



**BOARD OF COUNTY COMMISSIONERS**

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

TUESDAY, APRIL 25, 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. <b><u>INVOCATION</u></b><br>Minister Jimmy West, Kingdom Vision Christian Center, to lead the invocation.  |             |
| 2. <b><u>PLEDGE OF ALLEGIANCE</u></b>   |             |
| 3. <b><u>CALL TO ORDER</u></b>  |             |
| 4. <b><u>APPROVAL OF MINUTES</u></b><br>(A) Consideration to approve the minutes for the Board of Commissioners meeting for April 11, 2023.   | A - D       |
| 5. <b><u>CONSENT AGENDA</u></b><br>NONE   |             |
| 6. <b><u>NEW BUSINESS</u></b><br>(A) Recognition of employee years of service.  | 1           |
| 7. <b><u>PUBLIC HEARING</u></b><br>(A) The Lee County Board of Commissioners is considering applying to the Georgia Department of Community Affairs for a <b>Community Development Block Grant (CDBG)</b> of up to \$1,000,000.00. These funds must be used to primarily benefit low- and moderate-income persons. The activities for which these funds may be used are in the areas of housing, public facilities, and economic development. The purpose of this public hearing is to obtain citizen input into the development of the application.<br><br>Consideration to adopt a resolution to submit an application to the Georgia Department of Community Affairs for a Community Development Block Grant (CDBG) of up to \$1,000,000.00. | 2 - 3       |
| 8. <b><u>DEPARTMENTAL MATTERS</u></b><br><b><u>Building Inspection/ Business Licensing</u></b><br>(A) Consideration to approve an application for a Package Store located at 1529 US 19 South.  | 4 - 10      |
| <b><u>Planning, Zoning &amp; Engineering</u></b><br>(B) <b><u>Deer Trace Development, LLC. (Z23-003)</u></b> 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  | 11 - 23     |

(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.** *Public Hearing held April 11, 2023*

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

NONE

10. **COUNTY MANAGER'S MATTERS**

- (A) Updates on County projects. 24 - 29
- (B) Consideration to approve the application for the ACCG Safety Grant. 30
- (C) Consideration to authorize staff to put out a bid for fencing around certain County facilities. 31

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, May 9, 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

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TUESDAY, APRIL 11, 2023 6:00 P.M.  
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OPAL CANNON AUDITORIUM  
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MEETING MINUTES  
WORK SESSION

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### COUNTY COMMISSIONERS

Billy Mathis, Chairman	District 3
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### 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, April 11, 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

Apostle Malden Batten, The 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 28, 2023.**  
Commissioner Roland made the **MOTION** to approve the Board of Commissioners meeting minutes for March 28, 2023. Commissioner Singletary seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

### CONSENT AGENDA

NONE

### NEW BUSINESS

- (A) **Patsy Shirley, Executive Director of Lee County Family Connection, to present the mid-year review.**  
Patsy Shirley and County Clerk Kaitlyn Good summarized the Junior Leadership Lee Academy and thanked the Board for their support with the program. Ms. Shirley and Ms. Good were commended for their work with the Junior Leadership Lee Academy.

Ms. Shirley then provided the mid-year update for Lee County Family Connection.

- Backpack Blessings: 3,296 bags were delivered providing weekend nutritional support to students and families – A sample bag of what is included was shown to the Board
- Christmas Store: 51 families and 179 children served

- Book Club: 1, 057 books delivered
- Family Literacy Nights: 5 programs involving 30 families, 90 students, 35 TAP students, and 25 retired educators
- Lee Junior Ambassadors will commence Fall 2023
- Other Collaborative Projects: Costumes with a Cop, Distinguished Alumni Program, 'Burg Bash

The Board thanked Ms. Shirley for everything she does within the community.

## **PUBLIC HEARING**

- (A) **Deer Trace Development, LLC. (Z23-003) 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 the Planning Commission recommend denial.**

Chairman Mathis opened the Public Hearing. The applicant was not present.

### Public Opposition

Stephen Allen and Ted Johns, on behalf of Albany Bible Church: Voiced disapproval of this rezoning request, stating that the church is surrounded by residential properties with the exception of the Grand Island property, there are no commercial properties in that area of Fussell Road, and rezoning to C-1 would open up the lot to many more options for future development.

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

## **DEPARTMENTAL MATTERS**

### **E-911**

- (A) **Consideration to adopt a Proclamation declaring April 9-15, 2023 as National Public Safety Telecommunicators Week.**

E-911 Director Nikkie Celinski spoke on the importance of Telecommunicators and voiced pride in the dispatchers at our E-911 Center.

Commissioner Walls made the **MOTION** to adopt a Proclamation declaring April 9-15, 2023 as National Public Safety Telecommunicators Week. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

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

- (B) **Review of the minutes for March 2, 2023 Planning Commission meeting.**

The minutes were reviewed as presented.

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

- (A) **Elections & Registration – Discussion of the need for additional storage, voting, and office space.**  
Commissioner Roland summarized the provided drawings and asked the Board if the County could move forward with finding cost estimates to complete some renovations to the existing office space. Commissioner Walls suggested that the space be properly inspected by a building inspector and engineer. Commissioner Singletary and County Manager Christi Dockery stated that Chief Building Official Joey Davenport could examine the space. The Board will await Mr. Davenport's assessment and then move forward.
- (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.**

Commissioner Singletary made the **MOTION** to reappoint Latrisha Bell to the Housing Authority Board for a term of one (1) year, expiring 03/31/2024. Commissioner Roland seconded the **MOTION**. The **MOTION**

was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- (C) **Magistrate Court – Consideration to award the bid for Indigent Defense Services. HANDOUT**  
Commissioner Walls made the **MOTION** to table this item. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Singletary voting yea.
- (D) **Sheriff's Office – Consideration to purchase software and licensing from Southern Software.**  
Commissioner Singletary made the **MOTION** to approve the purchase of software and licensing from Southern Software at a cost of \$107,382.00 to come from Sheriff's Office departmental funds. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

### **COUNTY MANAGER'S MATTERS**

- (A) **Updates on County projects.**  
County Manager Christi Dockery discussed ongoing projects in the County: (1) renovations to the gym are almost completed, with only minor things remaining; (2) the County is exploring an opportunity to apply for the next CDBG, with a public hearing scheduled for the Board's April 25 meeting; and (3) Cedric Street and Lumpkin Road west will be temporarily shut down for a day or two as the crews resurface the road and work with the railroad schedule. Commissioner Walls asked if there was a possibility of having another day similar to the Great American Cleanup to which County Manager Christi Dockery replied that she would look into that as it was a great idea.
- (B) **Consideration to approve an annual renewal rental agreement with UGA for the property at 695 Jordan Road.**  
Commissioner Roland made the **MOTION** to approve an annual renewal rental agreement with UGA for the property at 695 Jordan Road. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Singletary and Commissioner Guarnieri voting yea.

### **COMMISSIONER'S MATTERS**

NONE

### **UNFINISHED BUSINESS**

NONE

### **COUNTY ATTORNEY'S MATTERS**

NONE

### **EXECUTIVE SESSION**

NONE

### **PUBLIC FORUM**

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Mr. Wilcox – Drainage issue pertaining to County property near Hillside Ct

David Dixon – Final report from the Flint Riverkeeper regarding Silicon Ranch Phase I

Paul Clayton – State of Old Leslie Road

### **ANNOUNCEMENTS**

- (A) The next regularly scheduled County Commission Meeting is **Tuesday, April 25, 2023 at 6:00pm.**
- (B) Chairman Mathis reminded citizens of the change in garbage servicers, stating that over the next few weeks, the cans will be changed out. Everyone's old cans will be picked up and the new ones will be delivered.

## ADJOURNMENT

The meeting adjourned at 6:32PM.

Facebook video link: <https://www.facebook.com/leecountyga/videos/221345467153489>

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The meeting rooms and buildings are handicap accessible.

DRAFT



**MEMORANDUM  
LEE COUNTY BOARD  
OF COMMISSIONERS**

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** Employee Years of Service Recognition  
**MEETING DATE:** Tuesday, April 25, 2023

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Please recognize the following employee for their many years of service to Lee County:

20 years – Forest Hormell – Captain of Jail Division

## Public Hearing Notice

The Lee County Board of Commissioners is considering applying to the Georgia Department of Community Affairs for a Community Development Block Grant of up to \$1,000,000.00. These funds must be used to primarily benefit low- and moderate-income persons. The activities for which these funds may be used are in the areas of housing, public facilities, and economic development. More specific details regarding eligible activities, plans to assist displaced persons (if any), the estimated amount of funds proposed to be used for activities to benefit low- and moderate-income persons, and the rating system will be provided at a public hearing which will be held in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763 on April 25, 2023, at 6:00pm. The purpose of this hearing will be to obtain citizen input into the development of the application and to review progress on the previous CDBG grant (if applicable). The Lee County Board of Commissioners is committed to providing all persons with equal access to its services, programs, activities, education, and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. Persons with special needs relating to handicapped accessibility or foreign language shall contact Kaitlyn Good, County Clerk at (229) 759-6000 prior to April 18, 2023. This person can be located at 102 Starksville Avenue North between the hours of 8:00am – 5:00pm, Monday through Friday, except holidays. Persons with hearing disabilities can contact us by using the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.





**RESOLUTION**

WHEREAS Lee County is eligible to apply for Community Development Block Grant Funds from the Georgia Department of Community Affairs; and

WHEREAS Lee County has held the required Public Hearing to obtain citizens' input into the development of an application; and

WHEREAS Lee County has conducted an assessment of eligible program activities; and

WHEREAS Lee County has determined that there are community needs that can be addressed by the Community Development Block Grant Program Funds.

NOW, THEREFORE BE IT RESOLVED that Lee County hereby authorizes the preparation and submittal of a Community Development Block Grant Application for CDBG funding cycle 2023; and

BE IT FURTHER RESOLVED that Chairman, Billy Mathis is authorized and consents to act as the Authorized Certifying Official for this program.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Billy Mathis, Chairman

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Kaitlyn Good, County Clerk

\_\_\_\_\_  
Date

(SEAL)



# LEE COUNTY, GA GOVERNMENT

**SUBJECT:** Package Store License

**DATE SUBMITTED:** 4/20/23

**DIVISION:**

**AUTHORIZED BY:** Joey Davenport

**AGENDA DATE REQUESTED:** 4/25/23

**TYPE:**

**CONTACT PERSON:** Carol Lee

**DEPARTMENT:** Inspection/Licensing

- Regular  
 Consent

**MOTION/RECOMMENDATION:**

Staff requests the Board of Commissioners consider an application for a Package Store located at 1529 US 19 South.

**BACKGROUND:**

All requirements have been met by the applicant.

**ATTACHMENTS:**

1. Memo
2. Staff Report
3. qPublic Information

None

**REVIEWED BY (INITIALS):**

Legal:  
Finance:  
Other:

**USER DEPT.:**

**SUBMITTED BY:**

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

**ADVERTISED:**

Date:  
Paper:  
 Not Required

**COSTS:**

**CURRENT FY:**

**APPROPRIATION CODE:**

**AFFECTED PARTIES:**  Notified  N/R

**COMMISSION ACTION:**

- Approved  
 Approved w/Conditions  
 Denied  
 Continued to:

**FUNDING SOURCE:**

- Capital Improvement  
 Operating  
 Other



LEE COUNTY

Life works well here

**BOARD OF COUNTY COMMISSIONERS**

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102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

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

Joey Davenport  
*Chief Building Official*

\_\_\_\_\_

Carol Lee  
*Administrative Assistant*

\_\_\_\_\_

Martha Roberts  
*Permit Technician*

\_\_\_\_\_

*Lee County Alcohol License Memorandum*

**Date: 4/25/23**  
**To: Lee County Board of Commissioners**  
**From: Carol Lee**  
**License Administrator**  
**RE: Package Store Application**

---

Mr. Brijesh Patel is requesting that the Lee County Board of Commissioners grant him an Alcohol License for retail sale of off-premise consumption of liquor, wine and beer. This will be a Package Store named V's located at 1529 US 19 South.

**CONSIDERATIONS FOR APPROVAL OR DENIAL**

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

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

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

See summary by request.

- 3. Compliance with application requirements.**

The applicant has completed all application requirements.

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

*One of the first  
original counties of  
Georgia*

*Established  
June 9, 1825*



LEE COUNTY

Life works well here

**BOARD OF COUNTY COMMISSIONERS**

T. PAGE THARP GOVERNMENTAL BUILDING  
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**LEE COUNTY BUILDING INSPECTION  
BUILDING INSPECTION  
BUILDING PERMITS  
BUSINESS LICENSE  
ALCOHOL LICENSE**

**Joey Davenport**  
*Chief Building Official*

\_\_\_\_\_

**Carol Lee**  
*Administrative Assistant*

\_\_\_\_\_

**Martha Roberts**  
*Permit Technician*

\_\_\_\_\_

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

\_\_\_\_\_

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original counties of  
Georgia*

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

Reference response was adequate and satisfactory.

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

**(See Planner's Report)**

**6. Compliance with zoning regulations.**

**(See Planner's Report)**

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

**(See Planner's Report)**

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

All requirements relating to the application have been met.

**STAFF RECOMMENDATION:**

**Staff requests the Board of Commissioners consider the Alcohol Application for V's.**



LEE COUNTY  
Planning Department  
Lee County, Georgia  
Staff Report

Package Store License Review

**Application Name:** Request by Brijesh Patel of V's for the retail sale of off-premise consumption of liquor, wine, and beer  
**Date:** 4/25/2023  
**Applicant Name:** Brijesh Patel  
**Business Name:** V's  
**Location:** 1529 U.S. Highway 19 South, Leesburg, GA 31763  
**Existing Zoning:** C-2

Considerations for Approval or Denial

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

*There are no high-density residential districts in immediate proximity to the location. In the broader vicinity, an R-2 single-family residential subdivision is approximately 1,250 feet from the proposed package store; this R-2 neighborhood is also located along Cedric Street. Additionally, there is a R-2 apartment complex located approximately 2,050 feet to the southwest of the subject parcel.*

**Item 6:** Compliance with Zoning Regulations.

*The proposed location is not within one hundred (100) yards of any school building, school ground, church, college campus, or alcohol treatment facility per Sec. 6-56. Additionally, C-2 zoning allows "any retail or service establishment" as a permitted use, which would be understood to include package stores. No other restrictions or conditions are found in the C-2 district regarding liquor stores or sales.*

Planning Department Recommendation:

Based on the information provided above, staff recommends that the Lee County Board of Commissioners consider the application made by Brijesh Patel of V's for the retail sale of off-premise consumption of liquor, wine, and beer to be consistent with the Lee County Zoning Ordinance and associated requirements.

Proposed Package Store

Summary

Parcel Number 040D 001  
 Location Address 1529 US 19 SOUTH  
 Legal Description TRACT BB CRAFT ESTATES LOT 1  
 (Note: Not to be used on legal documents)  
 Tax District COUNTY UNINCORPORATED (District 03)  
 Millage Rate 28.23  
 Acres 0.74  
 Homestead Exemption No (50)  
 Landlot/District 244 / 02

[View Map](#)



Owner

JRN INC.  
 % SAVAGE SAVAGE & BROWN INC  
 P O BOX 22845  
 OKLAHOMA CITY, OK 73123

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Highway 19 S	Acres	32,234	0	0	0.74	0

Commercial Improvement Information

Description Shopping Ctr/Nbhd-Avg  
 Value \$228,900  
 Actual Year Built 1994  
 Effective Year Built 1994  
 Square Feet 5200  
 Wall Height 12  
 Wall Frames  
 Exterior Wall 25%  
 75%  
 Roof Cover  
 Interior Walls  
 Floor Construction  
 Floor Finish  
 Ceiling Finish  
 Lighting  
 Heating  
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
x**REAR PHOTO OF BUILDING	2004	0x0 / 0	0	\$0
Paving: Asphalt	1994	0x0 / 7000	1	\$2,800

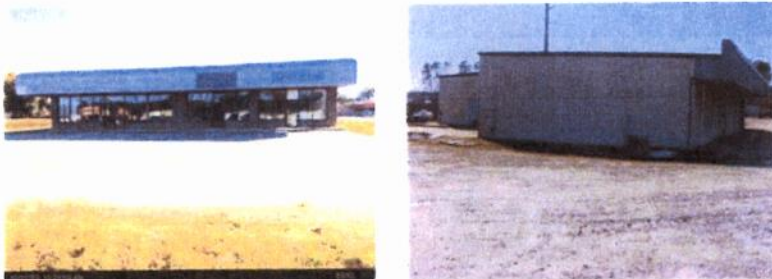
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2006	1039 199	D 160	\$1,250,000	Multi	WEBB MURRAY W	JRN INC
12/1/1994	193 003	C 133	\$295,000	Fair Market Value	FLOOR MECHANIX OF ALBANY INC	WEBB, MURRAY W.

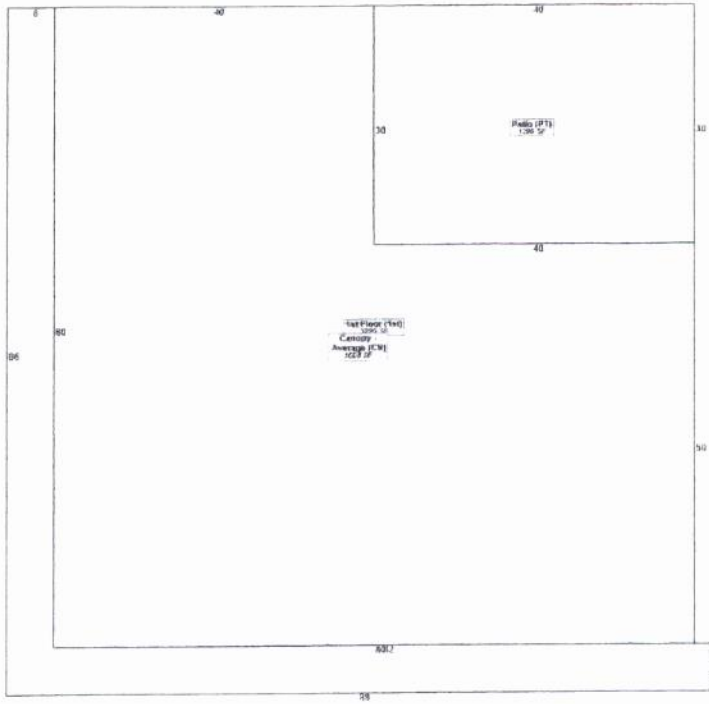
Valuation

	2022	2021	2020	2019	2018
Previous Value	\$305,700	\$361,500	\$361,500	\$361,500	\$361,500
Land Value	\$74,000	\$74,000	\$266,400	\$266,400	\$266,400
+ Improvement Value	\$228,900	\$228,900	\$82,600	\$82,600	\$82,600
+ Accessory Value	\$2,800	\$2,800	\$12,500	\$12,500	\$12,500
= Current Value	\$305,700	\$305,700	\$361,500	\$361,500	\$361,500

Photos



Sketches



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

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[GDPR Privacy Notice](#)

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Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	040D 001	<b>Owner</b>	JRN INC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		% SAVAGE SAVAGE & BROWN	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing</b>	COUNTY		INC	3/1/2006	\$1250000	MV	U
<b>District</b>	UNINCORPORATED		P O BOX 22845	12/1/1994	\$295000	FM	Q
<b>Acres</b>	0.74		OKLAHOMA CITY, OK 73123				
		<b>Physical Address</b>	1529 US 19 SOUTH				
		<b>Assessed Value</b>	\$305700				

(Note: Not to be used on legal documents)

Date created: 4/24/2023  
 Last Data Uploaded: 4/21/2023 7:13:50 PM

Developed by  Schneider  
 GEOSPATIAL





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 Proposed Use of Property: Neighborhood Bus District 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 of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

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

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

WITNESS Shailaja Sappati

OWNER Sreenivas Sappati-Biyyani

DATE 03/08/2023

DATE 03/08/2023

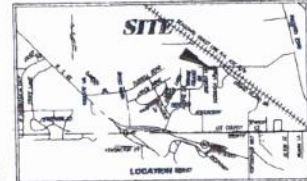
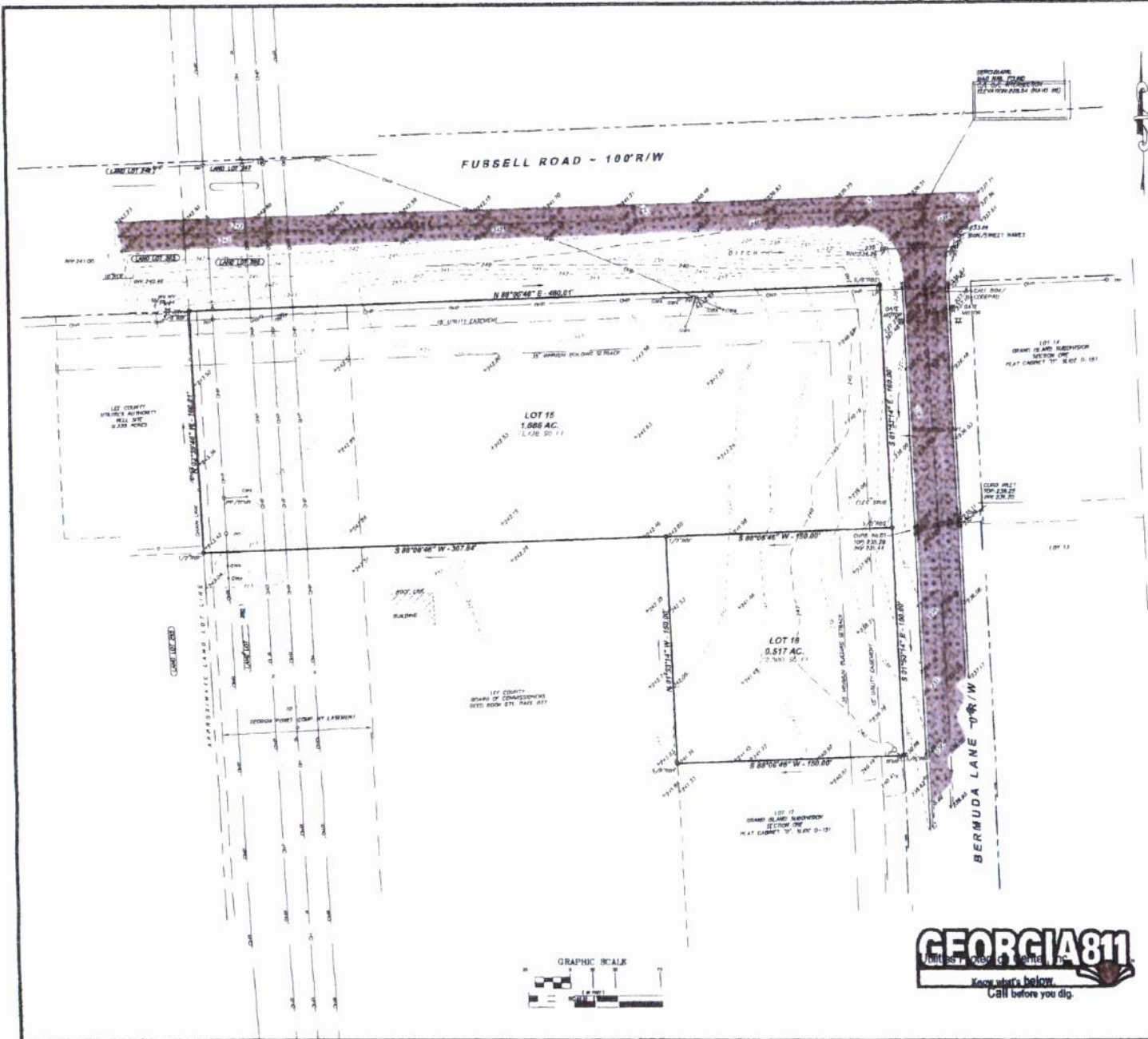
Application Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Received by: \_\_\_\_\_

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: \_\_\_\_\_



**SITE**

THIS SURVEY WAS MADE USING A LEICA TCA 1700 ROBOTIC TOTAL STATION TO OBTAIN ACCURATE AND RELIABLE MEASUREMENTS.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS OBTAINED BY MEANS OF THE FOLLOWING METHODS AND AN ANGULAR ERROR OF 5 SECONDS OF ANGLE AND A DISTANCE ERROR OF 1/10,000 PARTS PER HUNDRED WAS OBTAINED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT PER 100 FEET.

THESE ARE AN APPROXIMATE INDICATION OF THE PROPERTY PLACES OR ANY POINT OF INTEREST. HOWEVER, THE EXACT LOCATION OF ANY POINT OF INTEREST IN ANY ORDER OF SURVEY IS A MATTER OF RECORDATION OF THE LAND PLAT AND HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND REQUIREMENTS OF LAW.

- NOTES:**
- TOTAL AREA IN TRACT - 1.406 ACRES
  - THIS PROPERTY LOT 15 IS ZONED "R-1"
  - THE SHOWN BUILDING SETBACK LINES ARE AS FOLLOWS:  
FRONT - 30'  
REAR - 10'  
SIDE - 10'
  - A 10' UTILITY EASEMENT IS SHOWN AROUND EACH SIDE LOT LINE.
  - THERE IS A 10' UTILITY EASEMENT ADJACENT TO ALL SHOWN PROPERTY LINES.
  - THERE IS A 10' UTILITY EASEMENT ADJACENT TO ALL SHOWN PROPERTY LINES.
  - THIS PROPERTY IS IN ALDERS "ZONE 1" AS PER PLAT RECORDATION 2015-0007 FOR LEE COUNTY, GEORGIA AND INCORPORATED AREA, PARCEL 157 OF 200 AS SHOWN ON MAP RECORDATION 2015-0007 AND IS EFFECTIVE DATE OF SEPTEMBER 2, 2015.
  - THESE ARE APPROXIMATE AREAS TO BE OBTAINED BY THE SURVEYOR'S FIELD MEASUREMENTS.
  - REFERENCE PLAT 2015-0007 RELATES UNDERGROUND UTILITY LINES AS SHOWN BY SURVEYOR ENGINEERING AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
  - ADDITIONAL BARRIER UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXAMINATION HAS BEEN MADE TO DETERMINE THE PROPOSER OF THIS SURVEY TO LOCATE BARRIER UTILITIES / STRUCTURES.
  - BEFORE EXCAVATIONS ARE MADE, ONE MUST WORKING OUTSIDE TO THE LINE'S PROVISIONS FOR UTILITY LINES. ALL EXCAVATIONS MUST BE MADE IN ORDER TO AVOID DAMAGE TO UTILITY LINES OR STRUCTURES.

**UTILITY NOTE**

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON AND BASED ON AERIAL PHOTOGRAPHY AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.

ADDITIONAL BARRIER UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXAMINATION HAS BEEN MADE TO DETERMINE THE PROPOSER OF THIS SURVEY TO LOCATE BARRIER UTILITIES / STRUCTURES.

BEFORE EXCAVATIONS ARE MADE, ONE MUST WORKING OUTSIDE TO THE LINE'S PROVISIONS FOR UTILITY LINES. ALL EXCAVATIONS MUST BE MADE IN ORDER TO AVOID DAMAGE TO UTILITY LINES OR STRUCTURES.

**LEGEND**

CONTIGUOUS LINE	---
SPOT ELEVATION	1 172.00
MARKER LINE: 1/4" x 1/4" x 1/4"	1/4" x 1/4" x 1/4"
PIPE EVIDENT	---
AERIAL ELECTRIC LINE	---
POWER POLE FOUND	---
POWER POLE SET	---
CONCRETE FOUNDATION / FOUND ON SITE	---
POWER POLE FOUND	---
LEAST POLE	---
ELECTRIC TRANSFORMER	---
IRON	---
CHAIN LINK FENCE	---



NO. 11 10/20/2015

**EMC ENGINEERING SERVICES, INC.**  
 1115 W. BROADWAY, SUITE 1110  
 ATLANTA, GEORGIA 30333  
 PHONE: 404.525.1111  
 FAX: 404.525.1112  
 WWW: www.emcservices.com

DATE: 10/20/2015

**TOPOGRAPHIC SURVEY**  
**FUSSELL ROAD**  
 PART OF LAND LOT 266, 2nd LAND DISTRICT  
 LEE COUNTY, GEORGIA  
 Prepared for:  
 DEER TRACE DEVELOPMENT, LLC

PROJECT NO: 13-0011  
 DRAWING NO: 2015-0007-001  
 DRAWN BY: CHANTON  
 SURVEYED BY: P.B.L.  
 SURVEY DATE: 10/20/15  
 CHECKED BY: P.B.L.  
 SCALE: 1"=50'  
 DATE: 11/10/15

SHEET 1 OF 1

LEE COUNTY PROJECTS 2015-10-2015 FUSSELL RD 10/20/15

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

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 2<sup>nd</sup> 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	Owner	DEER TRACE DEVELOPMENT LLC	Last 2 Sales			
Class Code	Residential		135 QUAIL PINES DRIVE	Date	Price	Reason	Qual
Taxing District	COUNTY UNINCORPORATED		LEESBURG, GA 31763	10/2/2013	0	LE	U
Acres	1.69	Physical Address	100 BERMUDA LANE	3/18/2013	\$8000	LM	Q
		Assessed Value	\$20000				

(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. 1  
 (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

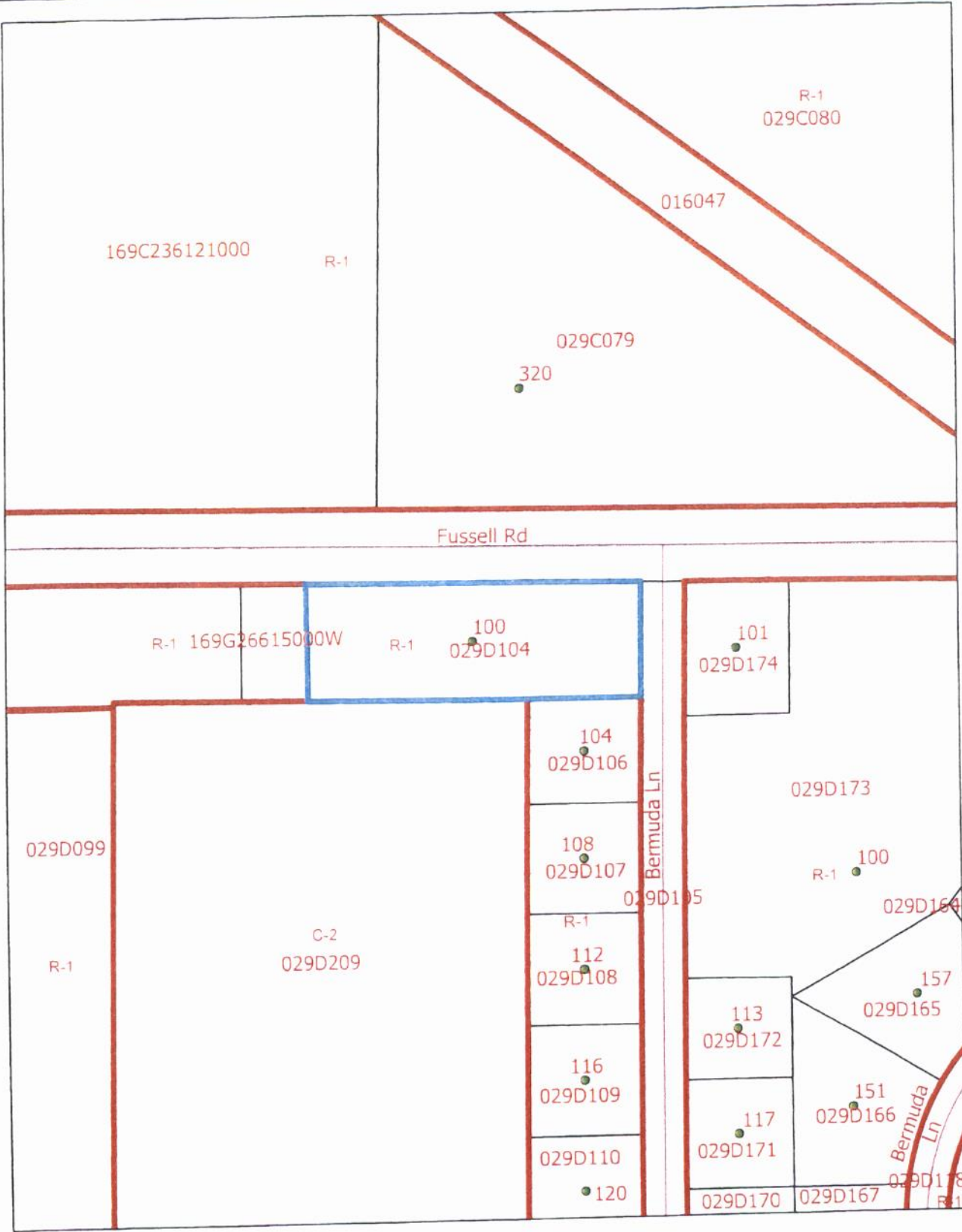
	2022	2021	2020	2019	2018
Previous Value	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Land Value	\$20,000	\$1	\$20,000	\$20,000	\$20,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$20,000	\$1	\$20,000	\$20,000	\$20,000

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.

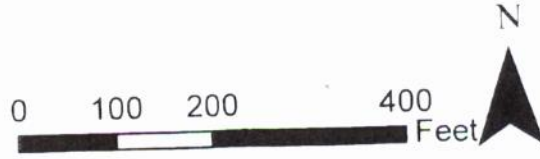


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[GDPR Privacy Notice](#)

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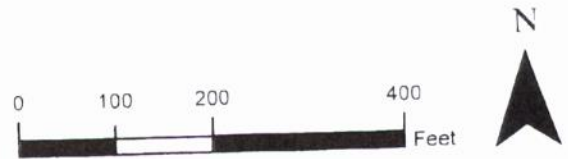


Zoning Case: Z23-003  
 Owner: Deer Trace Development LLC  
 Lot 15, Grand Island Subdivision, Sec. 1  
 100 Bermuda  
 Change: R-1 to C-1





Zoning Case: Z23-003  
 Owner: Deer Trace  
 Development LLC  
 Lot 15. Grand Island  
 Subdivision, Sec. 1  
 100 Bermuda  
 Change: R-1 to 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, 2<sup>nd</sup> 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.



## MEMORANDUM

### LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** County Updates

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#### 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.
- 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 2024 CDBG project

#### 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

- 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
- 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, O.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. Striping remains to be completed.
  - **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
  - Completed: April 2023



### **Park Street**

- Leesburg and Lee County will partner in restriping Park Street and the baseball field parking spaces
- Approximately 14 handicap spaces will be included
- Estimated cost is \$9,244.00
- Estimated Start Date: May 2023

### **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 and recorded
- Estimated Start Date: Summer 2023
  - 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 support
- 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
- Board voted to table the bid on April 11, 2023
- To be republished

#### **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
- Completion: April 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 finalizing 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

## SAFETY ACTION PLAN

<b>Member:</b>	Lee County Board of Commissioners	<b>Time Period:</b>	2024
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### Loss Trend Analysis – Top Office/Departments by Loss Type by % of Claims Dollars

#1 Focus Office / Department:		County W/C
#	Loss Type (Cause)	% of Claims Dollars
1	Slips, Trips, Falls (W/C)	60%
2	Ergonomic (W/C)	15%
3		

#2 Focus Office / Department:		Sheriff's Office
#	Loss Type (Cause)	% of Claims Dollars
1	LE Ops	45%
2	Motor Vehicle	36%
3		

### Action Items

#1 Focus Office / Department		County		
Loss Types Focus		Slips, Trips, Falls: Ergonomic		
Risk Reduction Goal		10%		
#	Action Item	Owner's Name	Target Date	Status
1	Addes slip guards on all equipment	Brandy Hoey	1 year	
2	Mandated and provided safety boots (deparment needed)	Brandy Hoey	1 year	
3	Lifting safety class	Brandy Hoey	1 year	

#2 Focus Office / Department		Sheriff		
Loss Types Focus		LE Ops : Motor Vehicle		
Risk Reduction Goal				
#	Action Item	Owner's Name	Target Date	Status
1	Defensive Driving for Deputies	Reggie Rachals	1 Year	
2	Review all dash cams/body cams with staff	Reggie Rachals	1 Year	
3	Establish Speed Limitation Policy	Reggie Rachals	1 Year	

	Print Name	Signature	Date
Top Elected Official / Administrator / Manager	Billy Mathis Christi Dockery		
Leader of #1	Brandy Hoey	<i>Brandy Hoey</i>	4/19/2023
Leader of #2	Reggie Rachals	<i>Reggie Rachals</i>	4/20/2023



**MEMORANDUM  
LEE COUNTY BOARD  
OF COMMISSIONERS**

**TO:** Honorable Board of County Commissioners  
**SUBJECT:** Fencing  
**MEETING DATE:** Tuesday, April 25, 2023

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**MOTION/RECOMMENDATION**

Motion to authorize staff to put out a bid for fencing around certain County facilities.

**BACKGROUND**

Staff recommends putting out a bid for coated chain link fencing at the following County locations: **Tharp Building generator, Tharp Building HVAC systems, and the Parks and Recreation storage facility.** The total estimated linear footage of fencing needed is approximately 800 – 850 feet. The cost of this project is **estimated to not exceed \$40,000.00.**

**ATTACHMENTS**

NONE