



effective date; and for other purposes. *Planning Department staff and the Planning Commission recommend approval.*

8. **DEPARTMENTAL MATTERS**

**Planning, Zoning, & Engineering**

- (A) Consideration to adopt a resolution granting final approval of Brittany Lakes Subdivision Phase 2. 12 - 14
- (B) Consideration to adopt a resolution granting final approval of Buck Run Subdivision Phase 5. 15 - 17
- (C) Consideration to adopt a resolution granting final approval of Live Oak Subdivision Phase 3B. 18 - 20

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

- (A) Consideration to appoint **three (3) members** 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. Letters of interest in reappointment received from Sherry Askey and Elaine Ruckel. 21 - 24

10. **COUNTY MANAGER'S MATTERS**

- (A) Updates on County projects. 25 - 30
- (B) Consideration to adopt a Text Amendment for Chapter 38, Article VII, Division 3, adding Section 28-299.1 relating to post-development stormwater management and runoff reduction. *First Reading held February 28, 2023* 31 - 33

11. **COMMISSIONER'S MATTERS**

NONE

12. **UNFINISHED BUSINESS**

NONE

13. **COUNTY ATTORNEY'S MATTERS**

- (A) Consideration to approve a Preliminary Engagement Letter between the Hospital Authority and Stifel regarding the \$30M revenue bond issue contemplated by the Hospital Authority in connection with the LCMC project. 34 - 37
- (B) Consideration to waive the potential conflicts of interest with respect to County Attorney Skipper's involvement with the Lee County Hospital project. *HANDOUT*

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, March 28, 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, FEBRUARY 28, 2023 6:00 P.M.

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

MEETING MINUTES  
VOTING SESSION

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### 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

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

### INVOCATION

Chairman Billy Mathis 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 February 14, 2023.**  
Commissioner Singletary made the **MOTION** to approve the Board of Commissioners meeting minutes for February 14, 2023. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Chairman Mathis 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 – George Hammond – Paramedic/Firefighter  
10 years – Brenda Ferguson – Superior Court Deputy Clerk  
10 years – Carnie Block III – Part Time Records Clerk  
15 years – Joseph Clark – Major- Jail Division
- (B) **Mike Talley, Flint River Consulting, regarding the NPDES Phase I MS4 Permit**  
Mike Talley stated that he was here tonight to bring for the Board's consideration the contract for Goodwyn Mills Cawood (GMC) to update Lee County's stormwater management plan. Mr. Talley discussed that last year

the five-year permit expired but EPD issued a new one, he continued by stating that part the issuing of a new permit is updating the stormwater management plan to meet all of their new requirements. Mr. Talley stated that GMC helped Lee County with this in 2019 and recommends the County partner with them again. There are two parts to the contract: (1) A Service Agreement to assist with the NPDES Phase I MS4 Permit renewal with the lump sum fee of \$14,660.00 and (2) an agreement to encompass any additional stormwater professional services for plans, at an hourly fee to not exceed \$12,320.00. The stormwater management plan is due to EPD by June 1, 2023.

Commissioner Singletary made the **MOTION** to approve the agreement with Goodwyn Mills Cawood for the NPDES Phase 1 MS4 Permit to come from SPLOST VII funds. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Chairman Mathis voting yea.

Chairman Mathis asked Mr. Talley if he could also provide them with ideas to help with future growth, to which Mr. Talley replied that he could.

## **PUBLIC HEARING**

NONE

## **DEPARTMENTAL MATTERS**

### **Planning, Zoning, and Engineering**

#### (A) **Consideration to adopt a resolution granting final approval of Cypress Cove Subdivision Phase 3.**

Commissioner Singletary made the **MOTION** to adopt a resolution granting final approval of Cypress Cove Subdivision Phase 3. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Chairman Mathis voting yea.

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

#### (A) **Elections & Registration – Discussion of the need for additional storage, voting, and office space.**

Chairman Mathis began the discussion by congratulating Veronica Johnson on the award recently received from the state.

Veronica Johnson, Elections Superintendent, discussed the need for space for the Elections & Registration office. A conversation was had with staff about this topic previously, with no follow up action taken. Mrs. Johnson stated that since this is the time of year when the budget is being discussed, she felt it was a good time to speak regarding their needs. While many neighboring counties have experienced population loss, Lee County has continued to experience population growth. On January 1, 2003 the number of active voters in Lee County was 11,550 and as of today that number is now 22,952. The total number of active and inactive voters stands at 25,274. This continued growth in populations pushes the need for additional resources so as to continue to adhere to state laws.

Mrs. Johnson said that currently there are three critical issues as of today: (1) storage for equipment and election documents, (2) secure and limited access areas for the election management server and a secure area for absentee ballots storage and processing, and (3) an area conducive for large advance voting turnouts. Secure storage for election equipment has become a significant issue as well as a need for functioning workspace to program and test equipment prior to deployment on election day.

Voting equipment now includes several separate components that must be stored in a climate controlled location with an alarm system or continuous video surveillance as outlined by state election board rule 183-1-12. Currently, the warehouse used to for election equipment is at capacity and unable to function as is needed. Mrs. Johnson has included additional ballot scanners in this year's budget submission. There are currently 24 election bills in the General Assembly proposing changes, many regarding security.

OCGA 21-2-386 states that three (3) people must be present when absentee ballots are opened and processed and also allows for party monitors and poll watchers. Depending on how many ballots come in, there could

be up to four panels of three people processing the absentee ballots and the current space staff has to complete this process is very small and it is difficult to support this many people. The need for separate limited access areas for the server is also crucial.

The current area for advance voting has become inadequate to handle the high voter turnout. As a voter favorite, advance voting accounts for nearly 50% of voter turnout for each election, with some elections showing higher percentages. The current space allows for only 10 voting booths, with no room for expansion of additional voting equipment. Mrs. Johnson added that meeting state law requirements, maintaining crowd control, and providing transparency is best achieved in a single large space. Additional benefits to this larger, controlled, open area would include the ability to accommodate for inclement weather, accommodating multiple voters in the check in station, and increase the number of voting booths, thereby shortening wait times.

Commissioner Roland asked if tearing down walls at the current location to create a more open space would solve the issue. Mrs. Johnson stated that making a few modifications would help but adds that it would buy a little bit more time, however, it would be ideal to have all equipment and elections functions in one building. Being that security is such an issue, it would make more sense to have a self-contained unit.

(B) **Tax Commissioner – Consideration to approve a quote from K&G Consulting, LLC for Georgia Tax Collection System (GA-TCS) software.**

Mr. Gregg Reese, with K&G Consulting, LLC was present and available for questions.

Operating license and first year maintenance for GA-TCS will be provided for the sum of \$30,000.00. Invoicing will not occur until the system is installed and deemed functional by the user. The operating license will cover unlimited users. The operating license fee also covers the cost of converting the previous 7 years of system's data to the GA-TCS format. Additional years can be converted at a cost of \$750.00 per year.

Any costs charged by the previous vendor for data access and/or export are not covered under license and support. Such cost will be paid by the County. An annual support fee of \$15,000.00 will be assessed after the first full year of usage. The support fee covers all maintenance, upgrades and assistance by the K&G Consulting Services team.

Commissioner Singletary made the **MOTION** to approve a quote from K&G Consulting, LLC for Georgia Tax Collection System (GA-TCS) software. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Chairman Mathis voting yea.

(C) **Utilities Authority – Consideration to utilize \$1.2 million in ARPA funds for water system improvements.**

Chris Boswell, Utilities Authority Manager, was present and available for questions.

Chairman Mathis asked if the Board had any questions for Mr. Boswell, there were no questions at this time.

The Board did not take action on this item.

## **COUNTY MANAGER'S MATTERS**

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

County Manager Christi Dockery discussed ongoing projects in the County: (1) The 2021 CBDG project is ongoing and the County should be looking into completing the 2023 CBDG application soon; (2) The Lee County Landfill project has been completed; (3) the Gymnasium project is 90% complete; and (4) SPLOST VIII will likely be on the ballot in November 2024, so staff is beginning that process of identifying potential projects. Chairman Mathis also discussed a possible future courthouse expansion project.

Vice-Chairman Singletary stated he will be meeting with Jeremy Morey, Parks & Recreation Director, and other staff to go over documents from the committee meeting and discuss plans. He will bring information to the Board at one of the regularly scheduled March meetings.

- (B) **Consideration to adopt a Text Amendment for Chapter 38, Article VII, Division 3, adding Section 28-299.1 relating to post-development stormwater management and runoff reduction. FIRST READING**  
Mike Talley, Flint River Consulting, was present and available for questions.

Chairman Mathis stated that this text amendment is for the County to adopt a change in the ordinance to reflect a recent change in state law.

The first reading was conducted.

### **COMMISSIONER'S MATTERS**

- (A) **Discussion of road resurfacing.**  
Chairman Mathis suggested the Board to look at the provided list and think of other suggestions. This item will be discussed at the next meeting.

### **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 – Old Leslie Road and Public Works contact issues

### **ANNOUNCEMENTS**

- (A) The next regularly scheduled County Commission Meeting is **Tuesday, March 14, 2023 at 6:00pm.**

### **ADJOURNMENT**

The meeting adjourned at 6:21PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/3377724725816905>

*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.*

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The meeting rooms and buildings are handicap accessible.

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**PROCLAMATION**  
**LEE COUNTY BOARD OF COMMISSIONERS**

**Whereas**, Individuals with developmental disabilities, their families, friends, neighbors, and co-workers encourage everyone to focus on the *abilities* of all people.

And,

**Whereas**, the most effective way to increase this awareness is through everyone's active participation in community activities and the openness to learn and acknowledge each individual's contribution;

And,

**Whereas**, policies must be developed, attitudes shaped, and opportunities offered for citizens with developmental disabilities to live as independently and productively as possible in our community;

And,

**Whereas**, we encourage all citizens to support opportunities for people with disabilities that include full access to education, housing, employment, and recreational activities;

And,

**Now, therefore**, we, Lee County Board of Commissioners, do hereby proclaim **MARCH 2023** as

**INTELLECTUAL/ DEVELOPMENTAL DISABILITIES AWARENESS  
MONTH**

and offer full support to ASPIRE Behavioral Health and Developmental Disabilities and their efforts that assist people with intellectual/developmental disabilities to make choices that enable them to live a 'Life Without Limits';

**Furthermore**, we urge all citizens to take time to connect with someone with a disability and to discover how they live 'Life Without Limits'. Every person holds a promise to encourage, empower, and inspire others.

**IN WITNESS THEREOF**, we have hereunto set our hand and caused our seal this 14th day of March, in the year two thousand and twenty-two.

LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE



**CONDITIONAL USE APPLICATION**

OWNER: Stuart Franklin

ADDRESS: 2201 Hawake Rd Albany GA

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

ADDRESS OR LOCATION OF PROPERTY: US4 RD Parcel 042 004

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

Present Zoning AG-1 Present Use of Property: \_\_\_\_\_

3 Land Lot Number 14 Land District 6.201 # of Acres

The subject property is described as follows:  
6.201 Acres located in Land Lot 3, 14th Land District, Lee County GA.

Why are you requesting a conditional use? To Construct residential dwelling.

ALSO ATTACH: (1 copy of each)  Plat of property, including vicinity map (both plat sizes: 8 1/2 x 11 and 11 x 17)  Legal description Containing Metes and Bounds

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

WITNESS [Signature] OWNER Bir Langford  
DATE 2-2-23 AGENT DATE 2-2-23

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: Bir Langford  
AGENT  
Address: PO Box 240 Shellmans GA 39886

Phone #: 229-310-0421 Email: BirLangford@yahoo.com







## LANGFORD & ASSOCIATES, INC.

3054 Calhoun Street • P.O. Box 240 • Shellman, Georgia 39886  
(229) 679-5072 • Fax (229) 679-2160

ESTABLISHED  
1978

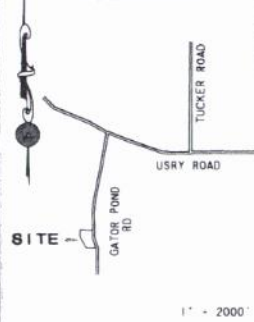
### LEGAL DESCRIPTION:

All that certain tract or parcel of land lying and being in Land Lot 3 of the 14<sup>th</sup> Land District of Lee County, Georgia, and consisting of 6.201 acres. Said tract or parcel of land being more particularly described as follows:

Commencing at the intersection of the center line of Tucker Road & the center line of Usry Road; thence South 65 degrees 39 minutes 49 seconds West 2,151.25 feet to an iron rebar located on the west margin of that certain county graded road known as Gator Pond Road and being the POINT OF BEGINNING; thence along the west margin of said Gator Pond Road and along a curve to the left, said curve having a delta angle of 12 degrees 02 minutes 40 seconds, a radius of 1,397.04 feet, and an arc distance of 293.68 feet, a chord bearing of South 07 degrees 17 minutes 50 seconds West and a chord distance of 293.14 feet to the point of tangency of said curve; thence continue along the west margin of said Gator Pond Road South 01 degree 16 minutes 30 seconds West 384.25 feet to the point of curvature of a curve to the left, said curve having a delta angle of 02 degrees 52 minutes 52 seconds, a radius of 873.70 feet, and an arc distance of 43.93 feet, a chord bearing of South 00 degrees 09 minutes 55 seconds East and a chord distance of 43.93 feet to a 5/8 inch iron rebar; thence leaving the west margin of said Gator Pond Road North 74 degrees 19 minutes 55 seconds West 250.38 feet to a 5/8 inch iron rebar; thence North 19 degrees 20 minutes 32 seconds West 537.62 feet to a 5/8 inch iron rebar; thence North 05 degrees 26 minutes 02 seconds East 265.83 feet to a concrete monument; thence South 74 degrees 38 minutes 59 seconds East 455.90 feet to the POINT OF BEGINNING.

C:\Users\Bryson\Documents\S. Franklin Legal on 6.201 acres.wpd

**LOCATION MAP**



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

1" = 200'

**NOTES**

- TOTAL AREA OF DEVELOPMENT IS 6.201 ACRES.
- THIS PROPERTY IS CURRENTLY ZONED AG-1
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
AG-1 FRONT: 100' SIDE: 20' REAR: 50'
- LOTS ARE SERVED BY INDIVIDUAL WELLS AND SEPTIC TANKS.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP. COMMUNITY-PANEL NUMBER 13177C0045D. EFFECTIVE DATE OF SEPTEMBER 2, 2009
- OWNER / DEVELOPER:  
STUART FRANKLIN  
2201 HANOVER STREET  
ALBANY, GA 31707  
PHONE: (229) 869-0273
- GARBAGE COLLECTION WILL BE BY MEANS OF INDIVIDUAL CONTAINERS FOR EACH LOT.
- 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.
- 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 CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 889, SAVANNAH, GEORGIA 31402-0889.
- BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. AN INTENSIVE SOIL SURVEY WILL BE REQUIRED IN THE AREA OF CONSTRUCTION TO MAKE CERTAIN THAT SOILS PRESENT ARE SUITABLE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

**SURVEYORS CERTIFICATION**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*D. Scott Langford* 12-19-2022  
D. SCOTT LANGFORD, GA RLS 3172 DATE

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

**APPROVED**  
**LEE COUNTY PLANNING DEPARTMENT**

LEE COUNTY PLANNING DEPARTMENT DATE

THIS IS TO CERTIFY THAT I AM THE TRUE AND LAWFUL OWNER OF THE PROPERTY PLATTED HEREON AND LOCATED IN LEE COUNTY, GEORGIA

*Stuart Franklin* 12-19-2022  
STUART FRANKLIN DATE  
AGENT: BRYSON H. LANGFORD, JR.

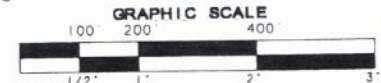
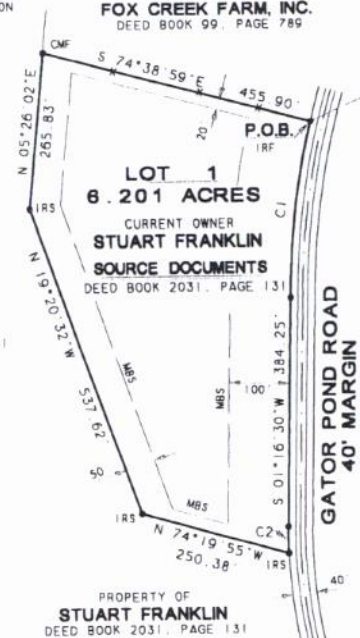
PROPERTY OF  
**STUART FRANKLIN**  
DEED BOOK 2031, PAGE 131

**SURVEY NOTES**

- LANGFORD & ASSOCIATES, INC. & THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN HEREON.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 873,250 FEET. A TOPCON PS-103A ROBOTIC TOTAL STATION, A JAVAD TRIUMPH LS DUAL FREQUENCY RECEIVER, AND A TRIUMPH T-3 BASE RECEIVER WERE USED IN SURVEYING THIS PROPERTY. GPS CORRECTIONS WERE OBTAINED FROM EGPS SOLUTIONS REAL-TIME KINEMATIC NETWORK.
- THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT OF THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**COMMENCING POINT**  
INTERSECTION OF THE CENTER LINE OF TUCKER ROAD AND THE CENTER LINE OF USRY ROAD.

PROPERTY OF  
**FOX CREEK FARM, INC.**  
DEED BOOK 99, PAGE 789



**LEGEND**

-X-X-	WIRE FENCE
IRS	5/8" IRON REBAR SET
IRF	IRON REBAR FOUND
R/W	RIGHT OF WAY
CMF	CONCRETE MONUMENT FOUND
MBS	MINIMUM BUILDING SETBACK

**CURVE TABLE**

CURVE	Arc	Delta Angl	Chord	Ch Bearing	Radius	Tangent
C1	293.68	12°02'40"	293.14'	S 07°17'50"W	1397.04'	147.38'
C2	43.93'	02°52'52"	43.93'	S 00°09'55"E	873.70'	21.97'

**MINOR SUBDIVISION PLAT FOR:**

**STUART FRANKLIN**

**LAND LOT 3 - 14TH LAND DISTRICT**

**LEE COUNTY, GEORGIA**



**LANGFORD & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
CONSULTING FORESTERS

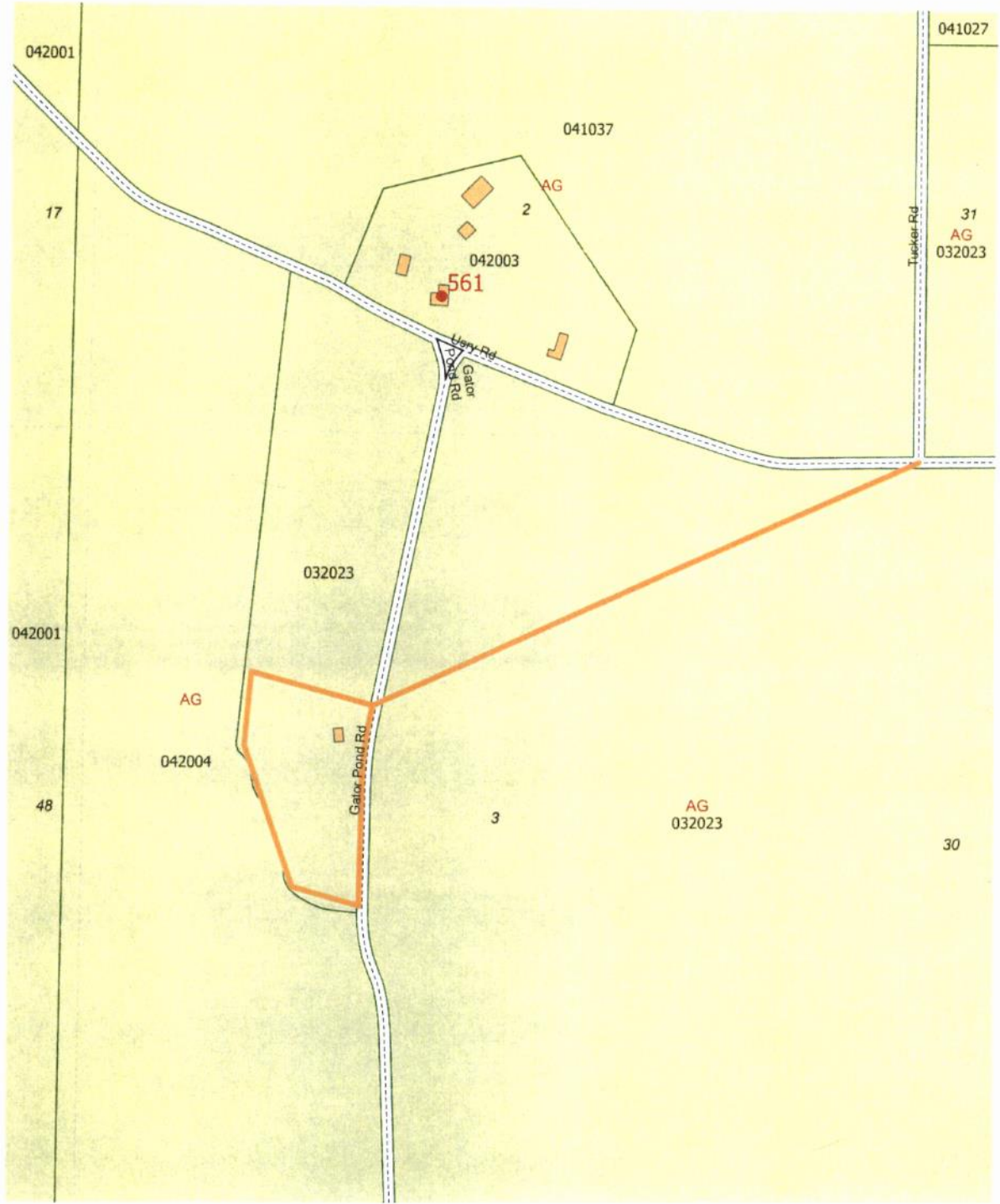
P.O. BOX 240 - 3054 CALHOUN STREET  
SHELLMAN, GA, 39886  
TEL: 229-679-5072 FAX: 229-679-2160  
WEB: LANGFORDANDASSOCIATESINC.COM

FIRM CERTIFICATE OF AUTHORIZATION NO. LSP000332



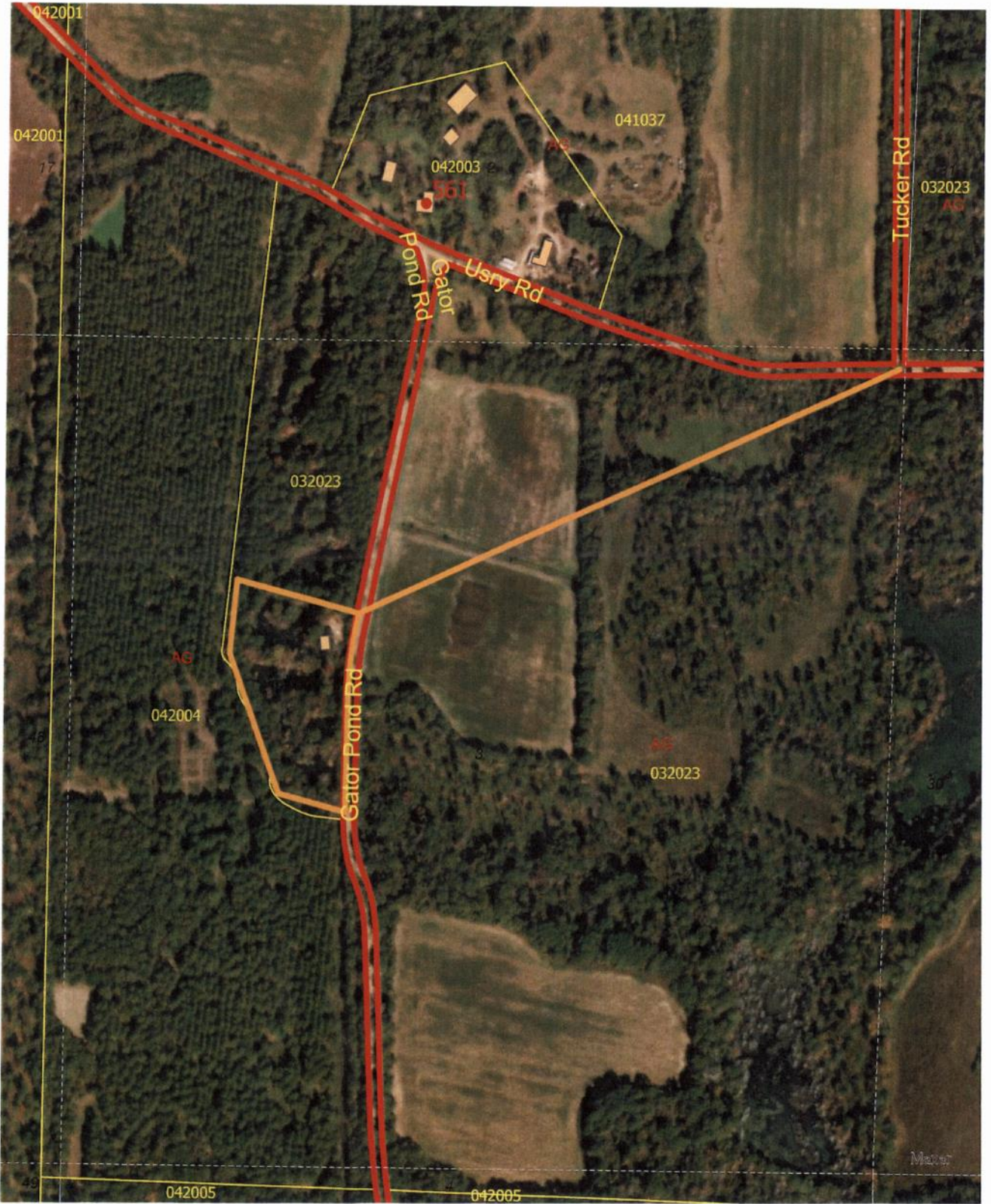
GA RLS NO. 3172

DRAWING NO. C-5501	DRAWN BY D.S.L. FIELD WORK BY A.S.L.	SCALE: 1" = 200'	PLAT DATE: 12-19-2022	FIELD SURVEY DATE: 12-01-2022
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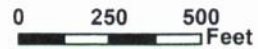


**Stuart Franklin Subdivision**





**Stuart Franklin Subdivision**





LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Minor Subdivision Review – Franklin, Land Lot 3 – 14<sup>th</sup> District

**Application Name:** Minor Subdivision Plat  
**Date:** 12/19/2022  
**Applicant Name:** Bryson Langford  
**Property Owner:** Stuart Franklin  
**Location:** Land Lot 3, 14<sup>th</sup> Land District  
**Parcel Size:** 6.201 acres  
**Existing Zoning:** AG-1

Application Summary

The applicant is submitting a minor subdivision plat to subdivide the existing 85.09-acre parcel (042-004) into two lots to create the proposed Lot 1, which is 6.201 acres. This lot is currently undeveloped and zoned AG-1. The subject parcel is located at Land Lot 3 in the 14<sup>th</sup> district in Lee County. The proposed 6.201-acre lot is not in compliance with the code of ordinances, which requires a minimum 25-acre lot size in AG-1.

Review Comments Summary

- a. Items below not checked need to be resolved before approval of the final plat.
  - b. There are noted deficiencies of the plat which require revisions, as noted below.
  - c. There is other documentation that must be confirmed by the planning director.
1. The plat shall conform to the following requirements:
- All minor subdivision plats shall meet the land development and road and drainage standards of the county as outlined in chapter 70, chapter 38, and this chapter.
    - The following details ways that the plat does not meet the standards outlined in the county's ordinances:
      - For AG-1, the lot size of 6.201 acres is acceptable for a conditional use per Sec. 70-313.a. In AG-1, a permitted proposed lot size is a permitted use for a lot of 10 acres or more.
  - The minor subdivision plat shall be at a scale no smaller than 200 feet to the inch, unless otherwise approved by the county planner, and prepared by a land surveyor registered in the state.
  - The minor subdivision plat shall be drawn in ink or by computer printer on sheets no larger than 18 inches by 24 inches unless otherwise approved by the planning director.
- The minor subdivision plat and accompanying documentation shall show all existing conditions and shall show all proposals, including the following:
- Proposed subdivision name or identifying title.

- Name of owner of tract or his authorized agent, if any, and the signature and declaration of ownership of the owner.
  - The names of all owners of all adjacent unplatted land.
  - Reference to recorded subdivision plats of adjoining platted land by record names and date.
  - Vicinity map at a scale of not less than one-inch equals one mile showing the relationship of the proposed subdivision to surrounding development. The scale of the vicinity map should be shown as well as the north arrow of the vicinity map.
  - Names and right-of-way width of all roads and other rights-of-way; and similar data for alleys, if any.
  - Location, dimensions, and purpose of easements.
  - Lot lines, lot numbers (consecutively numbered), lot sizes (to the nearest thousandth of an acre), and the area in parks, etc.
  - N/A - If requested by the planning staff, topographic maps of all land subdivided the scale and contour interval to be determined by the planning staff (separate map from recording plat).
  - Minimum building setback lines of all residential lots and all other lots smaller than five acres.
  - Numerical scale, graphic scale, north arrow, and date of plat.
  - All elevations based on sea level datum.
  - N/A - Pertinent soil data, if required by the county health department where the subdivision is not to be served by the community sewerage system. (Separate map from recording plat.)
  - Legal description of the platted area.
  - Primary control points and benchmarks with necessary descriptions and locations of such control points, including all dimensions, angles, bearing and similar data necessary for proper location.
  - Accurate dimensions, bearings or deflection angles, radii and area and central angle of all curves of all lots, tracts, right-of-way lines of streets, easements or other right-of-way.
  - N/A - Purpose for which sites, other than residential lots, are dedicated or reserved.
  - Location and description of monuments.
  - Reference to recorded subdivision plats of adjoining platted land by record names, date and number.
  - Certification by a land surveyor registered in the state to the accuracy of the survey and minor subdivision plat.
  - The location of all areas within the 100-year floodplain as determined by the manager of development services.
  - Acreage of total area to be subdivided.
- The minor subdivision plat shall be submitted in paper and one copy to be in digital form with the .dxf the preferred digital format though DRG and DWG will be accepted.
2. Review and actions for a minor subdivision may be handled administratively by the planning director or his designee after review of the full staff. Within 14 days of certification that the application is complete, or within such further time as consented to by the developer, the planning director or his designee will either approve, deny, request changes in the plat that are necessary for approval, or request that the developer submit the subdivision application to the planning commission for review and action, either approval or denial, at their next regularly scheduled meeting.
  3. After the application has been approved through action or inaction by the planning director or his designee or the planning commission, the planning director or his designee shall affix an appropriate stamp and signature to such approved plat and inform the developer in writing that the plat is ready for recording.

**AN ORDINANCE TO AMEND CHAPTER 70, ARTICLE V, SECTION 70-162 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**

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BE IT ORDAINED by the Board of Commissioners of Lee County, Georgia, it is hereby ordained by authority of the same, that Chapter 70, Article V, Section 70-162, entitled "Permitted Uses", is hereby amended by adding a new subsection, to be known as subsection (h) which shall provide as follows:

- (h) Where an owner of property located in an R-1 Single-Family Residential District owns two (2) or more lots adjacent to each other in an R-1 Residential District, the owner shall, subject to applicable building permit and other building code requirements, be authorized to construct and use accessory buildings or structures constructed or to be constructed on a lot owned by such owner which is adjacent to the lot where the owner's residence is located or to be located in such R-1 Single Family Residential District (i) where the additional accessory structure will be utilized by the owner in connection with the owner's use and occupancy of the owner's adjacent residence and (ii) where the lot upon which the adjacent residence is constructed or is to be constructed exceeds 1 acre. Unless the accessory building or structure is destroyed or demolished, and as long as the lot where the accessory building is located is zoned R-1 Single-Family Residential, any sale, transfer, or conveyance of the adjacent residence to which the accessory building or structure is an accessory shall include a sale, transfer, or conveyance of the lot where the accessory building is constructed to the same buyer or transferee acquiring the residence. Nothing in this subsection shall be construed to affect the construction of accessory buildings on the same lot as the residence in an R-1 Single-Family Residential District in accord with Section 70-162(c).



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

BE IT FURTHER ORDAINED that this ordinance shall become effective upon the date and time of its adoption by the governing body of Lee County.

SO ORDAINED, effective this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

By: \_\_\_\_\_  
Billy Mathis, Chairman

Attest: \_\_\_\_\_  
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

DATE OF ADOPTION: \_\_\_\_\_

## Planning, Zoning & Engineering

Joey Davenport, Interim Planning Director/ Co Assistant County Manager/ Chief Building Official  
Randy Weathersby, GIS Manager

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



### MEMORANDUM

**TO:** Honorable Board of County Commissioners

**SUBJECT:** SD19-011, Brittany Lakes Phase Two  
Accepting Deeds of Rights-of-Way, Easements, Roads and Water System Infrastructure

**DATE:** March 14, 2023

#### **BACKGROUND**

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

#### **RECOMMENDATION**

Staff is submitting Brittany Lakes Phase Two Subdivision and corresponding rights-of-way easements, roads and water system infrastructure for final acceptance by the Board of Commissioners on March 14, 2023.

#### **ATTACHMENTS**

Resolution  
Final Plat

**RESOLUTION**  
**GRANTING FINAL APPROVAL FOR BRITTANY LAKES PHASE TWO SUBDIVISION**  
**(SD19-011) AND ACCEPTING DEEDS OF RIGHTS-OF-WAY, EASEMENTS,**  
**ROADS, AND WATER SYSTEM INFRASTRUCTURE**

**WHEREAS**, Old Ben Hill, LLC. has made an application for final approval of Brittany Lakes Phase Two 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 Brittany Lakes Phase Two (SD19-011) 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 Brittany Lakes Phase Two 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 \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

BOARD OF COMMISSIONERS  
LEE COUNTY, GEORGIA

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

Billy Mathis  
Chairman

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

Kaitlyn Good  
County Clerk

# HARRELL & JACKSON

CVTL ENGINEERS  
P.O. 7130  
BOX W CANTONWAY AVENUE  
SUITE A  
TOWSON, GEORGIA 31763  
(229) 382-1300  
www.harrellsjackson.com

OLD BEN HILL LLC  
HARRY G. (SHAWN) MERRITT  
1200 SHELLEY AVE.  
ALBANY, GEORGIA 31707  
(229) 293-8539 / (229) 344-6129



1. 10/12/17 REVIEWED PER COUNTY & SUBMITTAL  
2. 11/02/17 REVIEWED PER CLIENT

## BRITANNY LAKES SECTION II

PART OF LAND LOTS 80 & 91  
2ND LAND DISTRICT  
LEE COUNTY, GEORGIA  
DATE: 01/11/2018

JN 17071  
SHEET NUMBER

### C3.0

3 OF 12

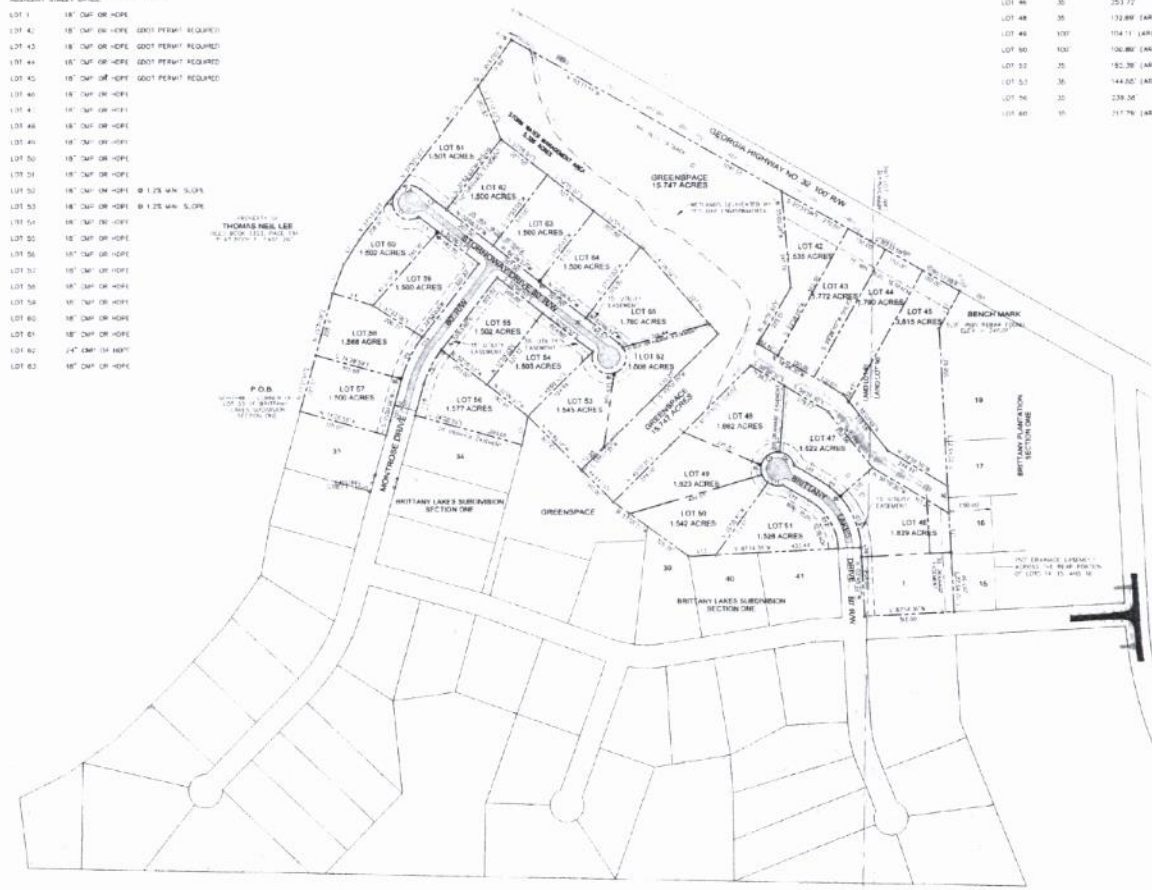


LOT WIDTH AT SE/4 CORNER

15' STRIP	10' WIDTH
LOT 42	75
LOT 44	75
LOT 46	30
LOT 48	30
LOT 49	100
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- TOTAL AREA OF SUBDIVISION IS 59,223 ACRES (DISMEMBERED AREA).
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1 AND WILL BE RECLASSIFIED TO SUPPORTIVE USE.
- MINIMUM BUILDING SETBACKS ARE:  
FRONT 10'  
SIDE 10'  
REAR 10'
- LOTS TO BE SERVED BY INDIVIDUAL WELL.  
WATER MANAGEMENT SYSTEMS  
THE PROPERTY IS LOCATED IN ZONE 4 (LANDS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL EXCESS FLOOD PLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP AND NUMBER 2017F0202C, EFFECTIVE ON 06/01/2017.
- OWNER DEVELOPER:  
OLD BEN HILL LLC  
ATTN: HARRY G. MERRITT, REGISTERED AGENT  
1200 SHELLEY AVENUE  
ALBANY, GEORGIA 31707  
(229) 293-8539 / (229) 344-6129  
hjmerritt@gmail.com
- WELLS HAVE BEEN DELINEATED BY RED DASH ENVIRONMENTAL, LLC.
- THERE IS A 12' UTILITY EASEMENT PARALLEL AND CONTIGUOUS TO ALL PROPOSED STREET RIGHTS OF WAY.
- STREETS WILL BE DITCH SECTION WITH 27' WIDE PAVEMENT (15' SIDEWALK) FROM AND BASED ON 1/4"=100' SCALE.
- ON-SITE FLOOD PROTECTION SUBJECT PROVIDED BY LAWNER ENGINEERING, INC. AND LANDFORD & ASSOCIATES, INC.
- SEE THE SUBDIVISION COMPLETION SCHEDULE OF SCHEDULED AREAS WITH GOOD GROUND CONDS.
- BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. WITHIN THE APPROVED PERMIT AREA, THE AREA OF CONSTRUCTION TO MAKE CERTAIN THAT SOILS PROTECT AND STABILIZE FROM EXCESSIVE EROSION. SPECIAL SYSTEMS THIS SHALL BE PERFORMED PRIOR TO RECORDING THE FINAL PLAN.
- WELLS MAY BE PRESENT IN SOME OF THESE LOTS. WELLS ARE AREAS DETERMINED BY FEDERAL LAW BEFORE DISTURBING ANY AREA DESIGNATED AS A WELLS. CONTACT THE U.S. ARMY CORPS OF ENGINEERS, WELLS AGENCY BRANCH, P.O. BOX 898, SAVANNAH, GEORGIA 31402-0898.
- OUTREACH REQUIRED 59,223 ± 296 ± 14 WITH ACRES. GREENSPACE PROVIDED 19,747 ACRES.
- THE LEE COUNTY OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT HAS REVIEWED AND APPROVED THE SUBDIVISION PLAN. THE SUPPLY OF POTABLE WATER AND RECEIPT OF SURFAGE DRAINAGE FROM ALL LOTS SERVED AFTER 07-27-2018, THE OWNER OF THIS SUBDIVISION LOT WILL BE REQUIRED TO ARRANGE TO CONNECT TO PUBLIC WATER AND SEWERAGE SYSTEMS WHENEVER THEIR BECOMES AVAILABLE.
- STREET LIGHT LOCATIONS WERE FURNISHED BY AND WILL BE INSTALLED BY OWNER. STREET LIGHTING HOLES SHALL BE SET OUTSIDE OF THE RIGHT OF WAY AND ON SIDE LOT LINES SHALL BE LOCATED WITHIN THE UTILITY EASEMENT PER SECTION 38-222 (1).
- LOTS 1 AND 45 WERE PREVIOUSLY BOUND TO GO TO A HOMEOWNERS ASSOCIATION, BUT THE OWNERS HAVE DECIDED TO WAIVE THEIR AVAILABLE LOTS. THESE LOTS ARE NOT INCLUDED IN THE 19,747 ACRES GREENSPACE AS LISTED IN NOTE 13.

- OWNER MAY VARY DATE SCHEDULES
- NOTE: WE RECOMMEND A BARRIERS OF 18" DIA. 2" DIA. DRAINAGE PIPES, PLACING AND BRACE IN A 25' DEEP TRENCH (EXCEPT WHERE NOTED) AND ON THE NORTH SIDE OF THE TRENCH. THE STREET SLOPE OF THE TRENCH SHOULD MATCH ADJACENT STREET SLOPE.
- LOT 1 18" DIA. OR MORE
  - LOT 2 18" DIA. OR MORE (EODT PERMIT REQUIRED)
  - LOT 3 18" DIA. OR MORE (EODT PERMIT REQUIRED)
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LINE TABLE

LINE NO.	START STATION	END STATION	LENGTH
1	0+00	0+00	0.00
2	0+00	0+00	0.00
3	0+00	0+00	0.00
4	0+00	0+00	0.00
5	0+00	0+00	0.00
6	0+00	0+00	0.00
7	0+00	0+00	0.00
8	0+00	0+00	0.00
9	0+00	0+00	0.00
10	0+00	0+00	0.00
11	0+00	0+00	0.00
12	0+00	0+00	0.00
13	0+00	0+00	0.00
14	0+00	0+00	0.00
15	0+00	0+00	0.00
16	0+00	0+00	0.00
17	0+00	0+00	0.00
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52	0+00	0+00	0.00
53	0+00	0+00	0.00
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70	0+00	0+00	0.00
71	0+00	0+00	0.00
72	0+00	0+00	0.00
73	0+00	0+00	0.00
74	0+00	0+00	0.00
75	0+00	0+00	0.00
76	0+00	0+00	0.00
77	0+00	0+00	0.00
78	0+00	0+00	0.00
79	0+00	0+00	0.00
80	0+00	0+00	0.00
81	0+00	0+00	0.00
82	0+00	0+00	0.00</

## Planning, Zoning & Engineering

Joey Davenport, Interim Planning Director/ Co Assistant County Manager/ Chief Building Official  
Randy Weathersby, GIS Manager

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



### MEMORANDUM

**TO:** Honorable Board of County Commissioners

**SUBJECT:** SD22-002, Buck Run Section 5  
Accepting Deeds of Rights-of-Way, Easements, Roads and Water System Infrastructure

**DATE:** March 14, 2023

#### **BACKGROUND**

The Lee County Planning, Zoning and Engineering Department received a request for a final approval of Buck Run Subdivision Section 5. All legal work has been received and forwarded to the County Attorney and has been approved.

#### **RECOMMENDATION**

Staff is submitting Buck Run Subdivision Section 5 and corresponding rights-of-way easements, roads and water system infrastructure for final acceptance by the Board of Commissioners on March 14, 2023.

#### **ATTACHMENTS**

Resolution  
Final Plat

**RESOLUTION**  
**GRANTING FINAL APPROVAL FOR BUCK RUN SUBDIVISION SECTION 5**  
**(SD22-002) AND ACCEPTING DEEDS OF RIGHTS-OF-WAY, EASEMENTS,**  
**ROADS, AND WATER SYSTEM INFRASTRUCTURE**

**WHEREAS**, Holly Plantation Partners, has made an application for final approval of Buck Run Subdivision Section 5.

**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 BUCK RUN Subdivision Section 5 (SD22-002) 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 Buck Run Subdivision Section 5. 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 \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BOARD OF COMMISSIONERS  
LEE COUNTY, GEORGIA

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

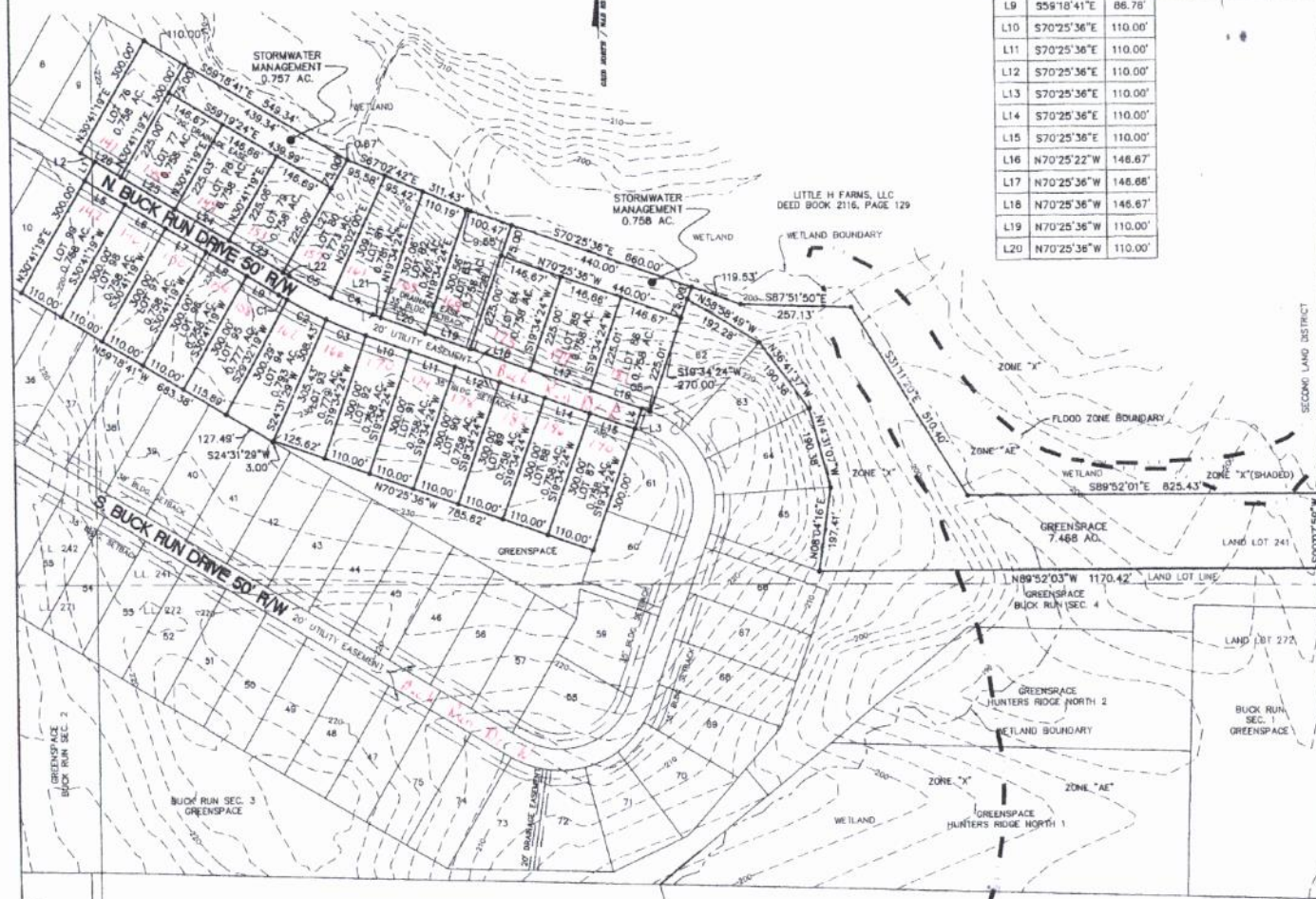
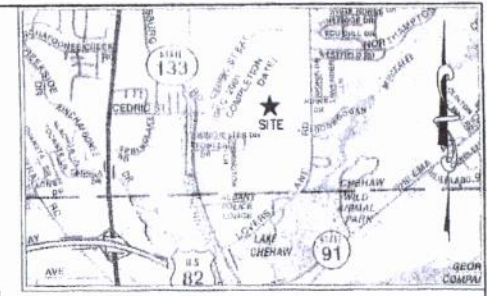
Billy Mathis  
Chairman

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

Kaitlyn Good  
County Clerk

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	23.08'	1150.00'	S59°53'11"E	23.08'
C2	100.64'	1150.00'	S62°56'06"E	100.60'
C3	99.38'	1150.00'	S67°57'04"E	99.35'
C4	104.83'	1100.00'	N67°41'48"W	104.79'
C5	108.57'	1100.00'	N62°08'20"W	108.53'
C6	2.14'	225.00'	N70°09'16"W	2.14'

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N30°41'19"E	50.00'	L21	N70°25'36"W	20.00'
L2	N59°18'41"W	40.00'	L22	N59°18'41"W	16.78'
L3	N70°25'36"W	17.87'	L23	N59°18'41"W	146.87'
L4	S19°34'24"W	50.00'	L24	N59°18'41"W	146.86'
L5	S59°18'41"E	110.00'	L25	N59°18'41"W	146.87'
L6	S59°18'41"E	110.00'	L26	N59°18'41"W	110.00'
L7	S59°18'41"E	110.00'	L27	N30°41'19"E	300.00'
L8	S59°18'41"E	110.00'	L28	N19°34'24"E	300.00'
L9	S59°18'41"E	86.78'			
L10	S70°25'36"E	110.00'			
L11	S70°25'36"E	110.00'			
L12	S70°25'36"E	110.00'			
L13	S70°25'36"E	110.00'			
L14	S70°25'36"E	110.00'			
L15	S70°25'36"E	110.00'			
L16	N70°25'22"W	146.87'			
L17	N70°25'36"W	146.86'			
L18	N70°25'36"W	146.87'			
L19	N70°25'36"W	110.00'			
L20	N70°25'36"W	110.00'			



LOCATION MAP  
1" = 1 MILE ±

JOHNS DRIVE

LOWERS LANE ROAD 80' R/W

- NOTES:
- TOTAL AREA OF SECTION 5 IS 28.904 ACRES. TOTAL NUMBER OF LOTS IS 24.
  - THIS PROPERTY IS CURRENTLY ZONED R-1.
  - MINIMUM BUILDING SETBACKS ARE:  
FRONT: 35'  
SIDE: 10'  
REAR: 15'
  - LOTS TO BE SERVED BY LEE COUNTY WATER AND INDIVIDUAL SEPTIC SYSTEMS.
  - A PORTION OF THIS PROPERTY LIES IN THE 100 YEAR FLOOD PLAIN PER F.I.R.M. COMMUNITY PANEL 1317700244 DATED SEPTEMBER 2, 2009.
  - OWNER/DEVELOPER: HOLLY PLANTATION PARTNERS, LLC. ATTN: BRUCE MELTON 3200 PALMYRA ROAD ALBANY, GA 31707 (229) 863-3232
  - 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.
  - WETLANDS MAY BE PRESENT IN SOME OF THESE LOTS. DISTURBING ANY AREA DESIGNATED AS A WETLAND, CONTACT THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 809, SAVANNAH, GEORGIA 31402-0809.
  - GREENSPACE REQUIRED: 28.904 AC. x 25% = 7.226 AC. GREENSPACE PROVIDED: 7.468 AC. TO BE DEDED TO HOMEOWNER'S ASSOCIATION.
  - THERE IS A 20' UTILITY EASEMENT PARALLEL AND CONTIGUOUS TO ALL PROPOSED STREET RIGHTS OF WAY.
  - STREETS WILL BE CURB AND GUTTER SECTION, 28' BACK OF CURB TO BACK OF CURB.
  - ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 86 DATUM.
  - BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. AN INTENSIVE SOIL SURVEY WILL BE REQUIRED IN THE AREA OF CONSTRUCTION TO MAKE CERTAIN THAT SOILS PRESENT ARE SUITABLE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.
  - THIS SITE CURRENTLY CONSISTS OF UNDERBRUSHED WOODS WITH GOOD GROUND COVER.
  - THERE ARE NO KNOWN WATERCOURSES, FLOODPLAINS, WETLANDS OR OTHER VISIBLE ENVIRONMENTALLY SENSITIVE AREAS IN SECTION 5 OTHER THAN THOSE SHOWN HEREON.

PRELIMINARY PLAT  
BUCK RUN SUBDIVISION 5  
PART OF LAND LOTS 241 AND 242, SECOND LAND DISTRICT  
LEE COUNTY, GEORGIA

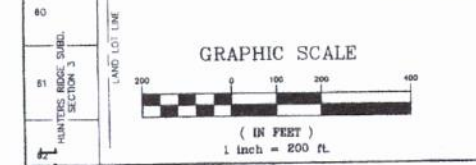
**LANIER ENGINEERING INC.**

1504 W THIRD AVENUE ALBANY, GEORGIA  
31707 (229) 438-0628 FAX (229) 438-0921  
EMAIL: GFE@LANIER-ENGINEERING.COM

DATE: 01/17/23  
SHEET NUMBER: 1 OF 1

SCALE: 1" = 200'

DATE: 09/06/17



TIMOTHY E. CRIMMINS II  
DEED BOOK 136, PAGE 598

## Planning, Zoning & Engineering

Joey Davenport, Interim Planning Director/ Co Assistant County Manager/ Chief Building Official  
Randy Weathersby, GIS Manager

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



### MEMORANDUM

**TO:** Honorable Board of County Commissioners

**SUBJECT:** SD21-014B, Live Oak Section 3-B  
Accepting Deeds of Rights-of-Way, Easements, Roads and Water System Infrastructure

**DATE:** March 14, 2023

#### **BACKGROUND**

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

#### **RECOMMENDATION**

Staff is submitting Live Oak Subdivision Section 3-B and corresponding rights-of-way easements, roads and water system infrastructure for final acceptance by the Board of Commissioners on March 14, 2023.

#### **ATTACHMENTS**

Resolution  
Final Plat



**RESOLUTION  
GRANTING FINAL APPROVAL FOR LIVE OAK 3-B SUBDIVISION  
(SD21-014B) AND ACCEPTING DEEDS OF RIGHTS-OF-WAY, EASEMENTS,  
ROADS, AND WATER SYSTEM INFRASTRUCTURE**

**WHEREAS**, Winifred Partners, LLP. has made an application for final approval of Live Oak Subdivision Section 3-B.

**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 LIVE OAK SECTION 3-B (SD21-014B) 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 LIVE OAK Subdivision SECTION 3-B. 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 \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BOARD OF COMMISSIONERS  
LEE COUNTY, GEORGIA

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

Billy Mathis  
Chairman

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

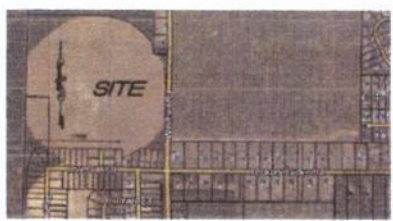
Kaitlyn Good  
County Clerk

GENERAL NOTES:  
 THE PROPERTY IS ZONED H-1  
 FRONT YARD SETBACK = 35'  
 SIDE YARD SETBACK = 10'  
 REAR YARD SETBACK = 10'  
 NUMBER OF LOTS 305 - 92  
 WITH PINS SET ON ALL CORNERS  
 TOTAL ACREAGE 30.90478AC (LOTS AND ROADS)  
 FLOOD INSURANCE RATE MAP:  
 THE SUBJECT PROPERTY IS LOCATED IN ZONE X  
 (AREAS DETERMINED TO BE OUTSIDE OF THE  
 500 - FEET FLOOD PLAIN) AS SHOWN ON THE NATIONAL  
 FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE  
 MAP, COMMUNITY-PANEL NUMBER 1307-1002250, EFFECTIVE  
 DATE OF 8-09-09 FOR LEE COUNTY, GEORGIA

I CERTIFY THAT I AM AN OWNER OF THE PROPERTY PLATED HEREON  
 AND THAT I CONSENT TO THE SUBDIVISION OF SAID PROPERTY

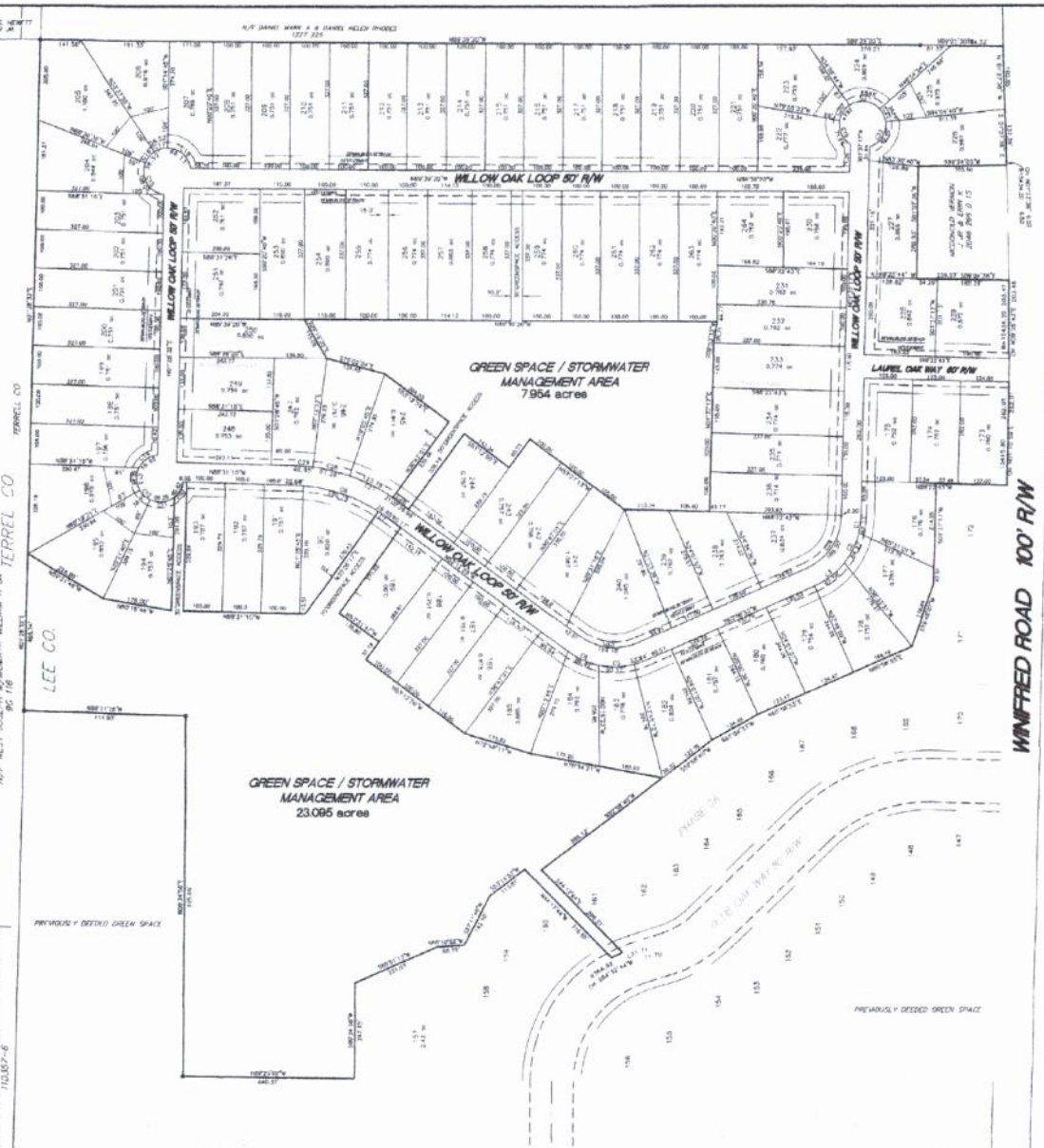
WINFIELD PARTNERS, LLC  
 a Georgia limited liability company  
 Timothy N. Coley, Managing Member

Joseph M. West, Manager

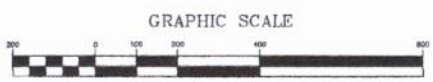


**SURVEY NOTES:**  
 THIS SURVEY WAS MADE USING AN ELECTRONIC GEODETIC TOTAL STATION WITH DIRECT READING TO FIVE SECONDS AND SURVEY GRADE GPS REFERENCED TO GPS REAL TIME NETWORK.  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A POSITIONAL ACCURACY WITHIN 0.05 HORIZONTAL FEET.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 890,820 FEET.  
 THERE IS NO KNOWN NATIONAL GEODETIC SURVEY (N.G.S.) MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATED OR ANY POINT OF REFERENCE THEREON.  
 IN MY OPINION, THIS MAP OR PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.  
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE OPINION OR ABSTRACT, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS AFFECTING THE PROPERTY MAY EXIST.  
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-62, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFORMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WITH PINS SET ON ALL ACCESSIBLE CORNERS



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	42.13	200.00	N07°08'22"E 42.05
C2	84.97	200.00	N25°51'42"E 84.33
C3	97.56	200.00	N52°00'24"E 96.60
C4	33.24	200.00	N70°44'36"E 33.21
C5	32.17	200.00	N88°45'28"E 31.36
C6	86.82	200.00	S88°38'11"E 86.14
C8	205.79	419.00	N71°22'08"W 203.73
C9	22.54	419.00	N88°58'47"W 22.54
C12	38.41	80.00	S47°09'24"E 36.05
C13	59.45	80.00	S01°17'18"E 57.05
C14	59.82	80.00	S55°39'45"W 57.37
C15	106.03	80.00	S30°05'31"E 94.02
C16	36.52	80.00	S38°25'48"W 35.96
C17	36.52	80.00	S73°48'26"W 35.96
C18	85.13	80.00	N47°37'49"W 79.92
C19	71.69	80.00	S24°08'11"E 67.50
C20	47.92	80.00	S32°57'26"W 46.66
C21	86.43	80.00	N82°53'40"W 79.15
C22	36.89	80.00	N24°06'31"W 36.12
C23	82.43	80.00	N32°46'39"E 76.12
C24	168.80	150.00	N33°48'05"E 159.76
C25	159.18	150.00	S83°37'03"E 151.81
C28	97.28	469.00	N78°50'42"W 97.06
C29	48.95	469.00	N89°39'17"W 46.93



**FINAL PLAT**  
**LIVE OAK ESTATES PHASE 3B**  
 PART LAND LOT 225, SECOND LAND DISTRICT  
 LEE COUNTY, GEORGIA



**NASH**  
**SURVEY & DESIGN**  
 1702 AMHAR ROAD  
 LEE COUNTY, GEORGIA 31143  
 Phone: (229) 432-1186  
 Fax: (229) 432-1354

OWNERSHIP AND USE OF DOCUMENTS  
 AS AN INSTRUMENT OF PROFESSIONAL SERVICE, THIS DOCUMENT ALONG WITH THE INFORMATION AND DESIGN INCORPORATED HEREIN IS THE PROPERTY OF NASH SURVEY & DESIGN, LLC AND IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, REPRODUCED OR IN ANY MANNER FOR ANY PURPOSE OTHER THAN THE ORIGINAL PROJECT OR PHASE OF PROJECT.  
 ENGINEERING LICENSE # 16857  
 SURVEYING LICENSE # 167072

**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](http://www.lee.ga.us)  
[payton.harris@lee.ga.us](mailto:payton.harris@lee.ga.us)

Vacancies will be open until filled.

**Current Volunteer Board Vacancies**

	<b>Vacancies</b>	<b>Expires</b>	<b>Term</b>
Regional Commission Council of Southwest Georgia	2	01/01/2023	1 Year

**Upcoming Volunteer Board Vacancies**

	<b>Vacancies</b>	<b>Expires</b>	<b>Term</b>
Community Foundation Board of Trustees – Lee County	3	03/25/2023	2 Year
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”

**Community Foundation Board of Trustees – Lee County**

Name & Address	Term
<p align="center">Marian Grant-Whitlock 132 Ambleside Drive Leesburg, GA 31763</p>	<p align="center"><b>2 Year Term</b> Expiring on 03/22/2024</p>
<p align="center">Ann Nix P.O. Box 365 Leesburg, GA</p>	<p align="center"><b>2 Year Term</b> Expiring on 03/22/2024</p>
<p align="center">Heather Jones, Treasurer 87 Senah Drive Leesburg, GA 31763</p>	<p align="center"><b>2 Year Term</b> Expiring on 03/22/2024</p>
<p align="center">Christi Dockery, Secretary 178 Southhill Drive Leesburg, GA 31763</p>	<p align="center"><b>2 Year Term</b> Expiring on 03/22/2024</p>
<p align="center">Sherry Askey 177 Larkspur Drive Albany, GA 31707</p>	<p align="center"><b>2 Year Term</b> Expiring on 03/25/2023</p>
<p align="center">Judy Powell 127-A Starksville Ave., N. Leesburg, GA 31763</p>	<p align="center"><b>2 Year Term</b> Expiring on 03/25/2023</p>
<p align="center">Elaine Ruckel, Vice-Chairman 347 Lumpkin Road Leesburg, GA 31763</p>	<p align="center"><b>2 Year Term</b> Expiring on 03/25/2023</p>

Treasurer is required to be the Finance Director for Lee County. All members must be citizens of Lee County.  
Meetings are held as needed.

## Kaitlyn Good

---

**From:** Sherry Askey <sherryaskey68@gmail.com>  
**Sent:** Thursday, March 9, 2023 2:37 PM  
**To:** Payton Harris  
**Cc:** Christi Dockery; Kaitlyn Good  
**Subject:** Lee County Community Foundation Board

Please reappoint my position with the Lee County Foundation Board.

Thank you.  
Sherry Askey

March 9, 2023

Lee County Board of Commissioners  
110 Starksville Ave. N  
Leesburg, GA 31763

Dear Sirs:

I am writing to inform you that I would be happy to continue to serve on the Lee County Community Foundation Board of Trustees. I have served on the foundation board for the past 10 years and would like to continue to do so. I was a teacher in the Lee County School System for 32 years, and I like to find ways to continue to serve Lee County's citizens in any way possible. Thank you for your consideration.

Sincerely,  
*Elaine Ruckel*

Elaine Ruckel



## 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
- 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
  - 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
- Brittany Lakes 2
- Buck Run 5
- DeSoto Silicon Ranch Phase II & III
- Finish Line Storage 2
- Ledo Self Storage 2
- Oaklee Investment, LLC
- Quail Chase 7
- 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 90% complete

### 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.

## 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
  - To be recorded at Superior Court
- Estimated Start Date: 2023

## 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

- DOT project
- Will connect Westover Road and Ledo Road at Capstone Connector
- Oxford has begun work
- Erosion control measures have been established.
- Rough grading will begin in a few weeks
- 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

### 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: March 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

#### 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

#### 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: April 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

**AN ORDINANCE TO AMEND CHAPTER 38, ARTICLE VII, DIVISION 3 OF  
THE CODE OF ORDINANCES OF LEE COUNTY, RELATING TO POST-  
DEVELOPMENT STORMWATER MANAGEMENT, SO AS TO ADOPT A  
NEW CODE SECTION RELATING TO RUNOFF REDUCTION, WHICH  
NEW CODE SECTION SHALL BE DESIGNATED AS CHAPTER 38, ARTICLE  
VII, DIVISION 3, SECTION 38-299.1, AND FOR OTHER PURPOSES**

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BE IT ORDAINED by the Board of Commissioners of Lee County, Georgia, and it is hereby ordained by authority of the same, that Chapter 38, Section VII, Division 3 of the Code of Ordinances of Lee County is hereby amended by adopting a new section, to be designated as Chapter 38, Article VII, Division 3, Sec. 38-299.1, which shall provide as follows:

**Sec. 38-299.1. Runoff Reduction.**

(A) All projects, unless exempt according to the criteria below, that meet one or more of the following criteria shall provide runoff reduction volume as outline below.

1. Increases the peak rate of runoff from the site by more than one (1) cubic foot per second for a ten-year frequency storm;
2. Involves the creation of 5,000 square feet or more of impervious cover, or that involves other land development activities of one (1) acre or more;
3. Redevelopment (excluding routine maintenance and exterior remodeling) that creates, add, or replaces 5,000 square feet or greater of new impervious surfaces or that involves land disturbing activity of 1 acre or more;
4. Any new development or redevelopment, regardless of size, that meet the definition of a stormwater hotspot;
5. New and redevelopment if land development activities that are part of a subdivision or other common plan of development and the sum of all associated impervious surface area or land disturbing activities that are being developed as of such development meets or exceeds the thresholds in 1 and 2 above; or
6. Linear transportation projects that exceed the threshold in (1) or (2) above.

(B) Exempt projects may include land disturbing activity conducted by local, state, authority, or federal agencies, solely to respond to an emergency need to protect life, limb, or property or conduct emergency repairs, disturbance for trench utility work, disturbance for implementing or repairing stormwater management or environmental restoration by local, state, or federal authorities, and installations or modifications to existing structures solely to implement Americans with Disabilities Act (“ADA”) requirements.

(C) The runoff volume generated by the first 1.0" of rainfall shall be retained on-site using runoff reduction methods, to the maximum extent possible. A stormwater management system is presumed to comply with this criterion if:

1. It includes green infrastructure practices that provide for the interception and evapotranspiration, infiltration, or capture and reuse of runoff, that have been selected, designed, constructed and maintained in accordance with the Georgia Stormwater Management Manual; or constitutes an alternative practice responsibly designed and documented by a professional engineer to reproduce the intent of the Georgia Stormwater Management Manual; and

2. It is designed to provide the amount of runoff reduction from the runoff generated by the first 1.0" of rainfall as specified in the latest edition of the Georgia Stormwater Management Manual.

3. The applicant shall prioritize stormwater management measures used to meet the runoff reduction standard in the following order:

a) Vegetated infiltration BMPs: bioretention, stormwater planters, enhanced swales, stormwater wetlands, etc.

b) Infiltration practices installed underground, specifically dry wells, modified french drains, and similar practices.

c) Permeable pavements.

d) Green roofs, rainwater harvesting and reuse, and lined bioretention or lined stormwater planters.

4. If it is infeasible to apply the stormwater runoff reduction standard on part or all of the project site, documentation shall be included with the site plan review documents. Documentation can include, but is not limited to: geotechnical reports, site constraints, or historical constraints.

5. If the runoff reduction standard listed above can be met using runoff reduction methods, then Sec. 38-300 (Water Quality) is satisfied and no further water quality treatment is required.

6. If the runoff reduction standard listed above cannot be met, then the 1.2-inch rainfall event must be treated per Sec 38-300 (Water Quality).

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

BE IT FURTHER ORDAINED that this ordinance shall become effective at midnight on the date that it is adopted by the governing body of Lee County.

SO ORDAINED, effective this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

By: \_\_\_\_\_  
Billy Mathis, Chairman

Attest: \_\_\_\_\_  
Kaitlyn Good, County Clerk

ACTION TAKEN

FIRST READING: February 28, 2023

SECOND READING: \_\_\_\_\_

DATE OF ADOPTION: \_\_\_\_\_

# STIFEL

March 2, 2023

Mr. Rick Muggridge  
Chairman  
Hospital Authority of Lee County

Re: Underwriter/Placement Agent Engagement Relating to Potential Municipal Securities Transaction for the Hospital Authority of Lee County

Dear Rick:

The Hospital Authority of Lee County (“Issuer”) and Stifel, Nicolaus & Company, Incorporated (“Stifel”) hereby confirm they are engaged in discussions related to a potential issue of (or series of issuances of) municipal securities related to \$30,000,000 Hospital Authority of Lee County Revenue Anticipation Certificates (the “Issue”), secured by payment obligations under an intergovernmental contract between the Issuer and Lee County, Georgia (the “County”) and to formalize Stifel’s role as underwriter or placement agent with respect to the Issue.

### ***Engagement as Underwriter/Placement Agent***

Issuer is aware of the “Municipal Advisor Rule” of the Securities and Exchange Commission (“SEC”) and the underwriter exclusion from the definition of “municipal advisor” for a firm serving as an underwriter or placement agent for a particular issuance of municipal securities. Issuer hereby designates Stifel as an underwriter or placement agent for the Issue. Issuer expects that Stifel will provide advice to Issuer on the structure, timing, terms and other matters concerning the Issue. If this engagement takes the form of a placement, at the closing of the placement, Issuer will be asked to sign a Placement Agent Agreement in a form acceptable to all parties, providing for more detailed terms of this engagement as well as representations and warranties;

### ***Limitation of Engagement***

It is Issuer’s intent that Stifel serve as an underwriter or placement agent for the Issue, subject to satisfying applicable procurement laws or policies, formal approval of the conduit issuer of the securities (“Issuer”), finalizing the structure of the Issue and executing a bond purchase agreement or placement agent agreement, as applicable. While Issuer presently engages Stifel as the underwriter or placement agent for the Issue, this engagement letter is preliminary, nonbinding and may be terminated at any time by Issuer, without penalty or liability for any costs incurred by Stifel. Furthermore, this engagement letter does not restrict Issuer from selecting an underwriter/placement agent for the Issue other than Stifel or selecting an underwriting syndicate that does not include Stifel.



## ***Disclosures Required by MSRB Rule G-17 Concerning the Role of the Underwriter or Placement Agent***

The Issuer and the County confirm and acknowledge the following disclosures, as required to be delivered to issuers by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019)<sup>1</sup>:

The following G-17 conflict of interest disclosures are broken down into three types, including: 1) dealer-specific conflicts of interest disclosures (if applicable); 2) transaction-specific disclosures (if applicable); and 3) standard disclosures.

### **1. Dealer-Specific Conflicts of Interest Disclosures**

- Stifel has not identified any actual or potential<sup>2</sup> material conflicts of interest.

### **2. Transaction-Specific Disclosures: Disclosures Concerning Complex Municipal Securities Financing:**

- Since we have not recommended a “complex municipal securities financing”, additional disclosures regarding the financing structure for the Issue are not required under MSRB Rule G-17.

### **3. Standard Disclosures**

#### **A. Disclosures Concerning the Underwriter’s or the Placement Agent’s Role:**

- MSRB Rule G-17 requires an underwriter and a placement agent to deal fairly at all times with issuers, obligated persons, and investors.
- The underwriter’s primary role is to purchase the Issue with a view to distribution in an arm’s-length commercial transaction with the Issuer. The placement agent’s primary role in the transaction is to facilitate the sale and purchase of the securities between the issuer and one or more investors for which the placement agent will receive compensation in an arm’s-length commercial transaction with the issuer. The underwriter/placement agent has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter or the placement agent does not have a fiduciary duty to the Issuer or the County under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer or the County without regard to our own financial or other interests.
- The Issuer or the County may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s or the County’s interest in this transaction.
- The underwriter has a duty to purchase the Issue from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Issue to investors at prices that are fair and reasonable.

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<sup>1</sup> Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

<sup>2</sup> When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

- o The placement agent has a duty to use its commercially reasonable efforts to arrange the purchase of securities from the Issuer at a fair and reasonable price, but must balance that duty with its duty to arrange the sale of securities to investors at prices that are fair and reasonable.
- o The underwriter or the placement agent will review the official statement for the securities, if any, in accordance with, and a part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.<sup>3</sup>

B. Disclosures Concerning the Underwriter's or the Placement Agent's Compensation:

- o The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the Issue. The placement agent will be compensated by a fee agreed upon with the Issuer in connection with the private placement of the Issue. Payment or receipt of the underwriting/placement agent fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Issue. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Sincerely,

Stifel, Nicolaus & Company, Incorporated

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

Name: Trey Monroe

Title: Managing Director

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<sup>3</sup> Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter or placement agent is solely for purposes of satisfying the underwriter's or placement agent's obligations under the federal securities laws and such review should not be construed by you as a guarantee of the accuracy or completeness of the information in the official statement.

Issuer accepts and acknowledges the foregoing.

Accepted and Executed

HOSPITAL AUTHORITY OF LEE COUNTY

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

County accepts and acknowledges the foregoing.

Accepted and Executed:

LEE COUNTY, GEORGIA

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_