C-1 zoning could potentially be suitable with respect to the use, development, and zoning of the adjacent property as the proposed C-1 parcel is located adjacent to the C-2 parcels to the south. The adjacent C-2 parcel located to the south is a golf course, and all parcels along Ledo Road to the south of the subject parcel are zoned C-2. However, the adjacent parcels to the north, east and west are zoned R-1. Some uses permissible within C-1 would not be highly suitable with respect to potential impact on the adjacent R-1 zoning, use and development.
2. **What is the effect on the property value of the subject property should the existing zoning be retained?**
 The value of the subject property is anticipated to be somewhat affected if the existing zoning is retained as the proposed commercial zoning would likely contribute to an increase to the property value. However, the property has value as currently zoned.
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?**
 There are no expected significant gains to the health, safety, morals, or general welfare of the public under the current zoning as compared with development under C-1 zoning.

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

The subject property is vacant land that has not previously been developed. Many similarly positioned properties in the vicinity have developed, some have not.

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

The proposed zoning is not expected to cause excessive or burdensome use of existing and nearby roadway infrastructure as Fussell Road is expected to be able to accommodate increased traffic volumes. The proposed zoning could potentially have an impact on the sewer utility if sewer has not been extended to this location.

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

Per the Comprehensive Plan, the subject parcel is included in the Residential area designation on the future land use map. This future land use area is defined as "areas intended to correspond primarily to existing neighborhoods but is also proposed for undeveloped areas adjacent to existing neighborhoods" (p. 41). The residential category details lot sizes of approximately 7,500 SF to 22,000 SF. The proposed zoning is not in conformity with the policy and intent of the future land use plan, as the plan intends to have this area remain as a residential land use. The comprehensive plan states that regulations may differ according to the zoning district, and while it does not identify specific compatible zoning districts, the proposed commercial use is not in alignment with the future land use map.

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

The subject property is somewhat suited for the proposed C-1 zoning per Section 70-346 which states that the neighborhood business district is intended to permit retail business, office, and service uses that are needed to serve adjacent residential areas. For the proposed C-1 parcel, the 1.686-acre lot size meets the requirements for water and sewer utilities per Sec. 70-351 and 70-419. Additionally, C-1 requirements include protective screening of the areas adjacent to or across the street from residential zoning districts (Sec. 70-349 and Sec. 70-420), which is not shown on the concept plan.

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

The proposed C-1 zoning could be expected to adversely affect the existing use of adjacent or nearby property due to consideration for adjacent residential development. The concept plan does not detail the proposed use for the

property following the rezoning, which impedes the evaluation of potential adverse impacts on adjacent or nearby property.

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

As currently zoned R-1, there are a number of potential uses for the subject property that would provide some economic value to the property owner. Allowable R-1 uses that are permitted for this property include single-family detached dwellings, home occupations, gardens, churches, or family personal care homes (Sec. 70-162). These uses align with the R-1 zoning and conditions of the property.

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

There are no known existing or changing conditions that would be expected to affect the use of the subject property.

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

The zoning change would create a C-1 parcel adjacent to R-1 parcels to the north, east, and west, with C-2 parcels to the south. The proposed C-1 parcel would be located to the north of the commercial corridor along Ledo Road. Overall, the proposed zoning would not create a spot zoning case, but the proposed C-1 parcel would be located along Fussell Road, which is a residential corridor. As such, the proposed zoning does not generally align with the development trend of the adjacent area.

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

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

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

The change requested is not out of scale with the needs of the neighborhood area or the city or county in terms of C-1 zoning in general. The proposed development plan included with the zoning application keeps the proposed commercial development parcel generally in similar size with adjacent properties. However, no details are provided regarding a proposed structure to be constructed on the property.

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

The proposed zoning is being requested in order to create a neighborhood business district or a recreational district and to add commercial uses.

However, it is planning staff's opinion that it is not impossible to find sites of similar size in districts already zoned C-1 to permit the proposed uses.

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

There is not an expected ecological or pollution impact resulting from the proposed zoning as the proposed zoning would develop the existing vacant property into a neighborhood business district or recreational district. During development, all development guidelines will need to be followed to ensure no ecological or pollution impacts occur.

**PROCLAMATION
NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK
APRIL 9 – 15, 2023**

WHEREAS, emergencies can occur at anytime that require police, fire or emergency medical services; and,

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and,

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and,

WHEREAS, Public Safety Telecommunicators are the single most vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and insuring their safety; and,

WHEREAS, the Public Safety Telecommunicators of the Lee County E-911 Center have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and,

WHEREAS, each dispatcher has exhibited compassion, understanding, devotion, and professionalism while enduring long hours, abnormal schedules, and handling frequent life and death emergencies;

WHEREAS, our Public Safety Telecommunicators efficiently coordinate emergency services to ensure the health and safety of our residents, visitors, and travelers in our communities, 24-hours a day, seven days a week; and

WHEREAS, the work of these “unseen first responders” is invaluable, as they serve the public daily in countless ways without due recognition by the beneficiaries of their services.

NOW THEREFORE, BE IT RESOLVED by the Lee County Board of Commissioners and it is hereby RESOLVED by the authority of the same, that the Lee County Board of Commissioners does hereby declare the week of **April 9 – 15, 2023** in Lee County, Georgia as

NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

to honor and show appreciation to the men and women whose diligence, knowledge, and professionalism keep our citizens and first responders safe.

Signed this ____ day of _____, 2023.

Chairman, Lee County Board of Commissioners



Lee County - Leesburg - Smithville Planning Commission

JOHNNY GOLDEN, KYLE LUCKIE, MIKE MCVEY, JIM QUINN,
JASON SHEFFIELD, SHIRLEY STILES

MEETING MINUTES
March 2, 2023 at 6:00 P.M.
Opal Cannon Auditorium
T. Page Tharp Governmental Building
102 Starksville Avenue North
Leesburg, GA 31763

Members Present: Johnny Golden, Kyle Luckie, Mike McVey, Jim Quinn, and Jason Sheffield

Members Absent: Shirley Stiles

Staff Present: Christi Dockery, Kaitlyn Good, Meagan Matechak (via phone), and Lee Walton (via phone)

I. CALL TO ORDER

Commissioner Jason Sheffield called the meeting to order at 6:02 p.m.

II. ACKNOWLEDGEMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

County Manager Christi Dockery read the Georgia Law regarding campaign contributions.

III. NEW BUSINESS

(A) Welcome of new members Johnny Golden and Kyle Luckie.

(B) Selection of a Chairperson of the Planning Commission for 2023.

Commissioner Jim Quinn made the **MOTION** to **APPOINT** Commissioner Jason Sheffield as Chairperson of the Planning Commission for 2023, seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous with Commissioners Johnny Golden and Mike McVey voting yea. **Commissioner Jason Sheffield is Chairman of the Lee County - Leesburg - Smithville Planning Commission for 2023.**

(C) Selection of a Vice-Chairperson of the Planning Commission for 2023.

Commissioner Mike McVey made the **MOTION** to **APPOINT** Commissioner Jim Quinn as Vice-Chairperson of the Planning Commission for 2023, seconded by Commissioner Johnny Golden. The **MOTION** was unanimous with Commissioner Kyle Luckie and Chairman Jason Sheffield voting yea. **Commissioner Jim Quinn is Vice-Chairman of the Lee County - Leesburg - Smithville Planning Commission for 2023.**



IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the December 1, 2022 Planning Commission meeting.

Commissioner Jim Quinn made the **MOTION** to **APPROVE** the minutes as presented, seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous with Commissioners Johnny Golden and Mike McVey voting yea.

V. PUBLIC HEARINGS

ZONING APPLICATION

- (A) **Starksville, LLC. (Z22-005)** has submitted an application to the Lee County Planning Commission requesting to rezone a total of 36.78 acres. The property owner is Mossy Dell, Inc. and the request includes four (4) tracts, as follows: Tract 1 (3.07 acres) requesting to be rezoned from AG-1 (Active Agricultural District) to C-2 (General Commercial), Tract 2 (4.90 acres) requesting to be rezoned from AG-1 (Active Agricultural District) to R-2 (Multi-Family Residential), Tract 3 (6.79 acres) requesting to be rezoned from AG-1 (Active Agricultural District) to C-2 (General Commercial), and Tract 4 (22.02 acres) requesting to be rezoned from AG-1 (Active Agricultural District) to R-1 (Single-Family Residential District). All lots being part of Parcel Number 037C 276 and Land Lot 83 of the Second Land District, **City of Leesburg**, Lee County, Georgia.

Chairman Jason Sheffield opened the public hearing at 6:11 p.m. and read the application into the record.

Public Hearing Discussion

Staff Presentation

Meagan Matechak (via phone) summarized the provided staff report, stating staff's recommendation is denial, with an emphasis on runoff concerns and the fact that much of the property is wetlands.

Applicant Presentation

Bobby Donley, Lanier Engineering, summarized the property and application. Mr. Donley also addressed concerns related to the wetlands, stating that precautions have been taken and will continue to be taken.

Public Opposition

George Johnson
Steve Phillips
Coni Grebel
Steve Gross
Dennis Roland
Tommy Clifton

Commission Discussion

Commission members voiced concerns over the application in the following areas: environmental concerns, property values, traffic, and general public safety concerns. Specific concerns discussed



were how the area is mostly wetlands, the amount of water and runoff that already exists in the area and the prospective increase of such once construction begins, current traffic concerns and the potential increase of such during the construction phase as well as once established, and the effect on area property values.

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

Recommendation

Commissioner Jason Sheffield made a **MOTION** to **APPROVE** the rezoning application from Starkville, LLC. (Z22-005) with the condition that only the tracts to be rezoned to C-2 were approved, seconded by Commissioner Mike McVey. The **MOTION** failed with Commissioners Johnny Golden, Kyle Luckie, and Jim Quinn voting no.

Commissioner Johnny Golden made a **MOTION** to **DENY** the rezoning application from Starkville, LLC. (Z22-005), seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous with Commissioners Mike McVey, Jim Quinn, and Jason Sheffield voting yea.

CONDITIONAL USE APPLICATIONS

- (B) **Starkville, LLC. (Z23-001)** has submitted an application to the Lee County Planning Commission requesting a conditional use to allow for construction of self-storage units for a total of 6.29 acres. The property owner is Mossy Dell, Inc. and the request includes portions of two (2) of the aforementioned tracts, as follows: Tract 1 (1.83 acres) and Tract 3 (4.46 acres), both having been requested to be rezoned from AG-1 (Active Agricultural District) to C-2 (General Commercial). Both tracts being part of Parcel Number 037C 276 and Land Lot 83 of the Second Land District, **City of Leesburg**, Lee County, Georgia.

Chairman Jason Sheffield opened the public hearing at 7:24 p.m. Commissioner Mike McVey read the application into the record.

Public Hearing Discussion

Staff Presentation

Meagan Matechak (via phone) summarized the provided staff report, stating that the same comments apply to this item and the staff's recommendation is denial.

Applicant Presentation

Bobby Donley, Lanier Engineering, summarized the application and project, noting that this application is really dependent on what the City of Leesburg decides to do about the previous item.

Public Opposition

Coni Grebel

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



Recommendation

Commissioner Jim Quinn made a **MOTION** to **APPROVE** the conditional use application from Starkville, LLC. (Z23-001) should the City of Leesburg grant approval for the previous rezoning application, seconded by Commissioner Mike McVey. The **MOTION** carried with Commissioners Mike McVey and Jason Sheffield voting yea and Commissioner Johnny Golden voting no.

- (C) Langford & Associates, Inc. (Z23-002) has submitted an application to the Lee County Planning Commission requesting a conditional use to allow for construction of a residential dwelling. The property owner is Stuart Franklin and the Parcel Number is 042 004. The lot is a total of 6.201 acres and is currently zoned AG-1, being part of Land Lot 3 of the 14th Land District, Lee County, Georgia.

Chairman Jason Sheffield opened the public hearing at 7:37 p.m. and read the application into the record.

Public Hearing Discussion

Staff Presentation

Meagan Matechak (via phone) summarized the provided staff report, stating staff's recommendation is approval.

Applicant Presentation

Stuart Franklin summarized the application, stating he owns approximately 85 acres and is wishing to split 6.201 acres from that total acreage on which a residence is already built so as to clearly separate the residential property from the planted pines.

Commission Discussion

Clarification was sought from the Commission as to why a previous similar application was recommended for denial, yet this application was recommended for approval. Meagan Matechak (via phone) stated that to complete a division of land zoned AG, per code, there must be a remaining 25 acres; this applicant property abides by that code whereas the previous applicant property did not.

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

Recommendation

Commissioner Jim Quinn made a **MOTION** to **APPROVE** the conditional use application from Langford & Associates, Inc. (Z23-002), seconded by Commissioner Mike McVey. The **MOTION** was unanimous with Commissioners Johnny Golden and Mike McVey voting yea.

TEXT AMENDMENT

- (D) An ordinance to amend Chapter 70, Article V, Section 70-162 (T23-001) of the Lee County Code of Ordinances with respect to permitted uses that may be located in an R-1 Single-Family Residential District; to provide authority for the construction of accessory structures located in an R-1 Single-Family Residential District where the



accessory structure is located or to be located upon a vacant lot adjacent to a lot which has constructed on it a single-family residence and the single-family residence is owned by the owner of the adjacent lot where the accessory structure is to be located; to provide for acreage limitations; to provide for additional restrictions; to provide for repeal of conflicting ordinances; to provide for an effective date; and for other purposes.

Chairman Jason Sheffield opened the public hearing at 7:46 p.m. and read the application into the record.

Public Hearing Discussion

Staff Presentation

Lee Walton (via phone) and County Manager Christi Dockery summarized the text amendment and respective changes to the existing ordinance, stating staff's recommendation is approval. The current ordinance states that a property owner can build an accessory structure on the same parcel as their home as long as it doesn't exceed half the square footage of the lower level of their home. The proposed ordinance, which has been discussed publicly by the Board of Commissioners, keeps the current provision and adds an amendment stating that if a property owner has a home on one lot and an adjoining lot that is exceeding one (1) acre, an accessory structure may be built on that adjoining lot without the requirement of a house.

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

The Planning Commission discussed suggesting the acreage requirement be 1.25 acres, as that is the lot size required for sewer and water. The amendment states the lot must exceed 1 acre in size.

Recommendation

Commissioner Jim Quinn made a **MOTION** to **APPROVE** the proposed text amendment, seconded by Commissioner Kyle Luckie. The **MOTION** was unanimous with Commissioners Johnny Golden and Mike McVey voting yea.

VI. UNFINISHED BUSINESS

NONE

VII. ANNOUNCEMENTS

The Leesburg City Council will conduct a public hearing and final vote on the zoning request and conditional use application on **Tuesday, March 7, 2023 at 6:00 p.m.** at Leesburg City Hall, located at 107 Walnut Avenue North, Leesburg, Georgia.

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, March 14, 2023 at 6:00 p.m.** and a final vote on **Tuesday, March 28, 2023 at 6:00 p.m.** on the conditional use application and proposed text amendment in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia.



VIII. ADJOURNMENT

Commissioner Kyle Luckie made a motion to **ADJOURN**, seconded by Commissioner Jim Quinn. The **MOTION** was unanimous with Commissioners Johnny Golden and Mike McVey voting yea. The meeting adjourned at 7:58 p.m.

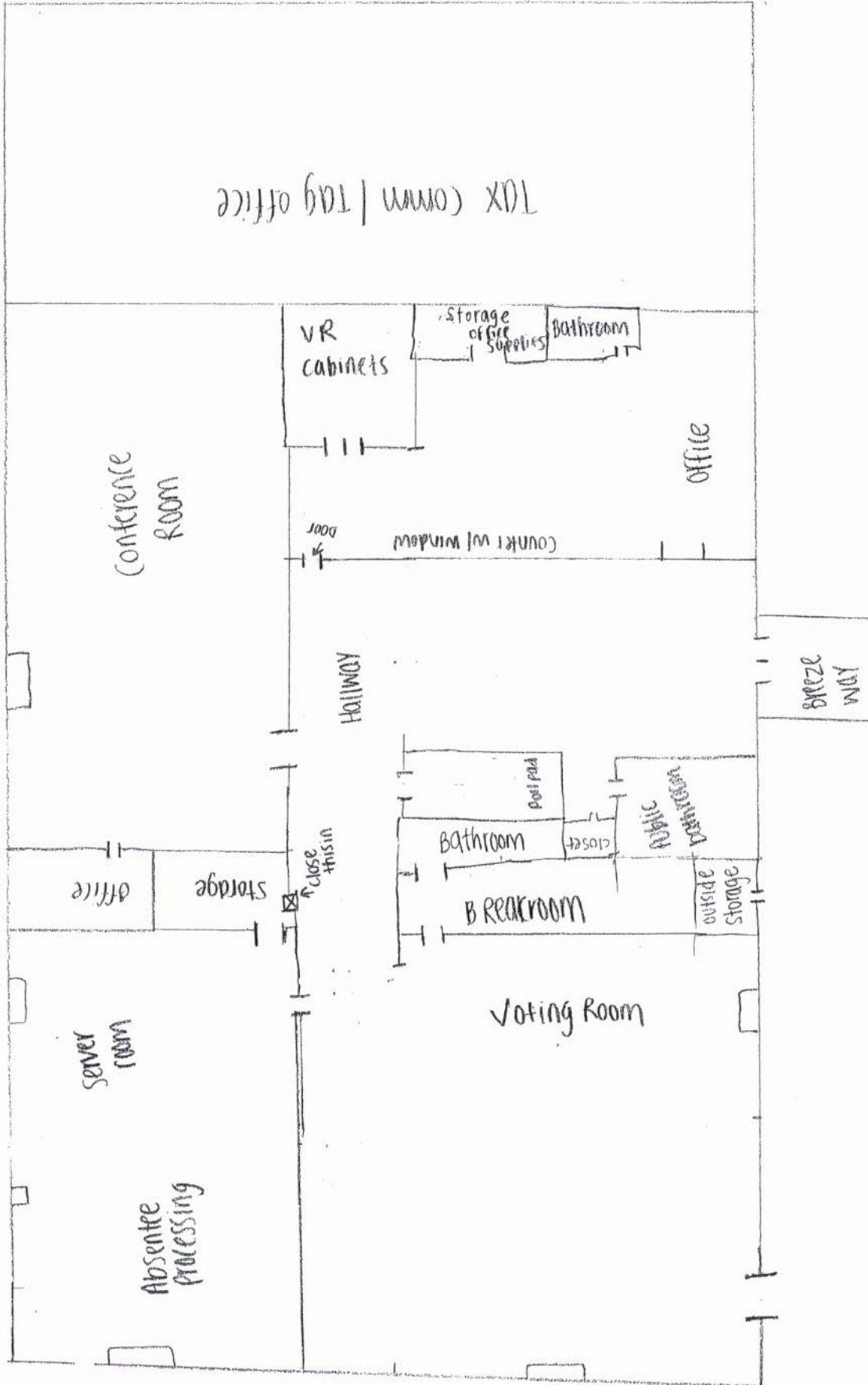
Meetings of the Planning Commission and the Board of Commissioners are open to the public.

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

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

ORIGINAL

MAIN ST



Back Parking Lot

**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 Deputy County Clerk.

Payton Harris, Deputy County Clerk
Lee County Board of Commissioners
102 Starksville 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	01/01/2023	1 Year

Upcoming Volunteer Board Vacancies	Vacancies	Expires	Term
Housing Authority Board	1	03/31/2023	1 Year
Tax Assessors Board	1	05/31/2023	3 Year
Chehaw Park Authority	1	06/30/2023	3 Year
Utilities Authority	3	06/30/2023	1 Year

*Denotes one vacancy being held "By Virtue of Office"

Housing Authority Board – Lee County

District	Name & Address	Term	Appointing Authority
Resident	Latrisha Bell 122 B Academy Ave. P.O. Box 798 Leesburg, GA 31763	1 Year Term Expiring on 03/31/2023	County
2	Jennifer Johnston 137 Winifred Road Leesburg, GA 31763	5 Year Term Expiring on 08/31/2025	County
2	Gwendolyn Meriweather 199 Fairethorne Drive Leesburg, GA 31763	5 Year Term Expiring on 08/31/2026	County
2	James C. Ivey, Jr. 149 Deer Trace Drive Leesburg, GA 31763	5 Year Term Expiring on 08/31/2023	County
5	Christopher Prokesh 111 Aubry Court Leesburg, GA 31763	5 Year Term Expiring on 06/30/2024	County
4	Kerrie Davis 169 Huntingdon Dr Leesburg, GA 31763	5 Year Term Expiring on 06/30/2026	County

All members must be Lee County residents. Meetings are held on a quarterly basis on the third Tuesday of January, April, July and October at 5:30 P.M. at 521 Pine Avenue, in Albany, Ga. William Myles, CEO

Email: wmyles@albanyha.com; Telephone: (229) 434-4500; FAX: (229) 434-4502

sevans@albanyha.com

P.O. Box 485, Albany, GA 31702

Website: <http://portal.hud.gov/hudportal/HUD>

- Mileage is reimbursed for out of town meetings only

Kaitlyn Good

Subject: FW: Lee County Housing Authority Board

From: Sharon Evans [<mailto:sevans@albanyha.com>]
Sent: Friday, March 31, 2023 12:37 PM
To: Payton Harris <payton.harris@lee.ga.us>
Subject: FW: Lee County Housing Authority Board

Hello Payton,

Please see message below from Latrisha Bell.

Thanks!
Sharon Evans

From: Latrisha Bell <latrishab8@gmail.com>
Sent: Friday, March 31, 2023 11:20 AM
To: Sharon Evans <sevans@albanyha.com>
Subject: Re: Lee County Housing Authority Board

To whom it may concern I am interested in serving another year on the board as a resident commissioner.

From: Payton Harris
Sent: Tuesday, March 21, 2023 1:03 PM
To: 'Latrishab8@gmail.com' <Latrishab8@gmail.com>
Cc: 'sevans@albanyha.com' <sevans@albanyha.com>
Subject: Lee County Housing Authority Board

Good Afternoon Ms. Bell,

Your one year term on the Lee County Housing Authority Board expires on Friday, March 31, 2023. Appointments for this board will be brought to the Board of Commissioners meeting on Tuesday, March 28, 2023. If you wish to be reappointed, please send me written notification by Monday, March 27, 2023.

Thank you,

Payton Harris

Deputy County Clerk

Lee County Board of Commissioners



Lee County E-911 Emergency Response Department

110 Starksville Ave N

Leesburg, Ga 31763



LEE COUNTY

TO: Honorable Board of County Commissioners
FROM: Nikkie Celinski, 911 Director/Deputy EMA Director
SUBJECT: Southern Software for the Lee County Sheriff's Office
DATE: April 11, 2023

We have come to an opportune point where we can have both Lee County 911 and Sheriff's Office on the same system. Implementing Southern Software at the Sheriff's Office will be extremely beneficial to the deputies on the road. The CAD (Computer Aided Dispatch) system will talk directly to the MDIS (Mobile Data Information System) and RMS (Records Management System) systems. The Sheriff's Office will have better and easier access to the information that 911 obtains from the callers to help benefit them in obtaining information and writing their reports. Adding the JMS (Jail Management System) system will also be helpful because the RMS system information will upload to JMS and it will be easier when booking inmates. These systems will talk to each other and be consistent. This will also bring the Sheriff's Office up to date with better technology to help them be productive in their work environment with the escalation of calls.

The funds will come from the Lee County Sheriff's Office and the amount of money in the account is \$176,007.37. The funds in this account come from bond fees, background checks, serving civil papers, and making copies of reports for the public. **The quote from Southern Software is \$72,382.00.** The quote includes licensing training and installation. Jason has found laptops that are quoted cheaper than what Southern Software has quoted so please disregard the laptop quote.



SOUTHERN SOFTWARE, INC.
an employee-owned company

Lee County Sheriffs Office, GA
Proposals

March 30, 2023

Total RMS & JMS	\$66,927.00
TOTAL	\$66,927.00

Options:

RMS Dashboard Analytics	\$1,030.00
JMS Dashboard Analytics	\$1,030.00
Biometric Scanning Software	\$3,395.00
Laptops	\$40,600.00
TOTAL WITH OPTIONS:	\$112,982.00

Contact information for Public Safety Representative:

Danny McKinley
Southern Software
150 Perry Drive
Southern Pines, NC 28387

Business: 800.842.8190
Mobile: 251.359.3657
Fax: 910.695.0251
E-Mail: dmckinley@southernsoftware.com



SOUTHERN SOFTWARE, INC.
an employee-owned company

Agency: Lee County Sheriffs Office, GA
Contact: Chief Lewis Harris
Date: 3/30/2023

CONFIDENTIAL

RECORDS MANAGEMENT SYSTEM (RMS) FOR SHERIFF'S OFFICES Qty

RMS Base - Includes one License	SHERIFF RECORDS MANAGEMENT SOFTWARE INCLUDES: INCIDENT, ARREST AND CITATION REPORTING IN ACCORDANCE WITH STATE SPECIFICATIONS. NOTE: GEARS INTERFACE INCLUDED WITH RMS.	1
RMS Additional Licenses	ADDITIONAL RMS LICENSE(S) (CONCURRENT LICENSING - FOR WORKSTATIONS OR LAPTOPS ON NETWORK EITHER HARDWIRED OR THROUGH VPN CONNECTION)	9
RMS Additional Licenses (Transfer of MDIS licenses to RMS licenses from Lee County BOC)	ADDITIONAL RMS LICENSE(S) (CONCURRENT LICENSING - FOR WORKSTATIONS OR LAPTOPS ON NETWORK EITHER HARDWIRED OR THROUGH VPN CONNECTION)	15
<i>(TRANSFER OF 15 MDIS LICENSES FROM LEE BOC, GA TO RMS LICENSES FOR LEE COUNTY SO. NOTE: ADDITIONAL PAPERWORK TO BE SIGNED BY LEE COUNTY BOC, GA WILL BE REQUIRED FOR THIS TRANSFER OF SOFTWARE.)</i>		
Data Sharing Network	DATA SHARING NETWORK (WEB BASED)	FREE

JAIL MANAGEMENT SYSTEM (JMS) Qty

JMS Base - Includes one License	JAIL MANAGEMENT SOFTWARE - INCLUDES INMATE BOOKING, INMATE MANAGEMENT, COMMISSARY MANAGEMENT, INMATE REPORTS, AND JAIL REPORTS	1
JMS Additional Licenses	ADDITIONAL JMS LICENSE(S) (CONCURRENT LICENSING)	9
* JMS Interface	NCIC PHONE INTERFACE	1
* JMS Interface	LEGACY COMMISSARY INTERFACE	1
* JMS Interface	EAGLE ADVANTAGE INTERFACE	1

* One-Way Interface from JMS. Assumes use of current interface.

Total Software: \$51,325.00
Discount: \$17,964.00
Total Software After Discount: \$33,361.00

PROJECT MANAGEMENT

Project Management Fee	INSTALLATION, TRAINING AND A PROJECT MANAGER. TRAINING INCLUDES 1 SESSION OF SETUP & MAINTENANCE TRAINING EACH FOR RMS AND JMS (UP TO 5 PEOPLE), 3 SESSIONS OF USER TRAINING FOR RMS (UP TO 10 PEOPLE PER SESSION) AND 3 SESSIONS OF USER TRAINING FOR JMS (UP TO 10 PEOPLE PER SESSION). IF ADDITIONAL SESSIONS OF TRAINING ARE REQUIRED PLEASE REQUEST AN UPDATED PROPOSAL.	
		Total Project Management: \$22,766.00

YEARLY SUPPORT

RMS Support	8:30-5, M-F RMS ANNUAL SUPPORT FEE COVERS TELEPHONE AND MODEM SUPPORT. THIS INCLUDES REGULAR PROGRAM UPDATES.	1 YEAR
Additional Licenses	SUPPORT FOR ADDITIONAL RMS LICENSE(S)	1 YEAR
JMS Support	8:30-5, M-F JMS ANNUAL SUPPORT FEE COVERS TELEPHONE AND MODEM SUPPORT. THIS INCLUDES REGULAR PROGRAM UPDATES.	1 YEAR
Additional Licenses	SUPPORT FOR ADDITIONAL JMS LICENSE(S)	1 YEAR
		Total Support: \$10,800.00

TOTAL INVESTMENT (STATE TAX AND SHIPPING NOT INCLUDED) \$66,927.00

NOTE: MICROSOFT® SQL SERVER 2012 OR HIGHER IS REQUIRED (2019 PREFERRED).
NOTE: PROPOSAL DOES NOT INCLUDE PROVISIONS FOR DATA CONVERSION, DATA IMPORT, OR FIELD MAPPING

OPTIONS:

RMS Dashboard Analytics	RMS DASHBOARD ANALYTICS	1	\$780.00
RMS Dashboard Analytics	8:30-5, M-F SUPPORT FOR RMS DASHBOARD ANALYTICS	1	\$250.00
		YEAR	
		Total Options:	\$1,030.00
JMS Dashboard Analytics	RMS DASHBOARD ANALYTICS	1	\$780.00
JMS Dashboard Analytics	8:30-5, M-F SUPPORT FOR RMS DASHBOARD ANALYTICS	1	\$250.00
		YEAR	
		Total Options:	\$1,030.00
Biometric Scanning Software	BIOMETRIC SCANNING SOFTWARE	1	\$2,400.00
Biometric Scanners	BIOMETRIC FINGERPRINT SCANNERS (TWO PRINT)	1	\$395.00
Biometric Scanning Software Support	8:30-5, M-F SUPPORT FOR BIOMETRIC SCANNING SOFTWARE	1	\$600.00
		YEAR	
		Total Options:	\$3,395.00

TOTAL INVESTMENT WITH OPTION(STATE TAX AND SHIPPING NOT INCLUDED) \$72,382.00

Proposal of software is valid for (60) days from date of proposal.

Proposal of hardware is valid for (30) days from date of proposal.

Southern Software's RMS includes (30) days of free support, including all updates.

Management fees include training, installation, and project management.

Southern Software will install its software products only on computer configurations compatible with these products. Hardware specifications are available upon request.



SOUTHERN SOFTWARE, INC.
an employee-owned company

OPTION

Agency: Lee County Sheriffs Office, GA

Contact: Chief Lewis Harris

Date: 3/30/2023

HARDWARE		Qty
Laptop	Dell Latitude 5430 Rugged Laptop	10
Base	Latitude 5430 Rgd, XCTO	
Processor	11th Gen Intel® Core™ i5-1135G7 (8 MB cache, 4 cores, 8 threads, up to 3.80 GHz Turbo, 28 W)	
Operating System	Windows 11 Pro, English, French, Spanish	
Base Options	11th Gen Intel® Core™ i5-1135G7 (8 MB cache, 4 cores, 8 threads)	
Systems Management	ME Lockout MOD - Manageability	
Memory	16 GB, 2 x 8 GB, DDR4, 3200 MHz	
Hard Drive	512 GB, M.2, PCIe NVMe, SSD, Class 35	
Display	14" Touch 1100 nits WVA FHD (1920 x 1080) 100% sRGB Anti-Glare, Outdoor Viewable	
Keyboard	English US RGB Backlit Sealed Internal keyboard	
Driver	Intel AX210 WLAN Driver	
Wireless	Intel® AX210, 2x2, 802.11ax, Bluetooth® wireless card	
Primary Battery	3 Cell, 53.5 Wh, ExpressCharge™ Capable	
Power Supply	65W Type-C EPEAT Adapter	
Cable	E4 Power Cord 1M for US	
Placemat	Setup and Features Guide	
Second Battery	Additional 3 Cell 53.5 Whr ExpressCharge Capable Battery	
Documentation/Disks	Safety/Environment and Regulatory Guide (English/French Multi-language)	
ENERGY STAR	ENERGY STAR Qualified	
Camera	Microphone +RGB HD camera; Touch; WLAN/WWAN antennae; Pogo vehicle docking and RF passthro	
EPEAT 2018	EPEAT 2018 Registered (Silver)	
Rear Expansion Port	Additional USB-A rear port	
Right Side Expansion Port	Additional TBT/Type-C port	
Handle	Rigid handle	
Hardware Support Services	Mail In Service 36 Months, 36 Month(s)	
Extended Service	Mail In Service, 37 Month(s)	
Non-Microsoft Application Software	Dell Applications for Windows 11	
Microsoft Office Home and Business 2021	Includes Word, Excel, PowerPoint and Outlook	
* Wireless Card with Verizon Connectivity	5G - Qualcomm® Snapdragon™ X55 Global 5G (DW5930e), w/o eSIM, Verizon, no NMEA GPS port	

*** Note: Agency is responsible for activating and paying for Verizon Service.**

NOTE: PROPOSAL INCLUDES ONLY LAPTOPS LISTED ABOVE. MOUNTS AND INSTALLATION OF MOUNTS IS NOT INCLUDED. SOUTHERN SOFTWARE WILL SHIP ALL HARDWARE TO LEE COUNTY, GA.

TOTAL INVESTMENT (STATE TAX AND SHIPPING NOT INCLUDED) \$40,600.00

Proposal of hardware is valid for (30) days from date of proposal.



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 Waters Engineering, verified the property lines
- Final Design complete
- Deeds being drafted and easements to be requested from the property owner
- Utilities Authority approved easements on September 15, 2022
- RFP for Water Extension services published September 6, 2022
 - Bid Opening: October 11, 2022
 - BOC awarded bid on October 11, 2022 to Zane Grace Construction for a base bid of \$541,810.78
 - November 30, 2022: Pre-Construction Meeting held with the contractor, engineers, and representatives of DCA, the County, and the Utilities Authority
 - MHP owners have signed the easement documents.
- The bore at the intersection of Fussell Road and Palmyra Road has been completed.
- PVC watermain has been delivered to the project site
- Contractor has said that they will have a crew dedicated to the project on the week of March 6
- Still Waters Engineering is keeping up with days not on the project
- Completion date is expected to be by the June 22 deadline
- DCA will meet with staff to monitor the progress of this grant.
- Fire hydrants installed on Palmyra Road
- Lee County will be eligible for a FY 2023 CDBG project
 - The application procurement process could proceed.

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 2023

Updated: April 6, 2023

- DNR hired EMC Engineering to survey property for canoe/kayak ramp
- DNR staff notified us that the DNR Commissioner has signed the Boat Ramp agreement for the Lee County construction project
- Engineering design will begin in January 2023
- Feasibility study will be conducted by Valdosta State University
- 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: ¾ 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: 33,179
- Smithville: 593
- Leesburg: 3,480

2021 Census Numbers

- Lee County: 33,411

Commercial Land Development Permits

- Ace Hardware Store
- Action Building
- Artesian City Federal Credit Union
- DeSoto Silicon Ranch Phase II & III
- Finish Line Storage 2
- Ledo Self Storage 2
- Oaklee Investment, LLC
- Woodgrain Millwork

GIS

Road Layer

- Including road width, length, and speed limits

Utilities Mapping Project

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

Gymnasium Renovation

- 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
- Fourteen (14) large window units, three (3) entrance door systems, glass for doors, wood door frames, and wood trim pieces have been installed.
- Completion of the two bathroom renovations in the front lobby
- Ongoing work on the ADA Handicap Chairlift
- Continued work on the front lobby and trim work
- Project is 95% complete
 - Ongoing painting outside and handicap area.

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
- Phoebe has filed multiple objections
- **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
 - Completion Date: June 2022
- August 2022: Georgia Department of Community Health approved modifications to the CON
 - Phase I Proposed Completion Date: December 15, 2022
 - Phase II Proposed Completion Date: March 15, 2024
- September 15, 2022: Development Authority Public Hearing
- September 26, 2022: Resolution Approving the Plan of Finance was adopted
- October 25, 2022: Financial planning agreements signed by the Lee County Development Authority (property owner) and Lee County Board of Commissioners for roads and water/ sewer/ stormwater infrastructure
- December 13, 2022: Resolution signed to activate a Hospital Authority
- December 22, 2022: Resolution signed appointing the five (5) initial members to the Housing Authority.
 - Bruce Houston, M.D. 3 year term
 - Jennifer Heyer 3 year term
 - Dana Hager 2 year term
 - Randy Carr 2 year term
 - Rick Muggridge 1 year term
 - Upon the expiration of the initial terms as set out above, all future appointees to the Board of the Hospital Authority shall serve staggered terms of three (3) years.
- February 2, 2023: First meeting of the Hospital Authority of Lee County
- March 14, 2023: Second meeting of the Hospital Authority of Lee County

LMIG Funds

- **FY2023**
 - Application Submitted October 18, 2022
 - Roads: Lumpkin Road West, Quail Street, Northwood Drive, Stanley Street, Cannon Drive, Balmoral Drive, Elgin Court, Montrose Drive, Brittany Lakes Drive, Fairethorne Drive, Graves

Springs Road, Heathridge Court, Hearthstone Drive, Sterling Drive, Pewter Court, Willow Lake Drive, Fair Oaks Court, Hickory Ridge Court, Cedric Street, Ravenwood Court, Maplewood Court, and Sportmans Club Road

- Funds Received from GDOT: \$627,424.76
 - Total, with 30% match from Lee County: **\$815,652.19**
 - BOC awarded bid on December 13, 2022 to Reeves Construction Company for \$1,977,781.35
- Reeves Construction Company has begun this project. Some delays due to asphalt plant temporarily closing.
- Estimated Completion: March 2023, weather permitting. Currently waiting on Railroad permits for Lumpkin West and Cedric roads to complete this resurfacing project.
 - Business owners on Cedric Street notified of impending resurfacing work

Sidewalks

- Georgia Department of Transportation, GDOT, has approved the City of Leesburg's request for funding assistance for sidewalks on State Route 3, State Route 32, and Firetower Road
- GDOT is committing up to \$304,000.00, or 70% of the project cost, whichever is less
- December 22, 2022: Board voted to pay the County's share of the cost for sidewalks on Firetower Road (\$13,500.00)
- Ongoing project

Smithville Road Bridge

- Georgia Department of Transportation, GDOT, plans to replace the bridge over the Muckaloochee Creek on Smithville Road
- Construction and Maintenance Easements received from adjoining property owners
 - Recorded at Superior Court
- Estimated Start Date: 2023 - Planned detour will be implemented during this construction.

Speed Limit Ordinance

- Approved by BOC at April 26, 2022 meeting
- Staff has submitted documents to GDOT
- Requested DOT examine Old Leesburg Road/State Route 133
- Awaiting GDOT review and approval

SPLOST VII

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

SPLOST VIII

- Possible Ballot Year: November 2024

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
 - Under review

TSPLOST

- Collection: April 1, 2019 - March 31, 2024

TSPLOST II

- Joint meeting held Tuesday, June 21, 2022 at 5:00pm
- Voters approved continuation of TSPLOST II - November 8, 2022 Election
- Collection: April 1, 2024 – March 31, 2029

Westover Extension

- GDOT project - DARTS supported
- Will connect Westover Road and Ledo Road at Capstone Connector
- Oxford has begun work
- Staff is working with DARTS on signal and safety issues for Ledo Road intersection.
- Estimated Completion Date: December 2024

RFPs and RFQs

Open

Indigent Defense Services for Magistrate Court

- Bid Opening: April 6, 2023
- Results to be brought to the Board on April 11, 2023

Inmate Medical Services

- Bid Opening: April 27, 2023
- Results to be brought to the Board on May 9, 2023

Administrative and Related Grant Services for the CDBG

- Bid Opening: May 7, 2023
- Results to be brought to the Board on May 23, 2023

Engineering and/or Architectural Grant Services for the CDBG

- Bid Opening: May 9, 2023
- Results to be brought to the Board on May 23, 2023

Recently Awarded

2023 LMIG Road Projects

- Roads: Lumpkin Road West, Quail Street, Northwood Drive, Stanley Street, Cannon Drive, Balmoral Drive, Elgin Court, Montrose Drive, Brittany Lakes Drive, Fairethorne Drive, Graves Springs Road, Heathridge Court, Hearthstone Drive, Sterling Drive, Pewter Court, Willow Lake Drive, Fair Oaks Court, Hickory Ridge Court, Cedric Street, Ravenwood Court, Maplewood Court, and Sportmans Club Road
- December 5, 2022: Addendum 1 submitted to contractors and published online
- Bid Opening: December 13, 2022
- BOC awarded bid on December 13, 2022 to **Reeves Construction Company** for \$1,977,781.35
- Estimated Completion: May 2023

Water System Improvements (2021 CDBG- Palmyra MHP)

- Overseen by Chad Griffin, Still Waters Engineering
- Bid Opening: October 11, 2022
- BOC awarded bid on October 11, 2022 to Zane Grace Construction for a base bid of \$541,810.78
- DCA staff will be onsite Wednesday, April 12, 2023 for internal monitoring meeting

Storage Building for Parks and Recreation

- Approved by BOC at August 23, 2022 meeting
- Pre-Bid Meeting: September 22, 2022
- Bid Opening: September 29, 2022
- BOC awarded bid on October 11, 2022 to Daniel Aluminum Company for \$99,999.99
- Completion Date: February 2023
- Fence to be installed

Residential and Commercial Curbside Garbage Services

- Pre-Bid Meeting: August 9, 2022
- Bid Opening: August 23, 2022
- BOC awarded bid on August 23, 2022 to **Express Disposal** for an annual savings of \$144,885.12
- Previous Bid Opening: June 7, 2022
- Results brought before the Board on June 28, 2022
 - Bids rejected
- Services to begin May 2023

Future

Telecommunications Tower

- Approved by BOC at September 13, 2022 meeting
- To be located at Fire Station 4
- Will increase Public Safety radio coverage in the County
- Staff writing RFP documents
- Projected Bid Opening: June 2023

Courthouse Window Coverings

- Approved by BOC at May 25, 2021 meeting
- Pre-Bid Meeting: October 18, 2022
- Project to be reopened at a future date
- Projected Bid Opening: TBD

LED Lighting in the Fire Stations

- Previous Pre-Bid Meeting: September 20, 2022
- Previous Bid Opening: October 19, 2022
- Results brought to the Board on October 25, 2022
 - Bids rejected
- Bid documents to be reviewed and revised
- Project to be reopened at a future date
- Projected Bid Opening: TBD

LED Lighting in all County Buildings

- Approved by BOC at March 23, 2021 meeting
- Projected Bid Opening: TBD

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

Flooring Services for County Buildings

- 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



UNIVERSITY OF
GEORGIA

Office of Real Estate
1180 E. Broad Street
Athens, Georgia 30602
TEL 706-542-6794
eorbock@uga.edu
www.uga.edu

March 29, 2023

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

Attention: Billy Mathis, Chairman

RE: Notice of Exercise of Option to Renew Rental Agreement:

Institution Name:	University of Georgia
Lease Number:	8897
Lease Type:	Non PPV
Address / Project:	695 Jordan Road Leesburg, GA 31763
Renewal period:	8 of 9
Size / Units:	3.5 Acres

Dear Mr. Mathis:

Pursuant to Paragraph 2-Term and Extensions, of the Intergovernmental Rental Agreement dated May 12, 2015, between the Board of Commissioners of Lee County and the Board of Regents of the University System of Georgia (the "Tenant"), notice is hereby given of our decision to renew the agreement for an additional one (1) year term beginning July 1, 2023 and ending June 30, 2024.

Rental payments of \$1.00 will be made annually.

In accordance with the terms of Paragraph 2-Term and Extensions of the Agreement, Tenant is not in breach and this Notice shall be considered the formal exercise of Tenant's option to renew the Agreement for the above described term.

Sincerely,

Eric Orbock
Director of Real Estate Management

cc: Mark Haldane, Director of Real Estate Services
Real Estate & Facilities
Board of Regents of the University System of Georgia
270 Washington Street, SW
Atlanta, Georgia 30334

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