

LEE COUNTY BOARD OF COMMISSIONERS T. PAGE THARP GOVERNMENTAL BUILDING 102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, May 13, 2025 AT 6:00 PM T. PAGE THARP BUILDING OPAL CANNON AUDITORIUM WWW.LEE.GA.US

MEETING AGENDA Work Session

COUNTY COMMISSIONERS

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

COUNTY STAFF

Co-Assistant County Manager Joey Davenport Co-Assistant County Manager Heather Jones Kaitlyn Good, County Clerk Jimmy Skipper, County Attorney

1. CALL TO ORDER

2. **INVOCATION**

A) Apostle Malden Batten, The Church of Leesburg, to lead the invocation.

3. <u>PLEDGE OF ALLEGIANCE</u>

4. <u>APPROVAL OF MINUTES</u>

- A) Consideration to approve the minutes from the April 22, 2025 Board of Commissioners meeting.
- B) Consideration to approve the minutes from the May 1, 2025 Budget Workshop.

5. <u>CONSENT AGENDA</u>

6. <u>NEW BUSINESS</u>

A) Discussion of proposed Comprehensive Plan amendments regarding Multi-Family Residential Zoning.

7. <u>PUBLIC HEARING</u>

A) Lanier Engineering (Z25-026) has submitted an application requesting a variance from Section 38-319 (b) (1), Additional design for nonresidential streets of the Lee County Code of Ordinances, from the regulation of a maximum cul-de-sac length of 800 feet, to allow the construction of a commercial drive with a total length of 1,036 feet. The property is zoned C-2 (General Business District), located at 3268 Palmyra Road, Lee County, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia. *Planning Commission recommended approval.*

B) Zoning Text Amendments (T25-002) to the Lee County Code of Ordinances:

-A request to amend Article I.-Introductions, Sec.70-6. Definitions of the Lee County Code of Ordinances, with respect to removing the Motor Vehicle Establishment definition and adding the Car Wash Establishment definition. *Planning Commission recommended approval*.
-A request to repeal Article III.- General Provisions, Sec. 70-94- Land Conservation of the Lee County Code of Ordinances. *Planning Commission did not provide a recommendation*.
-A request to amend Sec. 70-95. (e) – Buffers in residential districts of the Lee County Code of Ordinances, with respect to removing the sentence, "This buffer area may account for the land conservation area required by section 70-94 of this chapter." *Planning Commission did not provide*

a recommendation.

-A request to amend Article V. - R-1 Single Family Residential District, Sec. 70-162. – Permitted uses of the Lee County Code of Ordinances, to remove the permitted use, "zero lot-line housing shown on approved subdivision plat." *Planning Commission recommended approval*.
-A request to amend Article V. - R-1 Single Family Residential District, Sec. 70-163. - Conditional uses of the Lee County Code of Ordinances, to add "Zero lot-line housing if shown on an approved subdivision plat. Not to exceed two per 1.5 acres." *Planning Commission recommended approval*.
-A request to amend Article V. Sec 70-164. Area, height, bulk, and placement requirements of the Lee County Code of Ordinances, with respect to the Dwelling Units Per Acre of Developable Land-R-1 chart, amending the three (3) per every one (1) acre requirement for water and sewer to two (2) for every one (1) acre for water and sewer. *Planning Commission recommended approval*.
-A request to add Car Wash Establishment to Article XII. - C-2 General Business District under Sec. 70-383. - Conditional uses. *Planning Commission recommended approval*.

C) Text Amendment (T25-003) to the Lee County Code of Ordinances, to amend Chapter 58 Subdivisions Sec. 58-159. - Effect of approval of general development plan (e) with respect to removing the wording, "All designated greenspace area shall meet the requirements for greenspace as established in section 70-94 of this Code." *Planning Commission <u>did not provide a</u> <u>recommendation</u>.*

8. **DEPARTMENTAL MATTERS**

- A) **Building Inspection**/ **Business Licensing -** Consideration to approve an alcohol license for Ms. Tammy Mathis, owner of L. Fierce Enterprises LLC, to be located at 122 Hugh Rd Unit I, for wholesale sales of distilled spirits, wine, and malt beverages.
- B) **E-911** Consideration to approve a quote from Motorola to provide a fiber connectivity handoff from the Albany Master Site to the tower on Hwy 32 East.
- C) **Planning, Zoning & Engineering -** Review of the minutes from the April 3, 2025 Planning Commission meeting.
- D) Public Works Discussion of Amnesty Days at the Landfill.

9. CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES

- A) Consideration to appoint one (1) member to the Community Foundation Board of Trustees for a term of two (2) years. Term expires 03/25/2027. Letter of interest in appointment received from Judy Powell (reappointment).
- B) Consideration to appoint one (1) member to the Regional Emergency Medical Services Advisory Council for 2025-2028 term.
- C) Sheriff's Office Consideration to approve the purchase of a 2025 Ford Explorer.
- D) **Tax Assessor -** Consideration to approve taking action on several new requirements pertaining to assessment notices, as laid out in House Bill 92 (a cleanup to House Bill 581). *ACTION ITEM*

10. COUNTY MANAGER'S MATTERS

- A) Updates on County projects.
- B) Discussion about submitting an application for the 2025 LMIG Safety Action Plan (SAP) grant from

GDOT.

- C) Consideration to amend the 2025 LRA application to also include Leland Ferrell Drive, White Horse Drive, and Brandt Court.
- D) Consideration to approve a lighting agreement with GDOT for the Cedric Street/ Ga Hwy 133 round a bout project.

11. COMMISSIONER'S MATTERS

12. <u>UNFINISHED BUSINESS</u>

13. COUNTY ATTORNEY'S MATTERS

14. EXECUTIVE SESSION

15. **PUBLIC FORUM**

16. ANNOUNCEMENTS

- A) The Offices of the Lee County Board of Commissioners will be closed Monday, May 26, 2025 for Memorial Day. Residential garbage collection will be delayed by one day.
- B) The next regularly scheduled Board of Commissioners meeting will be held May 27, 2025 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 am and 4 pm, Monday through Friday, except holidays, and will assist citizens with special needs given proper notice of seven working days. The meeting rooms and buildings are handicap accessible.



LEE COUNTY BOARD OF COMMISSIONERS T. PAGE THARP GOVERNMENTAL BUILDING 102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, April 22, 2025 AT 6:00 PM T. PAGE THARP BUILDING OPAL CANNON AUDITORIUM <u>WWW.LEE.GA.US</u>

MEETING MINUTES Voting Session

COUNTY COMMISSIONERS

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

COUNTY STAFF

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

The Lee County Board of Commissioners met in a voting session on Tuesday, April 22, 2025. 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 Luke Singletary, Vice-Chairman Chris Guarnieri, commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were County Manager Christi Dockery and County Clerk Kaitlyn Good. County Attorney Jimmy Skipper was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. CALL TO ORDER

2. **INVOCATION**

A) <u>Pastor Lee Smith, Leesburg Methodist Church, to lead the invocation.</u>

Pastor Lee Smith led the invocation.

3. <u>PLEDGE OF ALLEGIANCE</u>

4. <u>APPROVAL OF MINUTES</u>

A) <u>Consideration to approve the minutes from the April 8, 2025 Board of Commissioners meeting.</u>

Commissioner Roland made the **MOTION** to approve the minutes from the April 8, 2025 Board of Commissioners meeting. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Mathis voting yea.

5. CONSENT AGENDA

6. <u>NEW BUSINESS</u>

A) <u>Recognition of County employees' years of service.</u>

Chairman Singletary announced that County Manager Christi Dockery is retiring and this would be her last regularly scheduled board meeting. He thanked Ms. Dockery for her service to the County.

Chairman Singletary recognized the following employees for their years of service:

- 10 years: Toney Smith Equipment Operator
- 20 years: Christopher Stokes Landfill Attendant

7. <u>PUBLIC HEARING</u>

8. **<u>DEPARTMENTAL MATTERS</u>**

A) <u>E-911 - Consideration to purchase radios for the E-911 backup center.</u>

E-911 Director Nikkie Celinski stated that to have a fully equipped backup center, it would cost an estimated \$360,000.00. Instead, another option is consolettes. The proposed consolettes, which are \$31,709.46, would be operational and ready to go when plugged in. These can be repurposed as larger consoles if necessary and can record audio. Ms. Celinski stated that these consolettes are mobile in the event that they need to evacuate the E-911 Center. Chairman Singletary stated that this is part of the SPLOST VII obligation. County Manager Christi Dockery confirmed that the 911 Center funds are in SPLOST VII and the County will begin SPLOST VIII in October. Commissioner Mathis asked how much had been spent on the line item. Ms. Dockery stated that there was a remaining balance of \$356,000.00. Commissioner Mathis asked staff to provide an exact amount that had been spent.

Commissioner Mathis made the **MOTION** to approve the purchase of three (3) consolette mobile units from Motorola at a total price of \$31,709.46 for the E-911 backup center. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Guarnieri voting yea.

B) **Public Works -** Discussion of a speed hump policy.

Public Works Director Mike Sistrunk stated that this was a proposed plan. He discussed the speed signs that were approved and purchased. These signs will collect information regarding speeding in areas where speed humps are requested. There are currently 47 speed humps throughout the county. Mr. Sistrunk stated that they wanted to get a policy in place due to issues in the past with someone asking for a speed hump, but the majority of the neighborhood did not want it. Chairman Singletary stated that this is a reasonable policy. He would like to see a limit on how long they stay. Mr. Sistrunk stated that a limit of 60 days was recommended. Commissioner Mathis stated that they previously had a petition in the past, but it did not work. However, the speed signs are a good idea and could help get data on certain areas. Mr. Sistrunk stated that they will send the information to the commissioner and decide if a speed hump is to be placed. Chairman Singletary stated that even if the petition is not a requirement, they could offer it and bring it to the commissioner along with the data from the speed sign.

9. <u>CONSTITUTIONAL OFFICERS & GOVERNMENTAL BOARDS/AUTHORITIES</u>

A) <u>Consideration to appoint one (1) member to the Community Foundation Board of Trustees for a term of two (2) years. Term expires 03/25/2027. Letter of interest in appointment received from Sherry Askey (reappointment).</u>

Commissioner Roland made the **MOTION** to appoint Sherry Askey to the Community Foundation Board of Trustees for a term of two (2) years. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

10. COUNTY MANAGER'S MATTERS

A) <u>Updates on County projects.</u>

County Manager Christi Dockery discussed the following updates to County Projects: (1) Work is ongoing on the ADA-compliant website; (2) a committee is looking into developing a new logo; and (3) Windstream is currently working to get railroad permits.

Chairman Singletary stated that he spoke with a technician. They are currently working to turn on a switch on the west side and there should be people starting to be connected. Ms. Dockery stated that their deadline is December 2026 but hope to have the majority done by June 2025.

B) <u>Discussion of the City of Leesburg water service extension to Lakeview Mobile Home Park.</u>

Bert Gregory, City of Leesburg Attorney, stated that the Lakeview Mobile Home Park is adjacent to the City limits. They approached the City about connecting to water due to their well going bad. This will require an intergovernmental agreement. This has been done on Cannon Subdivision and the school on Robert B Lee. This is not an annexation request, this will only be an agreement to allow the City to provide water. County Manager Christi Dockery stated that they would have to amend the service delivery, which is already currently in progress for other issues. Commissioner Guarnieri asked if there was an expiration for this contract. Ms. Dockery stated that according to County Attorney Jimmy Skipper, the contract could be up to 50 years.

Mr. Gregory stated that they would not want to interfere with any long-term plans for the Utilities Authority. He stated that they are not allowed to charge extra for this service, as they were allowed to at one time. They will not make any additional money from this. Commissioner Walls stated that the closest water hook up for the Utilities Authority is two miles away, and it would cost approximately \$1 million to extend to the mobile home park. Commissioner Walls asked if the existing lines would be used in this extension. Mr. Gregory stated that there has been discussion about whether this would be individual units or a master meter. It currently seems like it will be a master meter, meaning it will be extended to the park, but the customer would be responsible for extending it to the homes.

Commissioner Mathis made the **MOTION** to amend the service delivery strategy to allow the City of Leesburg to extend water service to Lakeview Mobile Home Park until the Lee County Utilities Authority extends their water service. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Roland voting yea.

11. COMMISSIONER'S MATTERS

12. UNFINISHED BUSINESS

13. COUNTY ATTORNEY'S MATTERS

A) <u>Consideration to approve an Intergovernmental Agreement with the Chehaw Park Authority relating to the expenditure of hotel-motel tax funds received by the County under Title 48 of the Georgia Tax Code.</u>

Chairman Singletary stated that County Attorney Jimmy Skipper has redone this agreement for a term for one year. It was determined that this is the only option to stay compliant with these funds.

Commissioner Mathis made the **MOTION** to approve an intergovernmental agreement with the Chehaw Park Authority for the expenditure of hotel-motel tax funds. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

14. **EXECUTIVE SESSION**

15. <u>PUBLIC FORUM</u>

Margo Clayton - Thanked the board on behalf of the residences of Old Leslie Road for the decision to pave their road.

Paul Clayton - Thanked Commissioner Roland for the sand on Old Leslie Road.

Commissioner Roland clarified that the board did not make a decision to pave the road. The motion was to get pricing on paving the road.

Chairman Singletary asked if anyone else would like to speak. With no further comments or questions from the audience, the Public Forum was closed.

16. ANNOUNCEMENTS

A) The next Board of Commissioners meeting will be held May 13, 2025 at 6:00pm.

17. ADJOURNMENT

The meeting adjourned at 6:24PM.

CHAIRMAN

ATTEST:

COUNTY CLERK



LEE COUNTY BOARD OF COMMISSIONERS T. PAGE THARP GOVERNMENTAL BUILDING 102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Thursday, May 1, 2025 AT 3:30 PM T. PAGE THARP BUILDING KINCHAFOONEE ROOM WWW.LEE.GA.US

MEETING MINUTES BUDGET WORKSHOP

COUNTY COMMISSIONERS	COUNTY STAFF
Luke Singletary, Chairman, District 2	Christi Dockery, County Manager
Chris Guarnieri, Vice-Chairman, District 4	Kaitlyn Good, County Clerk
Dennis Roland, Commissioner, District 1	Jimmy Skipper, County Attorney
Billy Mathis, Commissioner, District 3	
George Walls, Commissioner, District 5	

The Budget Committee of the Lee County Board of Commissioners met in a Budget Workshop on Thursday, May 1, 2025. The meeting was held in the Kinchafoonee Room of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Budget Committee Chairman Chris Guarnieri and Vice-Chairman Luke Singletary. Staff in attendance were County Manager Christi Dockery and County Clerk Kaitlyn Good. Also present were Co-Assistant County Manager/Finance Director Heather Jones and Co-Assistant County Manager/ Chief Building Official Joey Davenport. Budget Committee Chairman Guarnieri called the meeting to order at 3:30 PM.

1. CALL TO ORDER

2. <u>NEW BUSINESS</u>

A) <u>Review of the FY2025-2026 Board of Commissioners budget.</u>

Co-Assistant County Manager/Finance Director Heather Jones stated that this year's proposed budget is pretty much the same as the budget last year, with just a few changes. Namely, there is a 2.8% COLA proposed. There is also an increase in the Salary and Retirement line, mostly due to the enactment of the salary study in 2024. There is not a lot of capital this year and there were not many budget requests received from departments and most requests were provided within the proposed budget.

County Manager Christi Dockery added that one position had been added for the Tax Assessor's Office, when that department had asked for two positions.

B) Discussion of the proposed Elections and Registration departmental budget.

Director of Elections and Registration Veronica Johnson and Elections Board Chairman Mike Sabot were present and spoke on behalf of the Elections and Registration department. Ms. Johnson stated that she had a few line items she would like to discuss. The first item is "Supplies". The requested amount for the FY2025-2026 budget year is \$50,000.00; however, only \$33,250.00 has been approved, the same amount as FY2024-2025. Ms. Johnson stated that they are anticipating an increase in turnout for the coming elections and a higher turnout equates to more expenses. Average turnout is approximately 70%. This line item includes consumables such as watermarked security paper and memory cards. These are new costs that have not been requirements in the past. Being that these costs are mandated, the charges will be imminent.

Ms. Johnson added that third-party groups have also become a problem. Commissioner Singletary asked why a year of state elections costs more than that of a presidential election, to which Ms.

Johnson and Mr. Sabot explained that there would be a higher turnout and possibly several runoffs. Commissioner Singletary suggested setting the budget as it is during a presidential election year, with budget amendments to have costs come from the BOC budget, if necessary. Ms. Johnson added that the presidential primary typically does not have a high turnout. The key expense is ballot printing; due to the Elections and Registration Office being required to have 10% paper ballots available and the probable primaries for the upcoming state and local election season.

Commissioner Guarnieri emphasized the difference in what was proposed and what was requested, asking for what they anticipate spending that difference on. Mr. Guarnieri also asked about a few miscellaneous expenses in the current year's budget, stating that the budget is for needs and not wants. Ms. Johnson replied stating that some expenses were made for voter outreach and others to boost morale among staff, adding that employee retention is very important as it provides a sense of stability and security for not only fellow employees, but the public as well. Maintaining staff with that institutional knowledge is invaluable. Commissioner Guarnieri suggested setting the budget at \$32,500.00, with budget amendments to have costs come from the BOC budget, if necessary. Ms. Johnson stated that she would be fine with submitting budget amendments should the need arise; however, she voiced frustration at the lack of feedback or communication during the budget process.

The next line item to be discussed was "Professional Services". Ms. Johnson and Mr. Sabot began the discussion by stating that Lee County is one of 17 counties in Georgia named in a class-action lawsuit. The Board of Elections has contracted with a law firm that also represents several of the other counties listed and are splitting legal fees. So far, over \$8,000.00 has been paid in legal fees. This line item is inclusive of an amount to hopefully cover any future legal fees regarding this case; however, there is no perceived timeline. Commissioner Singletary added that he would prefer any legal fees to come out of the BOC budget.

C) <u>Discussion of the proposed Tax Commissioner's Office departmental budget.</u>

Tax Commissioner Wendy David and Director of Elections and Registration Veronica Johnson jointly requested a vehicle, stating it could be shared between the two departments as the current vehicle is unsafe. The vehicle could be split between the two departments' budgets. The vehicle would need to be an SUV or van to be able to carry election supplies. Co-Assistant County Manager Heather Jones added that the vehicle her department staff uses is also unsafe and suggested the three departments share the vehicle. Ms. David and Ms. Johnson agreed to that arrangement and to communicate with each other regarding vehicle need and usage. Ms. Jones added that this cost would come from the General Fund as it is not defined as a need on the SPLOST ballot. Commissioner Singletary voiced support, suggesting staff contact the Sheriff's Office to see if they could provide one of their SUVs in exchange for the purchase of a new patrol vehicle. The two existing departmental vehicles will be declared surplus and sold on GovDeals.

Ms. David stated that she had nothing further to discuss in terms of her departmental budget.

3. <u>PUBLIC FORUM</u>

No citizens took part in the Public Forum. With no comments or questions, the Public Forum was closed.

4. <u>ANNOUNCEMENTS</u>

5. <u>ADJOURNMENT</u>

The meeting was adjourned at 4:35PM.

CHAIRMAN

ATTEST:

COUNTY CLERK

Lee County Multi-Family

Lee County Comprehensive Plan, 2024 Update

Goals & Policies – Housing (page 14)

Goal: Housing Options

Lee County will work with the cities of Leesburg and Smithville to promote an adequate range of safe, affordable, inclusive, and resource-efficient housing to meet the needs of in the broader community. This may be achieved by encouraging the development of a variety of housing types, sizes, costs, and densities in each neighborhood, instituting programs to provide housing for residents of all socio-economic backgrounds or coordinating with local economic development programs to ensure the availability of adequate workforce housing in the community. Within unincorporated Lee County infrastructure capacity constraints limit the potential for higher density housing. Smart growth principles suggest locating higher density housing within or near town centers where there are community services, employment opportunities, and institutions such as schools. As unincorporated Lee County is primarily rural, its residential character should be appropriately scaled with low density housing. The integrity of existing neighborhoods and rural residential areas should be protected. Higher intensity development should be steered into Leesburg and Smithville and immediately adjacent areas that could be annexed into those cities.

Policies

- 1. Increase opportunities for low-to-moderate-income families to move into attainable owner-occupied housing.
- 2. Seek to balance the supply of housing and employment in our community and consider their location to each other.
- 3. Support the development of Downtown Leesburg to improve overall attractiveness and local quality of life.
- 4. Preserve the character of established neighborhoods, <u>protect them from new</u> <u>development with incompatible character</u>, and support revitalization efforts to increase housing opportunities and neighborhood stability.
- 5. Make use of available grants to rehabilitate substandard or dilapidated housing.
- <u>6.</u> Review our tax policies and ordinances that address housing development for business purposes such as hotels, Airbnb, and other structures that generate revenue.
- 6.7. Restrict housing development in unincorporated Lee County to that which does not require sewer until such time as the sewer capacity limitations are addressed through wastewater treatment plant capacity expansion.

City of Leesburg Goals & Policies – Housing Options (page 42)

Promoting an adequate range of safe, affordable, inclusive, and resource efficient housing is a crucial need, especially since the invasion of COVID-19pandemic. Commodities, housing, gasoline, and the cost of goods and services increased geometrically. This sudden increase has created a lot of issues regarding what is affordable. The scale of preference and the opportunity cost kicked in, and people had to make choices due to the economic

hardship. For instance, some people could not afford to pay rent, mortgage, and essentials, etc., due to the pandemic. At present, the economic hardships have lessened due to various federal, state, and local government incentives and programs. However, due to the rising cost of housing people are still struggling to become homeowners. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Goal: Housing Options

To promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in Leesburg, Georgia, and other areas within the county.

Policies:

- 1. We will work with the county and the City of Smithville to promote an adequate range of safe, affordable, and inclusionary housing.
- 2. We will increase opportunities for low-to-moderate-income families to move into affordable owner-occupied housing.
- 3. We will seek to balance the supply of housing and employment in our community and consider their location to each other.
- 4. Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- 5. We will encourage the development of Downtown as a vibrant community center to improve overall attractiveness and local quality of life.
- 6. We support new land uses that protect the environment and preserve meaningful open space.
- 7. We will work with developers to accommodate inclusionary, senior, and middle housing.
- 8. We will make use of available grants to rehabilitate substandard or dilapidated housing.
- 9. We will review our tax policies and ordinances that put balances to housing development for business purposes such as hotels, Airbnb, and other structures that generate revenue.



Variance Application Review – Trioxlor I LLC, 3268 Palmyra Road, Albany GA – Land Lot 267 and 268 – <u>1st District</u>

Application Name: Variance Application Date: 5/1/2025 Applicant Name: Lanier Engineering, Inc. Property Owner: Trioxlor I LLC. Location: Land Lots 267 and 268, 1st Land District Parcel Size: 28.051 acres Existing Zoning: C-2



Application Summary

The applicant proposes to allow the construction of a commercial drive with a total length of 1,036 feet. The applicant states that the cul-de-sac cannot comply with the maximum 800 feet length requirement, per Sec. 38-319(b)(1), due to the presence of an existing building.

Within Sec. 38-319(b)(1) the maximum length for a non-residential cul-de-sac shall not exceed 800 feet and the minimum length shall not be less than 150 feet. In this case, a variance is required to allow an increase of 236 feet to the maximum allowed cul-de-sac length for a commercial drive.

Variance Review Comments Summary

A variance may be granted by the Board of Commissioners, after review of the Planning Commission, in cases where the variance is determined to not be contrary to the public interest, and where owing to special conditions a literal enforcement of a specified zoning requirement will result in unnecessary hardship. A variance may be granted in a case of unnecessary hardship determined by the following criteria outlined in Sec. 38-44(2)(a-e):

(a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography, and;

(b) The application of the chapter to this particular piece of property would create an unnecessary hardship, and;

(c) Such conditions are peculiar to the particular piece of property involved, and;

(d) Release if granted, would not cause substantial detriment to the public interest or impair the purposes and intent of this chapter, provided, however, that no variance may be granted for a use of land or building which is prohibited by this article.

(e) Granting of the variance or appeal will achieve the same quality and integrity of construction as that standard contained in this chapter

The size of the existing property is similar in size, shape and topography to the adjacent partially commercial and partially residential properties and many other properties in the vicinity and there are no apparent extraordinary or exceptional conditions pertaining to this particular property.

Application of the cited provisions of Sec. 38-319(b) would result in the construction of an 800 feet culde-sac which would likely conflict with the location of an existing building, per the optimal layout, and would be considered a hardship.

Application of the cited provisions of Sec. 38-319(b) would prevent the construction of a commercial driveway that is longer than 800 feet and would contribute to inefficient road layout and land parcel division due to an existing building on the property.

Relief from the cul-de-sac construction provisions of Sec. 38-319(b) would allow the construction of an 1,036 foot long road with cul-de-sac with design compatible with the existing building on the subject property. Approval of the requested variance to allow this would not be expected to cause detriment to the public interest and/or impact the purpose and intent of the zoning ordinance.

If the variance is approved, the entirety of the 1,036 feet cul-de-sac construction must adhere to all design standards outlined in Sec. 38-319.

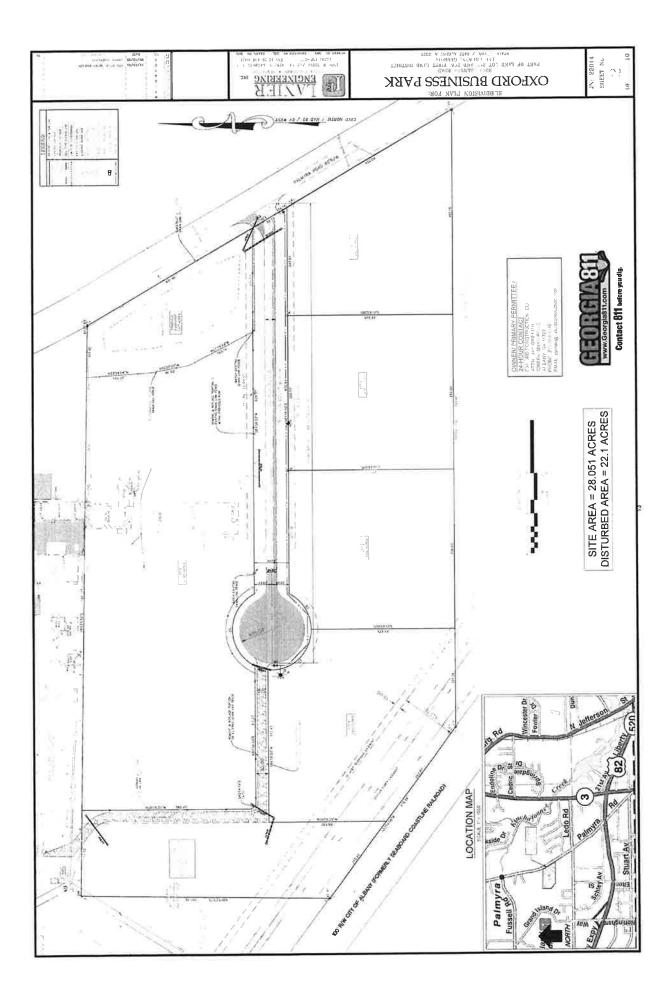
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CE ADDI ICATION *****

VARIANCE APPLICATION
OWNER:TRIOXLOR I LLC
ADDRESS: 3200 PALMYRA ROAD, ALBANY, GA 31701
DAYTIME PHONE #: 229-883-3232 EMAIL: jgriffith@oxfordconstruction.com
ADDRESS OR LOCATION OF PROPERTY: 3268 PALMYRA ROAD
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 C-2 Present Use of Property: COMMERCIAL BUILDING
267 & 268 Land Lot Number <u>1ST</u> Land District <u>28.051</u> # of Acres
Reasons for requesting variance: <u>Per section 38-319 (b) (1), the maximum cul-de-sac length shall not exceed 800 feet. This variance request is</u> to allow the construction of a commercial drive with a total length of 1036 feet. The cul-de-sac cannot be located at 800' due to an existing building that is remaining.
ALSO ATTACH: (1 copy of each) Plat of property, including vicinity map
xLegal 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 2003 OWNER OWNER
DATE: 3/27/25 DATE: 3/27/25
Application Fee: <u>\$150.00</u> Date Paid: <u>3/3/25</u> Received by: Kora lass
Application Fee:Date Paid: 3/3/125 Received by: For Tar
In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.
Applicant Name: Lanier Engineering, Inc.
Address:1504 W. 3rd Ave., Albany, GA 31707
Phone #:229-438-0522Email:bdonley@lanier-engineering.com

LEE COUNTY CITY OF LEESBURG CITY OF SMITHVILLE

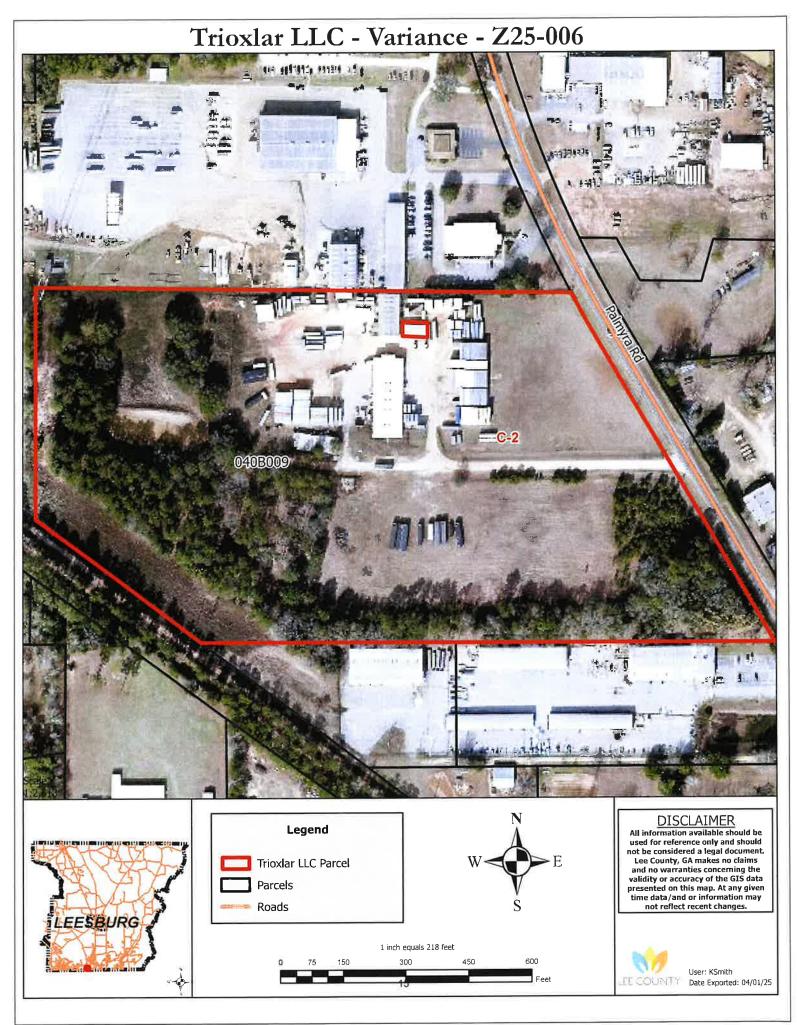


Legal Description Oxford Business Park

All that certain tract or parcel of land situate lying and being part of Land Lots 267 and 268 of the Second Land District, Lee County Georgia and being more particularly described as follows:

Begin at the Northwest corner of tract or parcel of land as recorded in Plat Book C, Page69 as recorded in Lee County, Georgia at a point on the west right-of-way of Palmyra Road (80' R/W); thence follow said right-of-way S 30 degrees 17 minutes 00 seconds E for a distance of 956.14 feet;thence leaving said right-of-way go S 89 degrees 56 minutes 50 seconds W for a distance of 1390.41 feet to a point on City of Albany (formerly Seaboard Coastline Railroad) (100' R/W); thence follow said right-of-way N 53 degrees 14 minutes 08 seconds W for a distance of 476.84 feet; thence leaving said right-of-way go N 00 degrees 52 minutes 51 seconds E for a distance of 561.79 feet; thence go S 89 degrees 05 minutes 52 seconds E for a distance of 1281.77 feet to a point which is the Point of Beginning.

Said tract or parcel contains 28.051 acres.





Lee County Planning, Zoning & Engineering Department			
Amanda Nava-I Director	Still Kara Hanson Planner/Zoning Administrator	Kacee Smith GIS Manager	Charles Talley GIS Technician
	MEMORAND	М	
TO:	PLANNING COMMISSIONERS & LEE C	OUNTY BOARD OF C	OMMISSIONERS
FROM:	AMANDA NAVA-ESTILL, PLANNING & ZONING		
DATE:	APRIL 16, 2025		
RE:	TEXT AMENDMENTS T25-002 & T25-0	003	

At a special called meeting on February 11, 2025, the Lee County Board of Commissioners met and discussed amendments for various Lee County Ordinances.

Text Amendment T25-002: Zoning Chapter

Commissioners expressed a desire to repeal **Section 70-94 – Land Conservation**. This ordinance is in place to protect open green space and to reduce the cost of development of a residential subdivision, this chapter establishes density neutral development requirements by establishing the total number of units a specified amount of developable land will yield. **Section 70-95 (e)** will be amended to remove wording for conservation area requirements.

With the extraction of **Section 70-94**, Commissioners are requesting to amend the **Article V**. **Sec 70-164**. **Area, height, bulk, and placement requirements** chart, amending the three (3) per every one (1) acre requirement for water and sewer to two (2) for every one (1) acre for water and sewer.

There is also a request to add zero lot line developments in the R-1 and R-2 districts, as a conditional use, **Section 70-163**, not to exceed two per 1.5 acres (R-2 amendments will be completed at a later date as we are in a moratorium period to allow for an R-2 study and amendments).

Last, Commissioners would like car washes to be added as a conditional use in the C-2 district, **Section 70-383**. With this addition, the definition of "Motor Vehicle Establishment" will be removed and replaced with a definition for "Car Wash Establishment".

Text Amendment T25-003: Subdivision Chapter

Commissioners expressed a desire to repeal **Section 70-94 – Land Conservation**. With the extraction of said section, **Chapter 58 Subdivisions Sec. 58-159. - Effect of approval of general development plan (e)** will be amended to remove wording for conservation area requirements.

Lee County, Georgia 102 Starksville Ave., N Leesburg, GA 31763 (229) 759-6000 FB: (229) 759-6032 Web: www.lee.ga.us

Lee County Ordinances

ARTICLE I. - INTRODUCTION

SEC. 70-6. Definitions.

AMEND

Motor vehicle wash establishment: A building, or portion thereof, the primary purpose of which is that of washing motor vehicles.

Car wash establishment: any commercial enterprise operated for profit and open to the public for the purpose of washing, cleaning, waxing, vacuuming, or detailing passenger motor vehicles which normally operate on public streets or highways. This definition shall include automatic, self-serve, and by hand car wash establishments.

ARTICLE III. - GENERAL PROVISIONS

REPEAL

Sec. 70-94. - Land conservation.

(a) In order to protect open green space and to reduce the cost of development of a residential subdivision, this chapter establishes density neutral development requirements by establishing the total number of units a specified amount of developable land will yield. This total yield must not include undevelopable areas such as storm water management ponds, and similar areas. In order to protect significant natural areas, wetlands and other similar areas may be used to meet the greenspace requirement. Wetland areas may also be used to meet stormwater management requirements in accordance with Chapter 38 of this Code. In order to do this, where the property is to be developed as a major subdivision, the following process must be followed:

(1) Delineate all unbuildable lands such as steep slopes, storm water retention areas, etc.

(2) Then, out of the remaining buildable land, determine the number of dwelling units desired, provided that the maximum density allowed by this chapter is not exceeded.

(3) Once subsection (2) is done, where the property is to be developed as a major subdivision with at least a county provided water system or a county provided sewer system, unless otherwise specified, a minimum of 25 percent of the remaining developable land shall be preserved. Where the property is to be developed with wells and septic tanks, a minimum of ten percent of the developable land shall be preserved. Preservation under this section shall be accomplished by delineating any potential conservation areas such as significant tree stands, fields, historic or cultural areas. These areas shall be preserved as a common area for the residents of the subdivision. Unless the conservation area is conveyed to and accepted by the county, a legal entity such as, a homeowner's association, or trust for maintenance and care must be established and evidence thereof provided to the county and filed with the subdivision files. Such legal entity must have perpetual existence and be responsible for the

continued preservation of the preserved land. Whenever an adjacent development has already preserved greenspace, all greenspace areas must be connected among the different developments in order to provide a connected greenspace "belt."

(4) Once potential conservation areas noted in subsection (3) are delineated, the next step is to locate potential house sites on the remaining land.

(5) Once potential house sites are located, streets should be aligned with the houses. Trails, separate from public roads, may also be used to connect the house sites to allow neighborhood connectivity.

(6) The final step is to draw in lot lines. These cannot include unbuildable lands noted in subsection (1) or land delineated as conservation areas per subsection (3).

Unless the entire property consists of buildable lands, both subsection (1) or subsection (3) requirements must be complied with by the developer; provided, however, that in no event shall less than 25 percent of the total tract be preserved in developments where wells and septic tanks are not to be used, and no less than ten percent of the total tract shall be preserved in developments where wells and septic tanks are to be used.

(b) The requirements of subparagraph (a) of this section shall not be applicable in R-1L, R-3L or when the governing body has required a minimum building lot size greater than allowed for the zoning density.

(Ord. of 12-2-2002, § 70-94; Res. No. 205-022, 9-19-2005)

AMEND (letter e)

Sec. 70-95. - Buffers in residential districts.

(a) *Applicability*. This section shall apply to all new residential subdivision developments and additions thereto, where preliminary plat plans have not been approved prior to November 15, 2004. New phases that are being developed under a previously approved general development plan will have to meet this requirement for all phases that have not received preliminary plat approval prior to November 15, 2004.

(b) *Purpose and intent.* The following regulations are designed to promote the health, safety, order, aesthetics and general welfare by protecting incompatible uses of land, providing for a more attractive residential environment, to promote desirable living conditions and the sustained stability of neighborhoods, assuring adequate open space, and reducing noise, night lighting, odor, objectionable view, loss of privacy and other adverse impacts and nuisances through the use of residential buffers and landscaping.

(c) *Submittal of buffer plans.* A buffer plan shall be submitted to the planning and development department together with the preliminary plat. The buffer plan may be included on the preliminary plat. The following information shall be shown on the required plan:

(1) Clearly state what level of service will be provided to the development and what level of service will be provided to adjacent residential developments.

(2) Location and dimensions of areas to be buffer area.

(3) Delineation of buffer area as restricted easement of private lots or dedicated to the county.

(d) *Level of service*. Buffer areas shall be required between all developments served by a different level of public utilities. The levels of service of public utilities that may be provided are:

(1)Level 1—Individual well and septic system.

(2)Level 2—County water system and individual septic system.

(3)Level 3—County water system and county sewer system.

(e) *Buffer area required*. A minimum 20-foot natural or landscape-enhanced buffer shall be provided along side and rear property lines of development with differing levels of service. This buffer area may account for the land conservation area required by <u>section 70-94</u> of this chapter. It is the responsibility of the developer to provide the required buffer area prior to final acceptance of the development by the county board of commissioners.

(f) Acceptable buffer.

(1) *Natural buffer.* In cases where the natural vegetation is mature enough to provide a solid visual buffer there should be no disturbance within the buffer area. If the buffer area is included within a private lot, a restrictive easement shall be recorded with the lot indicating the area of easement, restricting use of the easement, and requiring the easement to remain undisturbed. The restrictive easement shall state that failure to leave the buffer undisturbed shall result in the property owner being required to bring the buffer area into compliance with the following subsection (2).

(2) Landscape-enhanced buffer. In cases where the natural vegetation is not adequate to provide a solid visual buffer between developments then landscaping shall be required to supplement the natural vegetation. This landscaped buffer area shall consist of trees and shrubs that are indigenous to the area and tend to grow well. All existing vegetation shall not be disturbed.

(g) *Installation and maintenance*. The owner and/or user of the property shall be responsible for installing all required buffers and maintaining them in a neat and orderly appearance. Necessary trimming and maintenance shall be the responsibility of the property owner or user of the property to maintain the health of all plants, to provide an aesthetically pleasing appearance, and to assure that all buffers actually serve the purpose for which they were intended. In cases of noncompliance, the planning director, or his designee, shall be empowered to take action as provided by law to ensure maintenance of all plants and buffer areas.

(h) Miscellaneous requirements.

(1) No artificial plants, trees, ground cover or other artificial vegetation may be installed.

(2) Areas reserved for storm water detention/retention are not permitted within buffer areas. However, exceptions may be granted by the planning director, or his designee, if, after consultation with the manager of development services, no reasonable alternatives are available or undue hardship is shown. (i) *Modification of buffer requirements*. The planning director, or his designee, may approve minor variations to the buffer requirement due to unusual topographic restraints, sight restrictions, siting requirements, preservation of existing stands of native trees or similar conditions. The buffer plan shall be submitted and specify the modifications requested and present a justification for such modifications.

ARTICLE V. - R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

AMEND (R-1)

Sec. 70-162. - Permitted uses.

(a) Single-family, detached dwellings, except for manufactured or mobile homes.

(b) Zero lot-line housing if shown on an approved subdivision plat.

(b)(c) Accessory buildings or uses customarily incidental to any of the permitted uses, when located on the same lot as the primary dwelling and not involving any business, profession, trade or occupation, provided that all accessory buildings shall conform and be located as required in <u>section 70-84</u> of this chapter.

(c)-(d) Churches, provided that the proposed site for a church is not less than three acres, and a complete site development plan is submitted with the application for a building permit.

(d)-(e) Home occupations.

(e)-(f) Gardens.

(f)-(g) Family personal care home (two to four residents).

(g) (h) Where an owner of property located in an R-1 single-family residential district owns two 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 consists of one or more acres. Unless 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 subsection $\frac{70-162}{(c)}$.

ADD

Sec. 70-163. - Conditional uses.

(a) Zero lot-line housing if shown on an approved subdivision plat. Not to exceed two per 1.5 acres.

(b)(a) Public cemeteries, provided that a complete site development sketch is submitted with the application. The proposed site must be at least five acres and have an adequate buffer.

(c)(b) Nursery schools, kindergartens or day care facilities provided that all state licensing requirements are met.

(d)(c) Social or fraternal clubs, lodges, union halls and other similar uses.

(e)(d) Bed and breakfast inn.

(f)(e) Temporary emergency construction and repair residences.

(g)(f) Family personal care home (five to six residents).

(h)(g) Reserved.

(i)(h) The keeping of horses for home use and enjoyment; provided that the lot is not less than five acres total and only three such animals shall be permitted for each 50,000 square feet of land area not to include the front or side yard of the principal dwelling and all horses shall be adequately fenced within the property and maintained 25 feet from all property lines in the rear yard.

(1) The keeping, breeding or training of any animals for monetary gain or profit shall be deemed a commercial business and is expressly prohibited in all residential districts except where such operations may qualify as a non-conforming use as defined in this chapter.

(2) No keeping of horses shall become a nuisance as defined in the county nuisance ordinance.

(3) No horses shall be kept on a lot in this zoning district when there is no principal dwelling on the lot.

(Ord. of 12-2-2002, § 70-163; Ord. of 3-27-2018, pt. 4)

Article V. Sec 70-164. Area, height, bulk, and placement requirements.

AMEND

R-1

Expand

Dwelling Units Per Acre of Developable Land — R-1		
Well and septic 1 per every 2 acres		
Water and septic	1 per every 1 acre	
Water and sewer	3 2 per every 1 acre	

Minimum Lot Width at Setbo	ack	
Well and septic	150'	
Water and septic	100'	
Water and sewer	Staff review*	
Minimum Front Building Se	tback	
Front	35'	
Side and rear	10'	
Maximum lot coverage	40%	
Maximum building height	50'	

(Ord. of 12-2-2002, § 70-164)

ARTICLE XII. - C-2 GENERAL BUSINESS DISTRICT

Sec. 70-383. - Conditional uses.

ADD

(a) Mini-warehouses and open storage for recreational vehicles as secondary accessory uses in a commercial (C-2 general business) district, provided that an authorized primary use on the same lot as the proposed mini-warehouse exists. Mini-warehouses shall be considered to be subordinate and accessory structures to the principal authorized structure on the property where the mini-warehouse is located or to be located. The use of such mini-warehouses shall be clearly incidental to the principal structure and property use which exists upon the lot upon which the mini-warehouse is located or constructed. Any mini-warehouse structure shall be detached from the main structure on the lot and shall not be visible from the roadway fronting the lot upon which the mini-warehouse is located. The county planning and zoning department shall be authorized to require visual buffers and screening so as to prohibit the mini-warehouses from being visible from such roadway.

- (b) Car wash establishment;
- (c) (b) Recovery residences;
- (d)-(c) Structured housing;
- (e) (d) Transitional housing;
- (f) (e) Rooming house/lodging house (minimum of weekly stay, maximum of 20 rooms.
- (g) (f) Hotel

(h)-(g) Crematoriums connected to and part of a licensed funeral home/mortuary within a fully enclosed structure on the same parcel.

(i) (h) As to hospitals, medical offices, and free standing healthcare service providers to be located in a C-2 zone which is not upon the primary campus of a hospital as defined in O.C.G.A. § 31-6-2(30.1) or at the remote location of a hospital as defined in O.C.G.A. § 31-6-2(31.1), all freestanding ancillary healthcare services shall be required to obtain a conditional use permit under this section of the Code. For the purpose of the Lee County Zoning Code, the term "freestanding ancillary healthcare services not provided on the primary campus of a hospital or at the "remote location of a hospital," and which provide the following types of ancillary care:

(1)Freestanding diagnostic ancillary healthcare services;

(2)Freestanding therapeutic ancillary healthcare services; and

(3)Freestanding custodial ancillary healthcare services.

Freestanding diagnostic ancillary healthcare services include, but is not limited to radiology, cardiac monitoring, pulmonology, audiology, clinical lab services — including, but not limited to urology and blood testing, sleep laboratory services, x-rays, ultrasounds, and imaging studies.

Freestanding therapeutic ancillary healthcare services shall include, but are not limited to dialysis, nutrition and food service, physical therapy, occupational therapy, language and speech therapy, and psychotherapy.

Freestanding custodial ancillary healthcare services include hospice care, nursing facilities, home healthcare and rehabilitation services.

LEE COUNTY CITY OF LEESBURG CITY OF SMITHVILLE		
ZONING APPLICATION		
Owner: Lee County Board of Cannissioners Address: 102 Starksville Ave., Leesburg, GA		
Daytime Phone #: Email:		
Address or location of the property: n/a		
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: $N[\alpha] = V[\alpha] = V[\alpha]$		
Present Zoning Present Use of Property:		
Proposed Zoning: Proposed Use of Property:		
Land Lot NumberLand District# of Acres		
Text anendment to 20112 codes: 70-6, 70-94, 70-95, 70-162, 70-163, 70-164, +		
ALSO ATTACH: (18 COPIES REQUIRED)Plat of property, including vicinity map		
Legal description Containing Metes and Bounds		
I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.		
I (owner) have NOT made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.		
I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.		
WITNESS OWNER		
DATE DATE		
Application Fee: <u>N/a</u> Date Paid: <u>N/a</u> Received by: <u>a nawa-Estil</u>		
In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.		
Applicant Name: Lec Canty Planning & Zoning		
Address: 102 Starksville Ave, Leesburg, GA		
Phone #:Email:		

Chapter 58 Subdivisions

AMEND

Sec. 58-159. - Effect of approval of general development plan.

(a)An approved general development plan is designed to serve as a guide for the applicant's preparation of the subdivision and the board of commissioners, planning commission and the planning department's review of future preliminary and final plats. Approval of a general development plan grants the developer the authority for five years, subject to engineering and environmental considerations, to submit the planned development phases for subdivision approval provided that the phases submitted are consistent with the approved general development plan.

(b)Each phase of the development shall be separately granted preliminary and final approval pursuant to major subdivision review procedures. Each section of a phased development must be planned and constructed in such a way that adheres to the approved general development plan concept and which meets all applicable design standards. Each phase of the development must be able to exist independently and effectively if no further phases are completed.

(c)The planning director may approve preliminary plats of phases with slight deviations from the approved general development plan but may require the submission of a revised general development plan if the changes are determined to significantly affect the character or performance of the development.

(d)The planning commission may grant the rights referred to in subsection (a), (b) and (c) of this section for such period of time longer than five years that it determines to be reasonable in light of either the anticipated period of time required to complete construction under the approved general development plan or such other circumstances peculiar to the particular development plan that the planning commission may find applicable.

(e)Each proposed general development plan shall include a designation of areas constituting parks, jointly owned public space, or greenspace on the proposed plat filed with the proposed general development plan at the time such plan is submitted for approval. All designated greenspace area shall meet the requirements for greenspace as established in section 70-94 of this Code. Upon approval of the areas constituting parks, jointly owned public space, or greenspace areas, no relocation of the areas constituting such parks, jointly owned public space, or greenspace area, nor any construction within the areas constituting such parks, jointly owned public space, or greenspace area, nor any construction within the areas constituting such parks, jointly owned public space, or greenspace areas without such changes being presented to the planning commission for review and approval, subject to the right of the applicant to appeal the decision of the planning commission to the governing body of Lee County as authorized by this Code in connection with the appeal of decisions of the planning commission regarding a proposed development plan to the governing body of Lee County.

(Ord. of 6-23-1994, § 703; Ord. of 1-13-2000(2); Res. No. Z05-021, 9-19-2005; Ord. of 3-10-2020(2))

LEE COUNTY CITY OF LEESBURG CITY OF SMITHVILLE		
ZONING APPLICATION		
Owner: Lee County Board of Commissioners Address: 102 Standsmile Ave, Leesburg, GA		
Daytime Phone #: Email:		
Address or location of the property: <u><i>nla</i></u>		
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 Present Use of Property:		
Proposed Zoning:Proposed Use of Property:		
Land Lot NumberLand District# of Acres		
The subject property is described as follows: Text amendment to the following code section: Sec. 58-159 : Lee carry		
ALSO ATTACH: (18 COPIES REQUIRED) Plat of property, including vicinity map		
Legal description Containing Metes and Bounds DISCLOSURE		
I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.		
I (owner) have NOT made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value or \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.		
I hereby certify that I am the owner and/or legal agent of the owner, in fee simple of the above-described property.		
WITNESS OWNER		
DATE DATE		
Application Fee: <u>Ma</u> Date Paid: <u>Ma</u> Received by: <u>A hava-Estill</u>		
In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the application.		
Applicant Name: Let County Planning + Zoning		
Address: 102 Starksville Ave, Leesburg, GA		
Phone #:Email:		



BOARD OF COUNTY COMMISSIONERS

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

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

Lee County Alcohol License Memorandum

Date:5/13/25To:Lee County Board of Commissioners

From: Carol Lee License Administrator

RE: Resident Wholesale Dealers License

Ms. Tammy Mathis of L Fierce Enterprises LLC located at 122 Hugh Rd Unit I, is requesting the Board of Commissioners grant her a Wholesale Dealer's License to sell distilled spirits, wine & malt beverages.

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.

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 without sacrificing the rural agricultural tapestry.

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: <u>www.lee.ga.us</u> buildinginspections@ lee.ga.us

> One of the first original counties of Georgia

> > Established June 9, 1825



BOARD OF COUNTY COMMISSIONERS

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

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

The applicant has completed all application requirements.

4. Adequate and satisfactory reference response.

Reference response was adequate and satisfactory.

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

(See County Planner's Report)

6. Compliance with zoning regulations.

(See County Planner's Report)

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

The premise is safe for the operation of the business.

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 Ms. Tammy Mathis, owner of L Fierce Enterprises LLC.

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: <u>www.lee.ga.us</u> buildinginspections@ lee.ga.us

> One of the first original counties of Georgia

Established June 9, 1825



LEE COUNTY, GA GOVERNMENT

SUBJECT: New Alcohol Applicant

AUTHORIZED BY: Joey Davenport

CONTACT PERSON: Carol Lee

DATE SUBMITTED: 5/6/25

DIVISION:

TYPE:

AGENDA DATE REQUESTED: 5/13/25

🗌 Regular

DEPARTMENT: Inspection/Licensing

□ Consent

MOTION/RECOMMENDATION:

Ms. Mathis, owner of L. Fierce Enterprises LLC, to be located at 122 Hugh Rd Unit I. is requesting the Lee County Board of Commissioners approve her Alcohol application for wholesale sales of distilled spirits, wine & malt beverages.

BACKGROUND:

All requirements have been met by the applicant.

1. 2. 3.

4.

□ None

REVIEWED BY (INITIALS):	ADVERTISED:	COMMISSION ACTION:
Legal:	Date:	Approved
Finance:	Paper:	□Approved w/Conditions
Other:	Required	□ Denied
	_	Continued to:
USER DEPT.:	COSTS:	
		FUNDING SOURCE:
SUBMITTED BY:	CURRENT FY:	🗆 Capital Improvement
		Operating
	APPROPRIATION CODE:	□Other
County Manager	AFFECTED PARTIES: 🗆 Notified 🗆 N/R	





<u>Lee County E-911 Emergency Response Department</u> LEE COUNTY <u>110 Starksville Ave N</u> <u>Leesburg, Ga 31763</u>

TO: Honorable Board of County Commissioners

FROM: E-911 Director Nikkie Celinski

SUBJECT: Motorola Fiber Connectivity Kit

MEETING DATE: Tuesday, May 13, 2025

RECOMMENDATION

Motion to approve a quote from Motorola to provide a fiber connectivity handoff from the Albany Master Site to the tower on Hwy 32 East. Staff recommends purchasing the fiber connectivity kit from Motorola for **<u>\$17,596.37</u>**. This includes the kit and labor.

BACKGROUND

There is currently an agreement with the City of Albany to run fiber to the tower at Highway 32 and Mossy Dell Rd. The tower must have the fiber connectivity kit to make the equipment work with the fiber. This kit is a lower cost than purchasing a new microwave.

ATTACHMENT

Lee Co Fiber Connectivity



April 23, 2025 Lee County Fiber Connectivity Completed by Motorola and MCA

Proposal

Provide a Fiber Connectivity Handoff from the Albany Master Site to the Lee County HWY 32

Work Summary:

Total Cost	\$17,596.37
Installation and Labor / MCA	\$3,375.00
1 SARs Fiber Connectivity Kit	\$14,221.37

To accept this quotation, sign below and return along with a signed PO:

(Customer Signature)

Quote supplied by: Geoff Thames, Customer Support Manager geoff.thames@motorolasolutions.com (478) 361 2323

Planning Commission

Lee County, Leesburg, & Smithville



Chairman Jason Sheffield, Vice-Chairman Jim Quinn, Kyle Luckie, Renea Miller, Shirley Stiles, Johnny Golden, Charlie Barner

> Meeting Minutes April 3, 2025 at 6:00 p.m. Opal Cannon Auditorium T. Page Tharp Governmental Building 102 Starksville Avenue North Leesburg, GA 31763

Members Present: Jim Quinn, Kyle Luckie, Johnny Golden, Shirley Stiles, Charlie Barner, and Renea Miller

Members Absent: Jason Sheffield

Staff Present: Director Amanda Nava-Estill, GIS Manager Kacee Smith, Planner Kara Hanson, City Manager Bob Alexander, and City Planning Consultants Foresite Group

I. CALL TO ORDER

Vice-Chairman Jim Quinn called the meeting to order at 6:01 p.m.

II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Kyle Luckie read the Georgia law regarding campaign contributions.

III. NEW BUSINESS

- (A) Announcement of the promotion of Amanda Nava- Estill to Director, and Kara Hanson to Planner/ Zoning Administrator.
- (B) Introduction of Foresite Group (representing the City of Leesburg)

IV. APPROVAL OF MINUTES

(A) Approval of the minutes from the March 6, 2025, Planning Commission Meeting

Kyle Luckie made a **MOTION** to **APPROVE** the minutes. Seconded by Charlie Barner. The **MOTION** was unanimous with remaining commissioners voting yea.

V. PUBLIC HEARINGS

Vice- Chair Jim Quinn read the variances, rezoning applications, and conditional use cases in together.

VARIANCE APPLICATIONS

- (A) Milan Patel (Z25-016) has submitted an application to the Lee County Planning Commission requesting a variance from Section 5.05 (3) Townhouse, Condominium, and Apartment Complexes, of the City of Leesburg Code of Ordinances, to reduce the required 900 sq. ft. minimum unit size to 810 sq. ft. for 30 one bedroom units, 753 sq. ft. for one loft unit, and 542 sq. ft. for one loft unit. The property is zoned R-2 (Multi-Family Residential District), located at 259 Walnut Ave. S, Leesburg, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia.
- (B) <u>Milan Patel (225-017)</u> has submitted an application to the Lee County Planning Commission requesting a variance from Section 15.10-Off-Street Parking Standards, of the City of Leesburg Code of Ordinances, to reduce the required amount of parking. The ordinance requires two parking spaces per unit plus one space per every 10 spaces for boat parking, etc. The applicant is asking for relief from the requirement of one space for every 10 spaces for boat parking, etc. The property is zoned R-2 (Multi-Family Residential District), located at 259 Walnut Ave. S, Leesburg, at parcel number 037C023, in Land Let 83 of the Second Land District of Lee County. Georgia
 - in Land Lot 83 of the Second Land District of Lee County, Georgia.

Planning Commission



Lee County, Leesburg, & Smithville

(C) <u>Milan Patel (Z25-018)</u> has submitted an application to the Lee County Planning Commission requesting a variance from Section 5.02(q) – R-2 Multi- Family Residential District Permitted Uses, of the City of Leesburg Code of Ordinances, which currently requires accessory commercial uses to be located a minimum distance of 100 feet from any adjoining property line, street, or highway right-of-way. They are requesting a variance to allow the setbacks for the commercial use to utilize the same setbacks as the R-2 (Multi-Family Residential District) zoning which are 35 feet Front setback, and 10 feet side and rear setbacks as part of this development. The property is zoned R-2 (Multi-Family Residential District), located at 259 Walnut Ave. S, Leesburg, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia.

REZONING APPLICATIONS

- (A) <u>Milan Patel (225-019)</u> has submitted an application to the Lee County Planning Commission requesting to rezone 0.367 acres from R-2 (Multi-Family Residential District) to R-2 Conditional for the proposed development of commercial with loft living units above in the City of Leesburg. The property owner is Rins Park Properties Leesburg LLC. The subject property is located at 259 Walnut Ave South, parcel number is 037C024, in Land Lot 83 of the Second Land District of Leesburg, Georgia.
- (B) <u>Milan Patel (Z25-021)</u> has submitted an application to the Lee County Planning Commission requesting to rezone 6.97 acres from R-2 (Multi-Family Residential District) to R-2 Conditional for the proposed development of 125 apartment units in the City of Leesburg. The property owner is North Westover Partners LLC. The subject property is located at 261 Walnut Ave South, parcel number is 037C023, in Land Lot 83 of the Second Land District of Leesburg, Georgia.

CONDITIONAL USE APPLICATIONS

- (A) <u>Milan Patel (225-020)</u> has submitted an application to the Lee County Planning Commission requesting a conditional use under Article V. R-2 Multi-Family Residential District to allow the construction of residential units for The Wooten Station Development. The property owner is North Westover Partners LLC. The subject property is located at 261 Walnut Ave South, parcel number is 037C023, in Land Lot 83 of the Second Land District of Leesburg, Georgia.
- (B) <u>Milan Patel (225-022)</u> has submitted an application to the Lee County Planning Commission requesting a conditional use under Article V. R-2 Multi-Family Residential District to allow the construction of residential units for The Wooten Station Development. The property owner is Rins Park Properties Leesburg LLC. The subject property is located at 259 Walnut Ave South, parcel number is 037C024, in Land Lot 83 of the Second Land District of Leesburg, Georgia.

Public Hearing Discussion

Staff Presentation

Robin Cailloux, with Foresite Group representing the City of Leesburg, gave the staff report. The City of Leesburg did not provide a transcript of the discussion. The audio is on file with the City of Leesburg.

Vice- Chair opened the Public Hearing at 6:04 P.M.

Applicant Presentation

The City of Leesburg did not provide a transcript of the discussion. The meeting audio is on file with the City of Leesburg.

Public Supporters

Bobby Donley

Public Opposition

Sam Johnson G. Johnson S Phillips David Remstedt Mark Smith

Planning Commission

Lee County, Leesburg, & Smithville



Vice-Chair closed the Public Hearing at 6:29 P.M.

Commission Discussion

The City of Leesburg did not provide a transcript of the discussion. The audio is on file with the City of Leesburg.

Johnny Golden made a **MOTION** to **DENY** the cases Z25-016, Z25-017, Z25-018, Z25-019, Z25-020, Z25-021, and Z25-022. Seconded by Charlie Barner. The **MOTION** failed with a vote 3/3.

Kyle Luckie made a **MOTION** to **APPROVE** the cases Z25-016, Z25-017, Z25-018, Z25-019, Z25-020, Z25-021, and Z25-022. Seconded by Shirley Stiles. The **MOTION** failed with a vote 3/3.

No consensus was made and no recommendation to the City of Leesburg.

GENERAL DEVELOPMENT

(A) Lanier Engineering (GD25-001) has submitted a General Development Plan for the proposed development of The Wooten Station apartment complex. The proposed development will be a mixed use development consisting of 6,000 sq. ft. neighborhood commercial building with loft living units above. This neighborhood commercial use will consist of 125 unit residential development with 1 and 2 bedroom units. The residential living will consist of five (5) 3-story buildings containing 24 units each. This property is currently a vacant industrial building. The subject property is zoned R-2 (Multi-Family Residential District), located at 259 Walnut Ave. S, Leesburg, at parcel number 037C023, in Land Lot 83 of the Second Land District of Lee County, Georgia.

Staff Presentation

Robin Cailloux, with Foresite Group representing the City of Leesburg, gave the staff report. The City of Leesburg did not provide a transcript of the discussion. The meeting audio is on file with the City of Leesburg.

Kyle Luckie made a **MOTION** to **APPROVE** the Preliminary plan as presented. Seconded by Shirley Stiles. The **MOTION** passed with a vote 4/2.

VI. UNINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The City Council of Leesburg will conduct a special called public hearing on the City of Leesburg case **<u>Tuesday</u>**, **April 15, 2025**, **at 6:00 p.m.**, at City Hall located at 107 Walnut Avenue, North, Leesburg, Georgia 31763.

VIII. ADJOURNMENT

Commissioner Renea Miller made a **MOTION** to **ADJOURN**, seconded by Kyle Luckie. The **MOTION** was unanimous with remaining Commissioners voting yea. The meeting adjourned at 7:02 p.m.

Note: all meetings are audio recorded and are filed in the Planning & Zoning Department

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

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



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO:	Lee County Board of Commissioners
SUBJECT:	Public Works - Discussion of Amnesty Days at the Landfill.
MEETING DATE:	Tuesday, May 13, 2025

MOTION/RECOMMENDATION

Discussion of Amnesty Days at the Landfill.

BACKGROUND

On the last Amnesty Day, there were a total of 256 vehicles with a total of 86 tons dumped. A ton is \$80.00 in revenue, which means that there was \$6,880.00 lost in revenue. There were three (3) extra employees working at the landfill to manage dumping and loading bins. The rates for these employees were \$20.00 an hour for eight (8) hours, totaling \$480.00.

Tipping Fee: \$6,880.00 Wages: \$480.00 **Total cost: \$7,360.00**

If these numbers remain the same, the total cost for four (4) Amnesty Days per year would be approximately \$29,440.00.

ATTACHMENT None

Community Fou	Community Foundation Board of Trustees – Lee County						
Name & Address	Phone & Email	Term					
Marian Grant-Whitlock 132 Ambleside Drive Leesburg, GA 31763		2 Year Term Expiring on 03/22/2026					
Ann Nix P.O. Box 365 Leesburg, GA		2 Year Term Expiring on 03/22/2026					
Heather Jones Treasurer 87 Senah Drive Leesburg, GA 31763		2 Year Term Expiring on 03/22/2026					
VACANT		2 Year Term Expiring on 03/22/2026					
Sherry Askey 177 Larkspur Drive Albany, GA 31707		2 Year Term Expiring on 03/25/2027					
VACANT		2 Year Term Expiring on 03/25/2025					
Elaine Ruckel Vice-Chairman 347 Lumpkin Road Leesburg, GA 31763		2 Year Term Expiring on 03/25/2027					
Treasurer i	is required to be the Finance Director for Lee (All members must be citizens of Lee County. Meetings are held as needed.	County. Page 39 of 82					

Kaitlyn Good

Subject:

FW: Community Foundation Board of Trustees

From: Judy Powell Sent: Tuesday, May 6, 2025 8:49 AM To: Kaitlyn Good <<u>kaitlyn.good@lee.ga.us</u>> Subject: Re: Community Foundation Board of Trustees

Sorry, I just forgot. I will be glad to continue if you want me. Judy

From: Kaitlyn Good <<u>kaitlyn.good@lee.ga.us</u>> Sent: Thursday, April 17, 2025 9:46 AM To: Judy Powell <<u>judy.powell@cityofleesburgga.com</u>> Cc: Payton Harris <<u>payton.harris@lee.ga.us</u>> Subject: FW: Community Foundation Board of Trustees

Good Morning Ms. Judy,

Please see the below message. Do you wish to be reappointed to the Community Foundation Board of Trustees? If so, please reply to my email.

Thank You!

Kaitlyn Good, M.S.

County Clerk

Open Records Officer

Lee County Board of Commissioners

102 Starksville Avenue North

Leesburg, Georgia 31763

Phone: (229) 759-6000, Option 5



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO:	Lee County Board of Commissioners
SUBJECT:	Consideration to appoint one (1) member to the Regional Emergency
	Medical Services Advisory Council for 2025-2028 term.
MEETING DATE:	Tuesday, May 13, 2025

MOTION/RECOMMENDATION

Consideration to appoint one (1) member to the Regional Emergency Medical Services Advisory Council for 2025-2028 term.

BACKGROUND

The Regional Emergency Medical Services Advisory Council is asking for an appointment to represent Lee County. This Council is the designated Local Coordinating Entity (LCE) to recommend to the Georgia Department of Public Health (DPH) and the manner in which the EMSC Program functions within the region.

Lee County has one (1) representative on this Council. The current representative is Cole Williams, term 2022-2025. Cole Williams is eligible for reappointment.

ATTACHMENT

1. '25 Lee County Nomination Letter



Tim Coram *Chairman*

Robby Royal Vice-Chair

Sanford Hawkins M.D. Regional Medical Director

Daniel Warren Regional EMS Director

> BAKER **BEN HILL** BERRIEN BROOKS **CALHOUN** COLQUITT COOK CRISP DECATUR DOOLY DOUGHERTY EARLY **ECHOLS** GRADY **IRWIN** LANIER LEE LOWNDES MILLER MITCHELL **SEMINOLE** SUMTER TERRELL THOMAS TIFT TURNER WORTH

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

May 9, 2025

Dear Chairman/ County Administrator

On behalf of the Region 8 EMS Council, I am asking for an appointment from you for the Regional Emergency Medical Services Advisory Council to represent your county. This Council is the designated Local Coordinating Entity (LCE) to recommend to the Georgia Department of Public Health (DPH) and the manner in which the EMSC Program functions within the region.

Lee County has one (1) Representative on this Council. Your current Representative is **Cole Williams, term 2022-2025.** Cole Williams is eligible for reappointment.

Council bylaws require that at least two-thirds of the voting membership be comprised of individuals selected by the County Commissions; therefore, I am soliciting from you the name or reappointment of one (1) individual whom you wish to represent your county on this council for the <u>2025-2028 term</u>. Council By-laws require members to attend at least fifty percent (50%) of the scheduled council meetings. The Council meets once (1) per quarter.

Members of the Regional EMS Council should possess interest and/or expertise in the areas of Emergency Medical Services, health care, or public safety. The following is a list of categories, which you may wish to consider when recommending your representative:

 Public EMS Provider Private EMS Provider EMT/Paramedic (non-supervisory) Authority hospital representative Non-authority hospital representative City government representative 	 Consumer Emergency Physician General Surgeon Communications agency representative Law enforcement representative Emergency department nurse and/or trauma nurse
	1

Please forward the recommendation of your Commission to Daniel Warren, DPH Region 8 EMS Director, along with a brief synopsis of the individual's qualifications along with his/her mailing address and telephone number on the attached form. You may email this information.

Please complete the attached form and return before **June 1, 2025**. Your participation in this effort is important to the provision of quality Emergency Medical Services to the citizens in your community, region, and state. I appreciate your cooperation and welcome you to contact me if you have any questions. Thank you.

Sincerely,

Daniel Warren

Regional EMS Director - Region 8

- TO: Lee County Board of Commissioners 102 Starksville Avenue North Leesburg, Georgia 31763
- FROM: Daniel Warren Region 8 EMS Director Tifton, Ga 31793 <u>Kenneth.Warren1@dph.ga.gov</u> (678) 367-5015

RE: Region 8 EMS Council Nomination

DATE: _____

Please nominate a *representative* for your county, please complete the following and return via email:

The following person will serve on the Region 8 EMS Advisory Council for the term 2025-2028 or vacant unexpired term. If desired reappointment can be made for 2025-2028 Term.

Name:			
Mailing Address:			
Work Phone:			
Mobile Phone:			
Email:			
Brief synopsis of qu			

Chairman/County Administrator Signature:



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO:Lee County Board of CommissionersSUBJECT:Sheriff's Office - Consideration to approve the purchase of a 2025 Ford
Explorer.MEETING DATE:Tuesday, May 13, 2025

MOTION/RECOMMENDATION

Motion to approve the purchase of a 2025 Ford Explorer. Staff recommends the purchase of a 2025 Ford Explorer from Wade Ford in the amount of \$50,870.00. The vehicle will be purchased from ARPA funds. Staff is also recommending the transfer of a 2021 Ford Explorer from the Sheriff's Department to Public Works for use by the Tag Office, Elections and Finance Departments.

BACKGROUND

At the Budget Meeting held on May 1, 2025, there was a request by the Election Supervisor and the Tax Commissioner to purchase an SUV to share between their departments. The Tag Office currently uses a 2009 Impala with 173,000 miles. It was suggested by the budget committee that, instead of purchasing a new vehicle, we speak with the Sheriff's Office to see if they were willing to transfer one of their gently used SUVs to Public Works to be used by Elections, Finance, and the Tax Commissioner staff in exchange for a new vehicle.

After speaking with Jeff Kirt, the Sheriff's Office has a 2021 Ford Explorer in great shape that they are willing to transfer to Public Works which in turn will replace the Impala in addition to a 2008 Ford F150 with 114,000 that the Finance Department uses. These vehicles will be declared surplus and sold on GovDeals.

Attached is a copy of the bill from Wade Ford for the purchase of a 2025 Ford Explorer that will be available in 3 to 4 weeks. Staff request to purchase this vehicle for the Sheriff's Office to allow these other departments to have a dependable vehicle as well.

ATTACHMENT

1. LEE COUNTY PIU 2025 ECCO BOOST QUOTE



Preview Order P492 - K8A - Police Inter Utility AWD : Order Summary Time of Preview: 05/02/2025 14:33:44 Receipt: 3/3/2025

Dealership Name : Wade Ford

Sales Code : F21033

Dealer Rep.	Ron Morgan		Туре	Fleet		Vehicle Line	Explorer	Order Code	P492
Customer Name	GA Contract		Priority Code	F2		Model Year	2025	Price Level	520
DESCRIPTION		MSRP			DI	ESCRIPTION		MSRP	
K8A0 POLICE INTE	R UTILITY AWD	\$49515			FC	ORD FLEET SP	ECIAL ADJUSTMEN	т \$0	
.119 INCH WHEELE	BASE	\$0			50	STATE EMISS	IONS	\$0	
TOTAL BASE VEHI	CLE	\$49515			DI	RIVER SIDE LE	D SPOT LAMP	\$400	
AGATE BLACK ME	TALLIC	\$0			RI	EAR DR HNDL	AND LOCKS INOPR	\$0	
CLOTH BUCKETS/	VINYL REAR SEATS	\$0			D	AYTIME RUNNI	NG LAMPS (DRL)	\$50	
ONYX INTERIOR		\$0			SF	PECIAL DEALE	R ACCOUNT ADJUS	TM \$0	
EQUIPMENT GROU	UP 500A	\$0			SF	PECIAL FLEET	ACCOUNT CREDIT	\$0	
.FM STEREO		\$0			Fl	JEL CHARGE		\$0	
3.0L ECOBOOST V	6 ENGINE	\$950			N	ET INVOICE FL	EET OPTION (B4A)	\$0	
10-SPEED AUTO T	RANSMISSION	\$0			PF	RICED DORA		\$0	
HID PLUNG W/R H	NDL INOPERABLE	\$160			A	OVERTISING AS	SSESSMENT	\$0	
JOB #3 ORDER		\$0			DI	ESTINATION &	DELIVERY	\$1595	

	MSRP
TOTAL BASE AND OPTIONS	\$52670
DISCOUNTS	NA
TOTAL	\$52670

This is not an invoice.

GA Statewide Contract 99999-001-SPD0000183-0006

Total- \$50,870



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO:	Honorable Board of County Commissioners				
SUBJECT:	Implementation Requirements from House Bill 92 (Cleanup of HB 581)				
MEETING DATE:	Tuesday, May 13, 2025				

As you may be aware, the Georgia Legislature has passed House Bill 92 as a cleanup to House Bill 581. This legislation outlines several new requirements that each taxing authority must now address:

1. Annual Assessment Notice Requirements

Each taxing authority must choose between the following options for the annual assessment notice: **Option 1.** Vote on an estimated rollback rate to be displayed on the notice. This rate must be formally approved by the board at least 15 days prior to the mailing of the notices. **Option 2.** Include estimated taxes on the notice, following the procedure used in previous years.

2. Deadline to Opt Out of HB 581

Taxing authorities have until April 2027 to formally opt out of House Bill 581. After this deadline, each authority's status under HB 581 will be locked in as either opted in or opted out.

3. Countywide Revaluation Requirement

Beginning with the 2028 tax digest, every Tax Assessor's Office in the state must perform a countywide property revaluation every three years.

To support your review, I have enclosed a sample assessment notice for reference. Since the County stayed in, and the School System, Leesburg and Smithville opted out, the County will be required to use the hybrid form.

ATTACHMENTS: Assessment notice example

[County Name] Board of Assessors Mailing Address Physical Address City, State Zip Code [Board of Assessors' Phone Number]

PT-306H (revised April 2025)

Official Tax Matter - [Year] Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above. Annual Assessment Notice Date: [Notice Date] Last date to file a written appeal: [Appeal Deadline] *** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT ***

County property records are available online at: [Board of Assessors' Web Address]

Property Owner(s) Mailing Address City, State Zip Code

	The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property- tax-appeal-assessment-form.								
	At the time of filing your appeal you must select one of the following appeal methods:								
A	 County Board of Equalization (value, uniformity, denial of exemption, or taxability) Arbitration (value) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000) 								
	All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at [Board of Tax Assessors' Mailing Address], [Board of Tax Assessors' Physical Address] and which may be contacted by telephone at: [Board of Tax Assessors' Telephone Number]. Your staff contacts are [APPRAISER NAME 1] and [APPRAISER NAME 2].								
		appeal process may be obtaine	d at http://dor.georgia.gov/propert	y-tax-real-and-personal-p					
	Account Number		Property ID Number		Acreage	Tax District	Covenant Year	Homestead	
	[Account Number]		[Parcel Number]		[Acreage]	[Tax District]	[Type & Begin Year]	[Type]	
	Property Description			[Legal Description of					
	Property Address			[Property Add	dress]				
		Taxpayer Returned	I Value Previous Year	Fair Market Value	Current Year Fa	ir Market Value	Current Year O	ther Value *	
в	100% <u>Appraised</u> Value		-	-		-		-	
	40% <u>Assessed </u> Value		-	-		-		-	
			ed and assessed value of any air Market Value" assessed v	•				-	
			Reasons for	Assessment Notice					
	[Reason for Assessment Notice]								
			ied Estimated Roll-Back Mill our annual notice of assessm	-			on and maintenanc	e fund to the	
			Homestead	Net Taxable	Value	Estimated Roll- Millage Rat			
	Taxing Authority	Other Exemption Value	Exemption Value	Not Tuxuble		willage Rat	e		
	COUNTY	Exemption Value -	Exemption Value		-	Millage Rat	-		
	COUNTY COUNTY SCHOOL				-	Millage Rat	e - -		
	COUNTY COUNTY SCHOOL MUNICIPALITY	Exemption Value - - -	Exemption Value - - -		-		-		
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ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA & GEORGIA MUNICIPAL ASSOCIATION

Estimated Roll-Back Rate Guidance and Best Practices

The estimated roll-back rate is a new concept that became law in 2025. It was created by <u>HB</u> <u>581 (2024)</u> and revised by <u>HB 92 (2025)</u>. Under prior law, a property owner's annual notice of assessment (NOA) automatically included the previous year's millage rate for each authority and an estimated tax liability based on that rate. HB 581 created the estimated roll-back rate, designed to provide local governments with more flexibility in accurately previewing that year's millage rate to the property owner on their NOA. HB 92 added deadline by which the estimated roll-back rate must be provided and added a fallback provision if a jurisdiction fails to certify and provide an estimated roll-back rate.

Guidance in Providing the Estimated Roll-Back Rate

Under HB 581 and HB 92, local governments are provided two options concerning the information that appears on property owner's NOA:

<u>Option 1:</u> A local government may certify an estimated roll-back rate to be included on the NOA. The estimated rollback rate is defined as "the current year's estimated millage rate for general maintenance and operations minus the millage equivalent of the total net assessed value added by reassessments." The levying or recommending authority must certify this rate by a formal vote and provide the rate to the county board of assessors and tax commissioner no less than 15 days prior to the postmark on the annual NOA. If the estimated roll-back rate is certified by the deadline, then the NOA for that taxing jurisdiction will show the current year's value, value of exemptions, net taxable value after exemptions have been applied, and the estimated roll-back rate. The NOA will **not** include the estimate of taxes owed.

<u>Option 2:</u> If a local government fails to certify and provide an estimated roll-back rate by the deadline, then the NOA for that specific jurisdiction will state the previous year's millage rate and provide an estimate of taxes owed based upon the property's current assessed value and the prior year's millage, which is similar to how NOA's were prepared prior to HB 581.

Practical Considerations and Best Practices for the Estimated Roll-Back Rate Procedure and Timeline to Certify the Estimated Roll-Back Rate

O.C.G.A. § 48-5-306.2 provides "Each levying or recommending authority shall annually calculate its estimated roll-back rate for the current year and shall certify such rate to the county board of tax assessors and the county tax commissioner no less than 15 days prior to the postmark of the annual notice of assessment."

Although 'certify' in this instance is not a defined term in statute, 'levying authority' refers to the county board of commissioners (BOC) and the city council; 'recommending authority' refers to the school board. It is recommended that staff members of these bodies do not make an independent decision for their local government, and neither does the chairman. The decision to certify the estimated roll-back rate must be made via a vote of the entire board or city council; the only exception is in the case of a sole commissioner.

For jurisdictions that have submitted an estimated roll-back rate via the chairman or a staff member (such as the CFO), it is strongly encouraged to ratify that decision via a formal vote in a public meeting. It may be necessary to advertise and hold a special-called meeting of your elected body to certify the estimated roll-back rate to meet the deadline. If your jurisdiction has not yet submitted an estimated roll-back rate and wishes to do so, you are encouraged to communicate with your chief appraiser and BOA and hold a vote in a public meeting before the deadline 15 days prior to the postmark of the NOA.

Calculating the Estimated Roll-Back Rate

For guidance on setting an estimated roll-back rate, it is recommended to contact the county chief appraiser to obtain the most current preliminary data on how the digest may change in your community. Once the values have been updated and the NOA document mailed, the values may only be lowered upon appeal, never raised.

Accordingly, you may wish to be conservative when calculating your estimated roll-back rate and take into consideration current budget discussions and early estimates of reassessment growth which can change before you set your actual millage rate later in the year. Please keep in mind that if you do decide to certify an estimated roll-back rate and you later set a millage rate higher than the estimated roll-back rate published on the NOA, there will be a disclaimer added to the tax bill stating "the name of the governing authority that exceeded the estimated roll-back rate and that this will result in an increase of taxes owed." Please keep in mind that the estimated roll-back rate applies only to the general fund M&O (maintenance and operations) rate and not any special service district millage levies or other levies.

Estimated Roll-Back Compared to Taxpayer Bill of Rights Rollback

Note that the estimated roll-back rate is a new concept that became law in 2025 and is completely separate and distinct from the actual roll-back rate calculation you are already used to on the PT 32.1 form when submitting your tax digest; if you exceed your actual roll-back rate, you will still have to advertise this as a tax increase and hold the three advertised public meetings. This means that depending on your estimated roll-back rate, actual roll-back rate, and final adopted millage rate, it is possible to have no advertised tax increase and no disclaimer on the tax bill, have either of them, or have both in any given year.



HB 92 – HB 581 (2024) Revisions

April 16, 2025

Staff Contact: Dante Handel, Associate Director of Governmental Affairs | <u>dhandel@accg.org</u> | 203.906.8762

Summary

This legislation revises several provisions from HB 581 (2024) and makes other changes related to property taxes and sales taxes.

Property Tax Generally:

- For all homestead exemptions: Taxpayers are now able to apply for the homestead exemption beyond the historic deadline of April 1st; they may apply up to the end of their 45-day window to appeal their notice of assessment.
- Requires each taxing authority to approve and submit their estimated rollback rate to the board of tax assessors (BOA) and the tax commissioner at least 15 days before that year's mailing of the notice of assessment (NOA).
 - If an estimated rollback rate is not timely submitted, then the NOA for that specific jurisdiction will include an estimate of taxes owed based upon the property's current assessed value and the prior year's millage rate for such jurisdiction, which is similar to how NOA's were prepared prior to HB 581 (2024).

Revisions to HB 581 (2024)

- Limits the floating homestead exemption's applicability to only the homestead and no more than five acres of immediately surrounding land, unless the property is enrolled under the preferential assessments for Conservation Use (CUVA) or Forestland Protection (FLPA), in which cases the floating homestead exemption is limited to the homestead dwelling and the lesser of two acres or that local government's minimum acreage requirement for zoning.
- Clarifies that a surviving spouse may continue the floating homestead exemption without the need to apply or reapply following their spouse's death.
- Local governments that opted out of HB 581 and which do not have a generally applicable floating homestead exemption or freeze for their jurisdiction:
 - Requires the jurisdiction to vote to opt out of HB 581 again in 2027. To opt out again, the local government must complete three public hearings and pass a resolution to do so, otherwise the floating homestead exemption from HB 581 becomes effective for 2027 and thereafter.
 - A disclaimer is added to the tax bill stating the name of the governing authority that opted out of HB 581 and providing the main phone number to contact that governing authority.
- Allows local governments that opted out of the HB 581 floating homestead exemption to rescind their decision to opt out and join HB 581's exemption prospectively by adopting a

resolution to do so by April 30 for tax year 2025, or by March 1 of any year from tax year 2026 through 2029.

Sales Tax:

- Adds language so that cities representing less than five percent of the municipal population counting only cities that levy a property tax are not necessary for an intergovernmental agreement regarding the Floating Local Option Sales Tax (FLOST).
- Establishes a local sales and use tax exemption for Education Special Purpose Local Option Sales Tax (ESPLOST) funds used by school districts on projects associated with such tax, but only if the school district has a generally applicable floating or frozen homestead exemption.

This legislation became effective April 1 of 2025 and is applicable to taxable years beginning on or after 2025.



HB 581 Property and Sales Tax Reform

April 11, 2024

Staff Contact: Dante Handel, Governmental Affairs Associate | dhandel@accg.org | 203-906-8762

Summary

This legislation changes several ad valorem tax provisions and creates a new local sales tax for property tax relief.

Ad valorem changes include:

- Implementing a floating homestead exemption for all taxing jurisdictions.
 - For homes first receiving this exemption in taxable year 2025, the base year assessed value will be the 2024 assessed value. For homes first receiving the exemption in later years, the base year assessed value will be the assessed value for the immediately preceding year. The base year value may increase each year by up to the inflationary rate determined by the State Revenue Commissioner, which may utilize the Consumer Price Index (CPI). This new floating homestead exemption is in addition to and not in lieu of all non-floating homestead exemptions. If there is an existing local floating homestead exemption, the taxpayer will receive whichever of the two exemptions is more beneficial. This is also true if a local floating homestead exemption is added in the future. Any governing authority may elect to opt out of the floating homestead exemption created by this bill by advertising and conducting three public hearings on their intent to opt out and later adopting a resolution. This process may not begin until the bill takes effect on January 1, 2025, and must be completed by March 1, 2025. A governing authority may not opt-out of the statewide floating homestead exemption after this deadline.
- Creating an 'estimated roll-back rate' which is certified to the tax commissioner by the county for county and county school tax purposes. It is calculated using an estimated millage rate minus the millage equivalent of the total net assessed value added by reassessments. The estimated roll-back rate is required to be included on the assessment notice. If the adopted millage rate exceeds the estimated roll-back rate, then a disclaimer is included on the tax bill stating the name of the governing authority that exceeded the estimated roll-back rate and that this will result in an increase of taxes owed.
- Removing the provision that the sale price is the maximum allowable fair market value in the next taxable year. This provision caused the Department of Audits and Accounts (DOAA) to change their sales ratio study methodology when it was originally passed, so this change will improve the sales ratio study and prevent penalties on local governments and their taxpayers. This legislation also allows the Board of Assessors to appeal the sales ratio study directly instead of requiring a local government to appeal for them.
- Requiring that the chief appraiser ensure that every parcel in the county be appraised at least every three years.

- Modifying the three-year lock statute for appeals so the taxpayer only receives the benefit of the lock if they receive a value reduction upon appeal. This will prevent frivolous appeals filed solely for the lock.
- Removing the confusing tax estimate from the assessment notice.
- Updating the settlement conference statute so that if neither the taxpayer nor their representative participates in good faith, then the taxpayer shall not receive the benefit of the temporary fifteen percent reduction in taxes owed and shall not be awarded attorney's fees.

Sales tax changes include:

- Revising the existing two percent local sales tax cap; exemptions now include:
 - o ESPLOST
 - Up to one percent of the transportation sales taxes, which include:
 - Regional TSPLOST
 - Single-County TSPLOST
 - Transit SPLOST
 - MARTA
 - One of the specialty pennies, including:
 - The new sales tax for property tax relief created by this bill
 - Columbus-Muscogee and Macon-Bibb OLOST
 - Augusta-Richmond Coliseum SPLOST
 - MOST for Atlanta and cities connected to its water system (East Point, College Park, Hapeville)
- A new local sales tax is created for the limited purpose of property tax relief. It may be levied in 0.05 percent increments up to one percent.
- To be eligible to levy the tax, both the county and all cities within the county that levy a property tax must have in effect a floating homestead exemption: either the one created by this bill or a local floating homestead exemption. The county and cities representing at least fifty percent of the municipal population of cities that levy a property tax must enter into an intergovernmental agreement (IGA) calling for the tax which shall specify the rate, amount of time the tax is to be levied (not to exceed five years), and the proposed distribution between the county and cities. If the total of the populations of all municipalities absent from the IGA is less than one half of the aggregate population of all cities in the county that levy a property tax, then the cities signing the IGA shall specify a portion of the proceeds from the tax that the absent municipalities will receive, which shall not be less than the proportion the absent municipality's population bears to the total population of all cities within the county that levy a MOST are excluded from these calculations and from sharing in the proceeds of this tax.
- If the tax is approved at referendum, then the collection of the tax will begin at the start of the next calendar quarter beginning more than fifty days after that date, as opposed to eighty days for other local sales taxes. The tax may be renewed only by the passage of a local Act calling for the reimposition of the tax. The Georgia Department of Revenue (DOR) sends the money to the county and the county will be responsible for distributing the money to the cities in accordance with the IGA. The proceeds shall be used exclusively for tax relief. Each taxpayer's property tax bill shall state the amount by which property tax has been reduced because of the imposition of this tax. The roll-back rate shall be

reduced annually by the millage equivalent of the net proceeds of this new tax received by the political subdivision during the prior taxable year. If any political subdivision is not in compliance with the use of the proceeds from this tax, then the State Revenue Commissioner shall not certify the tax digest of that political subdivision until it comes into compliance.

This Act becomes effective on January 1, 2025, if and only if the constitutional amendment authorized by House Resolution 1022 is ratified on the November 2024 ballot. It would be applicable to taxable years beginning on or after January 1, 2025.



MEMORANDUM

LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners

SUBJECT: County Updates

ADA Compliant Website

- NTS currently working on the Website
- Staff viewed demo website November 13, 2024
- Staff reviewed demo website with migrated data December 30, 2024
- Staff met with NTS designer January 7, 2025 for final review
- Waiting for Logo design from Brocksfield & Co.

Agricultural/ Recreation Complex

- Located on 100 acres on Leesburg Bypass 231 State Route 3
- Proposed plans provided July 29, 2020
- 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
 - o 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 began in January 2023
 - o <u>Archaeological Testing</u>
 - Archaeological fieldwork at the site was conducted October 21-25, 2024
 - Apalachee Research Archaeological Consultants, Inc. excavated two 1x2 meter test units and one 1x1 meter test unit, all on the crest of the ridge east of the pavilion
- Improvements to the Property
 - Renovation of Covered Building: New roof, fresh paint, picnic tables, electrical system, well
 - o Bobby Donley, Lanier Engineering, provided proposed site plan
 - Proposal submitted to the BOC for review
 - Trails: ³/₄ 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.)
- <u>Future Improvements</u>
 - Define the location of the road
 - Grade and place compacted crushed stone GAB/recycled asphalt on 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

Updated: May 9, 2025

- 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, Rick Muggridge, Commissioner Luke Singletary, County Manager Christi Dockery, Parks & Recreation Director Jeremy Morey
 - o Meetings: June 14, 2021, November 15, 2021, January 11, 2022
- Professional Services Agreement with Lose Design approved and signed on August 8, 2023
- Onsite meeting held Friday, September 15, 2023
- Concept plan meeting held Friday, February 2, 2024
- Final plans presented to BOC on March 12, 2024
 - To be completed in phases
 - Includes: Multipurpose building, tennis courts, pickleball courts, RV campsite, walking and cross country trail, pavilions, amphitheater, practice fields, and a flexible lawn area
- Agreement for Phase I of Construction with Lose Design signed October 22, 2024 for \$369,500.00

Bicentennial Anniversary – June 9, 2025

- Preliminary discussions ongoing with staff and Chamber of Commerce staff on projects and ideas for a community celebration for Lee County's first 200 years
- BOC signed contract for Kinchafoonee Cowboys

Census Numbers (2020)

- Lee County: 33,179
- Smithville: 593
- Leesburg: 3,480

Commercial Land Development Permits

- City of Leesburg Water Improvements
- Drake Properties Downtown Leesburg Restaurant Passion
- Flint Ventures Commercial Subdivision US Hwy 19
- Forrester Crossing Phase I New Office Building
- Giovingo Properties Sanitary Sewer Expansion US Hwy 82
- New Jerusalem Grove Baptist Church Smithville
- Oakland Express Convenience Store US Hwy 82
- Two Proposed Package Stores US Hwy 82
- Gas Station US Hwy 82
- Grace City Church Parking lot expansion
- Sumter EMC Leesburg Truck Shed
- Oakland Self Storage Phase II- US Hwy 82

Courthouse Addition

- Agreement with Jericho Design Group for design services approved September 24, 2024 for \$26.200.00
- Completed a preliminary floor plan
- Preliminary design and first concept plans presented to the BOC on December 10, 2024

Disaster Recovery and Redevelopment Plan

- GEMA representatives worked with local government, businesses, and citizens to create a Disaster Recovery and Redevelopment Plan
- Consists of a zero-cost match
 - o Three meetings: April 26, 2024, June 25, 2024, August 21, 2024
 - o Completed plan received

<u>GIS</u>

<u>Utilities Mapping Project</u>

- o Purpose: To map all utilities in Lee County
- Reviewing drawings to gather information and began hosting meeting every Thursday with utilities authority to improve this project.
- 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
- Goal: To have a web map in ArcGIS Online where utility workers can view utility maps on a tablet in the field
- Received City of Leesburg water and sewer as-builts so we now have a consolidated overview of their utilities

• Pavement Section Mapping Project

- Purpose: To map pavement sections (i.e. sidewalks, parking areas, roads)
- Great feature to have when a map is only viewable without imagery
- Will allow tracking of the area as well as having a visual of commercial sidewalks/parking areas
- Database Upgrades
 - Reviewing current database and implementing new organizational tab
 - Will increase functionality and user capabilities

• <u>TSPLOST Story Map</u>

- o Created ArcGIS story maps of completed TSPLOST roads
- Story map will be posted on new Lee County website

Building Web Apps for GIS

- Currently building specialized web apps through ArcGIS Online to host mapping products for Lee County GIS
- o Will include parcels, zoning, addresses, parks, flood zones, etc.
- o Will be available to all county citizens on the new website

<u>Address Review</u>

- Reviewing addresses in correlation to Georgia Power/Sumter EMC/Mitchell EMC to see if the address number is different for missing and non-compliant addresses
- Located 30+ homes with no documented address in our system using power company exports
- o Resolved the issues within our software for the found missing addresses
- In preparation for Next Gen 911

2025 LMIG

- Letter from GDOT received July 9, 2024
- Lee County's formula amount for 2025 is \$704,454.79, plus the 30% local match of \$211,336.44 comes to a total of **\$915,791.23**
- All electronic LMIG applications must be received no later than February 1, 2025
- On October 8, 2024, the Board voted to allocate the 2025 LMIG funds to the resurfacing of the County's portion of Ledo Road
 - City of Albany has stated they will do their portion of Ledo Road as well
- LMIG Application submitted October 30, 2024
- LMIG Application approved November 5, 2024

2025 LRA (Supplemental LMIG)

- Letter from GDOT received March 20, 2025
- Lee County's formula amount for 2025 is \$864,247.96

- o No required match
- On March 25, 2025, the Board voted to allocate the 2025 LRA funds to the resurfacing of the County's portion of Ledo Road
 - City of Albany has stated they will do their portion of Ledo Road as well
 - To be coupled with 2025 LMIG funding
- Application submitted April 7, 2025
- Application approved April 8, 2025

Playground Upgrades

- Pirates Cove
 - New exercise equipment has been purchased for Pirates Cove Nature Park
 - Zane Grace Construction installed a 48x48x6 concrete pad as well as the equipment
 - BOC awarded project on May 14, 2024 for \$20,493.00
 - Trail has been established
 - Picnic tables and benches installed
 - Parking stops and plants installed
 - Waiting for quote for the installation of a Sun Shade

R2 Zoning Code Analysis

- Consultant Lee Walton is still working on the study
- Chief Appraiser Doug Goodin is working on a report that shows all multi-family units, owners, and relevant information for Lee to include in his report
- Staff to follow-up weekly
- Draft sent to the BOC for review

Road Development

- Land Development permit received
- Site area is 1.65 acres and consists of Oakland Parkway Commercial Subdivision Lot 28 and adjoining easements
- Project includes commercial driveway and right turn deceleration lane on GDOT right-of-way

Sidewalks

- 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 waiting on Leesburg for contractor to complete

SPLOST VII

- Collection Period: October 1, 2019 September 30, 2025
- County Ballot Amount \$18,272,384.00
 - County Collected Amount \$23,507,335.00 (as of 3/31/25)
 - o Difference \$5,234,951.00
 - o 129% of collections

SPLOST VIII

- Citizens voted on referendum March 12, 2024
 - Vote passed
- Collection Period: October 1, 2025 September 30, 2031
- September 12, 2023: BOC approved placing on the March 2024 ballot
- Meeting with Lee County, Leesburg, and Smithville officials held Tuesday, October 10, 2023 with all entities in agreement

- IGA and projects list approved by the BOC on October 24, 2023
- Completed IGA submitted to the Elections and Registration Office November 10, 2023

Storm Drainage Repair/ Holding Ponds

Lumpkin Road

0

- BOC approved a contract with Lanier Engineering to survey in March 2020
 Survey completed June 2020
 - BOC approved staff to get a quote for the pipe on Lumpkin Road November 12, 2024
- Staff brought back quote on February 11, 2025

TSPLOST II

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

Telecommunications Tower

- Project Completion: March 2025
- Located at the Smithville Fire Station
- Partnering with Motorola
- Conditional Use and Variance: Approval recommendation from the Planning Commission on May 2, 2024 and approved by the BOC on May 14, 2024 following a Public Hearing
- Meetings held every two weeks to provide updates
- Motorola conducted a Private Locate of the site
- Soil boring analysis completed to test the soil to decide what type of foundation is appropriate
 - 30x30 8ft deep pad and pier foundation
 - 10ft down for the steel foundation
- Project Timeline:
 - o 5-10-2022: Staff awaits engineering report for new tower
 - o 9-13-2022: BOC authorizes staff to put out an RFP for the tower
 - o 6-11-2023: BOC voted on location at Station 4
 - o 6-27-2023: BOC voted to reconsider placement of the tower
 - o 7-11-2023: BOC voted on location at Station 4
 - o 8-25-2023: Motorola received notice to proceed
 - o 12-12-2023: FAA approved
 - o 05-2024: Variance needed; went through the Planning Commission (5-2-2024) and BOC (5-14-2024)
 - o 06-20-2024: All equipment built and ready to ship
 - o 12-05-2024: Building for the tower set up
 - o 01-09-2025: Foundation laid
 - o 01-2025: Tower erected
 - o 02-2025: New frequencies approved
- Equipment has been delivered but not installed, awaiting the notice to proceed documents from American Tower

Utilities Authority

- SAG Well Grant \$1,200,000.00 LC match \$300,000.00
- To improve the reliability and redundancy of Lee County's drinking water supply by providing a 1.0 million gallon per day well and treatment facility to provide safe, reliable, and potable drinking water
- The drinking water supply will allow the community to avoid lapses in service during peak water usage months and allow the drinking water to be treated to EPA standards
- No award issued as of March 2025

Windstream - Kinetic Fiber Installation

• Kinetic staff is currently staking installation areas throughout the County

- Engineering design completed January 2024
- Crews began fiber installation in early 2024 with anticipated completion of over 4,234 underserved properties by mid-year 2025
- Project is required to be completed by 2026 with minimum speeds of 100 Mbps download and 100 Mbps upload
- Funding for this project includes:
 - o Grant award from Georgia's State & Local Fiscal Recovery Funds: \$12,541,241.00
 - Kinetic funding of \$7,337,804.00 with Lee County's match of \$1,200,000.00
 - o ARPA funding
 - o Total Investment: \$21,079,046.00
- Groundbreaking held Wednesday, February 7, 2024 at Oakland Court
- Total footage of 501,601 with 295,817 feet being aerial (58%) and 205,784 feet being buried (42%)
- Monthly meetings held with Windstream & Staff
- Windstream is projecting 100% completion of entire project mid-year 2025
- Sumter EMC construction department has completed 41% of make-ready attachments requested by Windstream in Lee County

• March 2025 Monthly Update:

- In Progress Less than 80% Completed
- o Total Planned Fiber Miles: 357
- Deployed Fiber Miles: 329
- Completion Percentage of Total Fiber Miles: 92%
- Total Planned Locations: 3,506
 - Planned Residential Locations: 3,329
 - Planned Business Locations: 189
- o Deployed Locations: 189
 - Deployed Residential Locations: 155
 - Deployed Business Locations: 34
 - Completion Percentage of Total Locations: 5%
- BEAD Grant applied for additional locations to be served

RFPs and RFQs

0

<u>Open</u>

No open RFPs or RFQs.

Recently Awarded

Installed Propane Generator & Automatic Transfer Switch

- Pre-Bid Meeting: February 13, 2025
- Bid Opening: February 27, 2025
- Bid results rejected by staff

Wheeled Excavator - Public Works

- Pre-Bid Meeting: February 18, 2025
- Bid Opening: March 4, 2025
- BOC awarded the bid to Yancey on March 25, 2025 for \$4,188.50 per month

Coston Road Paving Project Engineering

- Approved by BOC at September 26, 2023 meeting
- <u>Pre-Bid Meeting:</u> November 16, 2023
- Re-published February 2024

- <u>Pre-Bid Meeting:</u> March 14, 2024
- <u>Bid Opening:</u> April 4, 2024
- BOC awarded the bid to Advanced Engineering Services on April 9, 2024 for \$49,800.00
- April 10, 2024: Notice of Award
- April 25, 2024: Notice to Proceed 120 days to complete this design
- Engineering design in progress
- Met with Utilities companies to discuss right-of-way
- AT&T utilities will have to be relocated after final plans are completed
- Matt Inman is revising the plans for 10 ft. easement and drainage

Building for Code Enforcement and Animal Control Personnel

- Approved by BOC at October 22, 2024 meeting
- Located at Public Works
- Pre-Bid Meeting: December 3, 2024
- Bid Opening: December 17, 2024
- BOC awarded bid to W.J. Kirksey for \$197,500.00 on January 14, 2025
- Currently awaiting permits

Renovations to Public Works Office Building

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: December 4, 2024
- Bid Opening: December 18, 2024
- BOC awarded bid to W.J. Kirksey for \$124,500.00 on January 14, 2025
- The bathroom renovation has been completed
- The break room renovation is near completion

Speed Tables

- Approved by BOC at October 22, 2024 meeting
- Pre-Bid Meeting: November 21, 2024
- Bid Opening: December 12, 2024
- BOC approved the purchase of two (2) speed signs and the adoption of a policy

Upgraded Phone System for E-911 Center

- Pre-Bid Meeting: October 16, 2024
- Bid Opening: October 30, 2024
- Bid results brought to the Board on November 12, 2024
- Bid results brought back to the Board on December 10, 2024
- Bid results brought back to the Board on January 14, 2025
- Bid results brought back to the Board on January 28, 2025
- BOC awarded bid to WesTel International Response for \$279,020.00 on January 28, 2025
- Contract signed by both parties
- Kick Off Meeting: April 8, 2025

Flooring Services: DFCS Building

- Pre-Bid Meeting: February 11, 2025
- Bid Opening: February 25, 2025
- Bid results brought back to the Board on February 25, 2025
- BOC awarded bid to Custom Interiors for \$23,920.55 on February 25, 2025
- Completed March 2025

<u>Future</u>

Security Camera System

- Staff writing RFP documents
- Proposed Pre-Bid Meeting: April 2025
- Proposed Bid Opening: June 2025

Sewer Extension on Hwy 19

- Approved by BOC at June 22, 2021 meeting
- Staff writing RFQ documents
- BOC awarded bid to Zane Grace Construction
- Plans and easement plats are completed and ready for submittal from Lanier Engineering
- This project is in the "easement acquisition" phase



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO:Lee County Board of CommissionersSUBJECT:Discussion about submitting an application for the 2025 LMIG Safety
Action Plan (SAP) grant from GDOT.MEETING DATE:Tuesday, May 13, 2025

MOTION/RECOMMENDATION

Motion to approve an application for the 2025 LMIG Safety Action Plan (SAP) grant from GDOT, with a 30% match.

BACKGROUND

Lee County has been selected for the FY 2025 LMIG Safety Action Plan (SAP) through the Georgia Department of Transportation. Lee County was selected using crash data compiled from accident reports throughout the district.

To invest in improving the safety of the county and city road system, the Georgia Department of Transportation is targeting funds from the FY 2025 supplemental budget for safety improvements. The program focuses on low-cost safety improvements that can be implemented on Off-System routes that are likely to reduce the frequency and severity of crashes and road departures.

The Safety Action Program will follow the normal LMIG process in which direct payment is made by check/ACH after eligibility requirements are met. The **total grant cost of the projects selected shall not exceed \$485,000.00,** and a 10% or 30% local match is required. The County's **30% match of \$145,500.00 would come from TSPLOST funds**.

GDOT Traffic Operations has provided data-driven crash summary reports. Project selection must be made from the project list provided by GDOT (attached).

The application is due June 4, 2025.

ATTACHMENT

- 1. Lee SAP letter 2025
- 2. 2025 SAP Project Report Updated
- 3. Lee Co Crash Report



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

April 28, 2025

Luke Singletary, Chairman Lee County 102 Starksville Ave. N. Leesburg, Georgia 31763

RE: FY 2025 LMIG Safety Action Plan (SAP)

Dear Chairman Singletary,

To invest in improving the safety of the county and city road system, the Georgia Department of Transportation is targeting funds from the FY 2025 supplemental budget for safety improvements. The program focuses on low-cost safety improvements that can be implemented on Off-System routes that are likely to reduce the frequency and severity of crashes and road departures.

Project/Selection Criteria:

The Safety Action Program will follow the normal LMIG process in which direct payment is made by check/ACH after eligibility requirements are met. The total grant cost of the projects selected shall not exceed \$485,000. A 10% or 30% local match is required.

In order to aid in project selection, Traffic Operations and the Local Grants Office have provided data driven crash summary reports. Project selection must be made from the attached project list(s).

Local Government (LG) responsibilities:

LGs will be responsible for submitting an LMIG application and project list to the District by June 4, 2025. The application package should be emailed to Dennis Carter, State Aid Coordinator (SAC) at <u>decarter@dot.ga.gov</u>. The LMIG Grant application must include a cover letter signed by the Mayor or Commission Chairman. The letter should contain a short description of the project list, an LMIG Grant application form, map, and a Project List. Applications submitted without this information will not be approved. The LMIG Grant Application form and Project List are attached. No applications will be accepted after June 4, 2025. All projects must be under contract by March 30, 2026.

LGs will be responsible for completion of fieldwork, plan preparation and bidding the project. LGs will also be fully responsible for all clearance of environmental requirements, utility adjustments and right of way.

Payment:

Payment of funds will be made through the normal LMIG process once the application and project list have been approved.

Eligible Contract Items:

Signing and Marking and Raised Pavement Markers (RPM's); Centerline and shoulder rumble strips; Rectangular Rapid Flashing Beacons (RRFB); Pedestrian Hybrid Beacons (PHB); Guardrail (may require engineer study); Minor shoulder widening may be considered if SAC validates there is room for it.

If you have any questions regarding the LMIG SAP Program please contact Dennis Carter, State Aid Coordinator at (229) 391-5438 or email <u>decarter@dot.ga.gov</u>.

Sincerely,

Dennis Carter State Aid Coordinator

Cc: GDOT Local Grants Office

FY 2025 LMIG SAP PROJECT REPORT

COUNTY / CITY Lee County

ROAD NAME	BEGINNING	ENDING	LENGTH (Miles)	DESCRIPTION OF WORK	PROJECT COST	PROJECT SCHEDULE
Flowing Well Road	White Pond Road	Stocks Dairy Road	1.00	Restriping		Begin August 2025
James Pond Road	Ga Hwy 32 West	Palmyra Road	1.35	Restriping		Begin August 2025
Kinchafoonee Creek Road	US Hwy 19 South	Creekside Drive	0.98	Restriping		Begin August 2025
Smithville Road	Lumpkin Road	Leslie Hwy	2.06	Restriping		Begin August 2025
Haley Road	Ga Hwy 133	Lovers Lane Road	1.48	Restriping		Begin August 2025
Lovers Lane Road	Ga Hwy 32 East	County Line	7.62	Restriping		Begin August 2025
Armena Road	US Hwy 82	Ga Hwy 32 West	4.93	Restriping		Begin August 2025
Pinewood Road	Jordan Road	US Hwy 19 North	1.20	Restriping		Begin August 2025
Fussell Road	US Hwy 82	Palmyra Road	2.73	Restriping		Begin August 2025

Alachua Lane	Canuga Drive	Cul de Sac	0.30	Restriping	Begin August 2025
Sportsman Club Road	Philema Road South	County Line	1.62	Restriping	Begin August 2025
Miller Road	White Pond Road	Stocks Dairy Road	2.10	Restriping	Begin August 2025
Flowing Well Road	White Pond Road	Thundering Springs Road	1.41	Restriping	Begin August 2025
Garrett Road	Philema Road South	Graves Springs Road	1.02	Restriping	Begin August 2025
Graves Springs Road	Ga Hwy 32 East	Philema Road South	5.65	Restriping	Begin August 2025
Old Stage Road	Ga Hwy 195	Ga Hwy 32 East	2.06	Restriping	Begin August 2025
Palmyra Road	Ledo Road	Ga Hwy 32 West	7.59	Restriping	Begin August 2025
Oakland Road	US Hwy 82	James Pond Road	4.42	Restriping	Begin August 2025
New York Road	Hwy 118	Philema Road North	10.74	Restriping	Begin August 2025
White Pond Road	Philema Road South	End of Pavement	2.58	Restriping	Begin August 2025

Larkspur Drive	Martindale Drive	Winnstead Drive	0.52	Restriping	Begin August 2025
Live Oak Drive	Winifred Road	Scarlet Way	0.40	Restriping	Begin August 2025
Marlow Lane	US Hwy 82	West Doublegate Drive	1.34	Restriping	Begin August 2025
Mayhaw Road	Lovers Lane Road	US Hwy 19 South	1.71	Restriping	Begin August 2025
North Doublegate Drive	US Hwy 82	County Line	1.08	Restriping	Begin August 2025
Orchard Hill Drive	Water Oak Drive	Philema Road South	1.40	Restriping	Begin August 2025
Stapleton Drive	Creekside Drive	Edinborough Drive	0.41	Restriping	Begin August 2025

Roadway & County (From Crash Report)	Total Crashes	K Crashes	Fatalities	A Crashes	B Crashes	ePDO	Severity Score	
Batts Rd (Lee)		3	1	1	0	1 45	457.4	16
Ledo Rd (Lee)		9	÷	1	0	0 44	440.5	15
Edwards Rd (Lee)		1	1	1	0	0 43	435.5	10
Flowing Well Rd (Lee)		1	1	ст.	0	0 43	435.5	10
Sr 91 (Lee)		3	0	0		0	96.3 9	9.5
James Pond Rd (Lee)		2	0	0	H	0	95.3 8	8.5
Kinchafoonee Creek Rd (Lee)		2	0	0	1	0	95.3 8	8.5
474 Smithville Rd (Lee)		1	0	0	H	0	94.3 7	7.5
Haley Rd (Lee)		1	0	0	1	0	94.3 7	7.5
Lovers Lane Rd (Lee)		1	0	0	1	0	94.3 7	7.5
Willow Lk (Lee)			0	0	4	0	94.3 7	7.5
Stocks Dairy Rd (Lee)		S	0	0	0	2	42.8	11
Lovers Lane Rd (Lee)		4	0	0	0	1	27.5 8	8.5
Armena Rd (Lee)		0	0	0	0	1	26.5 7	7.5
Pinewood Rd (Lee)			0	0	0		25.5 6	6.5
Fussell Rd (Lee)		2	0	0	0	1	21.9	ø
Pelham Dr (Lee)		2	0	0	0	1	21.9	9
Philema Rd (Lee)		2	0	0	0	1	21.9	g
Smithville Rd (Lee)		2	0	0	0	1	21.9	ø
144 Alachua Ln (Lee)		7	0	0	0	1	20.9	വ
166 Sportman Club Rd (Lee)		1	0	0	0	1	20.9	S
192-194 Miller Rd (Lee)		1	0	0	0	1	20.9	ß
Flowering Well Rd (Lee)		1	0	0	0	1	20.9	S
Garrett Rd (Lee)		1	0	0	0	1	20.9	ഹ
Grave Springs Rd (Lee)		1	0	0	0	1	20.9	ĥ
Murphy Rd (Lee)		1	0	0	0	1	20.9	വ
Old Stage Rd (Lee)		1	0	0	0	-	20.9	S
Springlake Dr (Lee)		1	0	0	0	-	20.9	ഗ
Palmyra Rd (Lee)		8	0	0	0	0	18.8 9	9.5
Oakland Rd (Lee)		5	0	0	0	0	15.8 6	6.5
New York Rd (Lee)		e	0	0	0	0	6.6 3.	3.5
White Pond Rd (Lee)		2	0	0	0	0	5.6 2	2.5

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o Rd (Lee)	Nra Rd (Lee)	ry Rd (Lee)	(ee)	-ee)		(Lee)	ub Rd (Lee)	se)	(Lee)	ee)	y (Lee)	s Rd (Lee)	(Lee)	Lee)	tid Dr (Lee)	l (Lee)	(Lee)	e)	(se)	Lee)	Lee)		ee)	Cir (Lee)	Lee)		(Lee)	(Rd (Lee)	: Rd (Lee)	(
1800-Bik Ledo Rd (Lee)	2800-Blk Palmyra Rd (Lee)	739 Stock Dairy Rd (Lee)	Endoline Dr (Lee)	Goodwin Rd (Lee)	Helen St (Lee)	Mossy Dell Rd (Lee)	Sports Man Club Rd (Lee)	Tocaste Ln (Lee)	Creekside Dr (Lee)	Winifred Rd (Lee)	Forrester Pkwy (Lee)	Graves Springs Rd (Lee)	Oakland Pkwy (Lee)	Pineridge Dr (Lee)	208 Cobblefield Dr (Lee)	447 Jordan Rd (Lee)	Apalachee Dr (Lee)	Brenda Ln (Lee)	Cedric St (Lee)	Chokee Rd (Lee)	Cookville Rd (Lee)	Creek Isle Dr (Lee)	Crow Dr (Lee)	Cypress Ln (Lee)	Cypress Point Cir (Lee)	Dunaway Dr (Lee)	Ga3 (Lee)	Glen Arven Dr (Lee)	Graves Spring Rd (Lee)	Hickory Grove Rd (Lee)	Jarrett Dr (Lee)

Joe Toole Dr (Lee)	1	0	0	0	0	1	
Larkspur Dr (Lee)	7	0	0	0	0	1	1
Ledo Rd Schley Ave (Lee)	Ļ	0	0	0	0	7	1
Ledo Rd. (Lee)	1	0	0	0	0	1	1
Live Oak Dr (Lee)	4	0	0	0	0	1	1
Lovers Ln Rd (Lee)	1	0	0	0	0	÷.	4
Loverslane Rd (Lee)	1	0	0	0	0	1	1
Martow Ln (Lee)	1	0	0	0	0	1	1
Mayhaw Rd (Lee)	7	0	0	0	0	Ļ	4
N Doublegate Dr (Lee)	1	0	0	0	0	1	4
Orchard Hill Dr (Lee)	1	0	0	0	0	7	4
Palmyra Road Oxford Construc (Lee)	4	0	0	0	0	1	-
Pine Lakes Dr (Lee)	Ļ	0	0	0	0	ц.	t.
Pryor Rd (Lee)	-	0	0	0	0	1	4
Sportsman Club Rd (Lee)	1	0	0	0	0	ц,	4
Sr 32 (Lee)	4	0	0	0	0	1	1
Sr 520 (Lee)	÷	0	0	0	0	Ч	4
Stapleton Dr (Lee)	-	0	0	0	0	1	4
White Oak Dr (Lee)	1	0	0	0	0	7	Ļ
Willow Lake Dr (Lee)	4	0	0	0	0	1	-
Winnstead Rd (Lee)	1	0	0	0	0	ъ	1
Wiregrass Way (Lee)	۲Ħ	0	0	0	0	÷	1
Wood Dr (Lee)	÷1	0	0	0	0	1	7



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO:	Lee County Board of Commissioners
SUBJECT:	Consideration to amend the 2025 LRA application to also include
	Leland Ferrell Drive, White Horse Drive, and Brandt Court.
MEETING DATE:	Tuesday, May 13, 2025

MOTION/RECOMMENDATION

Motion to amend the 2025 LRA application to also include Leland Ferrell Drive, White Horse Drive, and Brandt Court. Staff recommends approval.

BACKGROUND

The County has currently committed \$1,780,039.19 in funds to spend on the Ledo Road project between the 2025 LRA and LMIG funding received. The estimated cost to resurface Ledo Road is \$1,310,675.00 which will leave the County with \$469,364.19 in funds that will need to be recommitted to another project. Staff is requesting to recommit \$469,364.19 in funding to Leland Ferrell Drive, White Horse Drive and Brandt Court for a total cost of \$476,000.00. The remaining \$6,635.81 to complete these three roads will need to come from TSPLOST funds.

ATTACHMENT

- 1. Ledo Cost Estimate Revised
- 2. LMIG LRA
- 3. TSPLOST 12 months

LEDO ROAD RESURFACING



ITEM NO.	DESCRIPTION	QTY		UNIT		UNIT PRICE	F	XTENDED PRICE
	LEE COUNTY PO	ORTION - LEDO RO	AD FROM U	J.S. 82 TO U.S.	. 19			
1	Mobilization & Demobilization		1	LS	\$	17,500.00	\$	17,500.00
2	Traffic Control		1	LS	\$	77,000.00	\$	77,000.00
3	Patching Road 6"		600	TONS	\$	155.00	\$	93,000.00
4	Mill 1.5" Asphalt		75,400	SY	\$	3.50	\$	263,900.00
5	Leveling		175	TONS	\$	120.00	\$	21,000.00
6	1.5" 12.5mm Asphalt Pavement Overlay		6,275	TONS	\$	117.00	\$	734,175.00
7	Reinstall 40'x6' Traffic Loop Detector		6	LM	\$	2,500.00	\$	15,000.00
8	Striping		1	LS	\$	77,000.00	\$	77,000.00
9	Mill & Pave Around Manhole		8	EA	\$	450.00	\$	3,600.00
10	Mill & Pave Around Water Valve		3	EA	\$	100.00	\$	300.00
11	Shoulder Grading		0.41	LM	\$	20,000.00	\$	8,200.00
	LEE	COUNTY'S EST	IMATED	CONSTRUC	CTI	ON COST		\$1,310,675

	ALBANY PORTION - LEDO ROAD	FROM U.S	. 82 TO U.S. 19)			
12	Mobilization & Demobilization	1	LS	\$	7,500.00	\$	7,500.00
13	Traffic Control	1	LS	\$	33,000.00	\$	33,000.00
14	Patching Road 6"	80	TONS	\$	155.00	\$	12,400.00
15	Mill 1.5" Asphalt	28,621	SY	\$	3.50	\$	100,173.50
16	1.5" 12.5mm Asphalt Pavement Overlay	2,450	TONS	\$	117.00	\$	286,650.00
17	Reinstall 40'x6' Traffic Loop Detector	2	LM	\$	2,500.00	\$	5,000.00
18	Striping	1	LS	\$	33,000.00	\$	33,000.00
19	Mill & Pave Around Manhole	9	EA	\$	450.00	\$	4,050.00
20	Mill & Pave Around Water Valve	3	EA	\$	100.00	\$	300.00
	ALBANY'S ESTIM	IATED CO	ONSTRUCT	IOI	N COST	-	\$482,074

ESTIMATED COMBINED CONSTRUCTION COST

\$1,792,749

2025 LRA Funds LMIG Funds	864,247.96 915,791.23
Total Funds Available	1,780,039.19
Less: Ledo Road Estimate	1,310,675.00
Remaining Funds	469,364.19
Less: Leland Ferrell Drive White Horse Brandt Court	345,000.00 115,000.00 16,000.00
Total Funds Remaining	(6,635.81)

TSPLOST and TSPLOST II Cash Flow as of March 31, 2025

Bank Balance as of March 31, 2025 (includes TSPLOST and TSPLOST II funds)	11,968,428.97
Total Cash	11,968,428.97
Current Encumbrances:	
Culverts	9,731.20
Signs	7,662.89
Capital Leases	92,183.68
Road at LCMC	2,113,989.54
Sidewalk Participation on Firetower Road (Design and contruction)	22,236.00
LRA Funds (Hickory Grove Rd, section of New York Road, and English Drive)	855,690.09
LMIG Funds and County Match (Ledo Road)	915,791.23
Total of Encumbrances	4,017,284.63
Total Cash Available to spend on projects through June 30, 2025	7,951,144.34

Anticipated Revenue (through June 30, 2025 Avg \$ 325,603 per month for 4 months (after transfer to Smithville and Leesburg)

1,302,412.00

INTERGOVERNMENTAL LIGHTING AGREEMENT

BETWEEN

GEORGIA DEPARTMENT OF TRANSPORTATION

AND

LEE COUNTY

THIS AGREEMENT is made and entered into this _____ day of _____

20__, ("Effective Date") by and between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**, and **LEE COUNTY**, **GEORGIA** acting by and through its Board of Commissioners, hereinafter called the **COUNTY** (the **DEPARTMENT** and the **COUNTY** are sometimes referred to herein individually as a "Party" and collectively as the "Parties").

WHEREAS, the COUNTY has represented to the DEPARTMENT a desire to obtain roundabout lighting as part of the SR 133 @ CEDRIC STREET project, said lighting to be installed under P.I. No. 0019707, Lee County;

WHEREAS, the COUNTY has represented to the DEPARTMENT a desire to participate in: 1) Providing the Energy and 2) the Operation and Maintenance of said lighting system at the aforesaid location, and the DEPARTMENT has relied upon such representation; and **WHEREAS**, the **DEPARTMENT** has indicated a willingness to fund the materials and installation for the said lighting system at the aforesaid location, with funds of the **DEPARTMENT**, funds apportioned to the **DEPARTMENT** by the Federal Highway Administration under Title 23, United States Code, Section 104, or a combination of funds from any of the above sources.

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the **DEPARTMENT** and the **COUNTY** hereby agree each with the other as follows:

ARTICLE I INSTALLATION

The **DEPARTMENT** or its assigns shall cause the installation of all materials and equipment necessary for roundabout lighting as part of the **SR 133** @ **CEDRIC STREET** project, said lighting to be installed under P.I. No. 0019707, Lee County as shown on Attachment "A" attached hereto and made a part hereof.

<u>ARTICLE II</u> COUNTY'S RESPONSIBILITIES

1. Upon completion of installation of said lighting system, and acceptance by the **DEPARTMENT**, the **COUNTY** shall assume full responsibility and costs for the operation, the repair and the maintenance of the entire lighting system, including but not limited to repairs of any damages, replacement of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring and service equipment, and the requirements of the Georgia Utility Facility Protection Act. The **COUNTY** further agrees to provide and pay for all the energy required for the operation of said lighting system.

2. It is understood by the **COUNTY** that the **DEPARTMENT** has relied upon the **COUNTY'S** representation of providing for the energy, maintenance, and operation of the lighting represented by this Agreement; therefore, if the **COUNTY** elects to de-energize or fails to properly maintain or to repair the lighting system during the term of this Agreement, the **COUNTY** shall reimburse the **DEPARTMENT** the materials cost for the lighting system. If the **COUNTY** elects to de-energize or fails to properly maintain any individual unit within the lighting system, the **COUNTY** shall reimburse the **DEPARTMENT** for the replacement cost for the individual unit which will include all costs for the pole, luminaires, foundations, and associated wiring. The **DEPARTMENT** will provide the **COUNTY** with a statement of material and/or replacement costs upon completion of the installation.

<u>ARTICLE III</u> DEPARTMENT'S OWNERSHIP

The **DEPARTMENT** shall retain ownership of all materials and various components of the entire lighting system. The **COUNTY**, in its operation and maintenance of the lighting system, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the **DEPARTMENT**.

ARTICLE IV TERM OF AGREEMENT

This Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The **DEPARTMENT** reserves the right to terminate this Agreement, at any time for just cause, upon thirty (30) days written notice to the **COUNTY**.

ARTICLE V RIGHT OF ENTRY

The **COUNTY** will be permitted to access the **DEPARTMENT'S** Right of Way in order to perform its responsibilities under **ARTICLE II, PARAGRAPH 1,** of this Agreement.

ARTICLE VI INDEMNIFICATION

To the extent allowed by law, the **COUNTY** and all its successors and assigns, shall release and save harmless the **DEPARTMENT**, past, present and future board members, commissioners, officers, employees, agents, attorneys, affiliates, privies, successors, and assigns, and the State of Georgia, its political subdivisions, departments, agencies, commissions, affiliates, employees, agents, and attorneys from all suits, claims, actions or damages of any nature whatsoever resulting from the **COUNTY'S** access to **DEPARTMENT'S** Right of Way.

<u>ARTICLE VII</u> <u>MISCELLANEOUS</u>

- 1. **NON-WAIVER.** No failure of either Party to exercise any right or power given to such Party under this Agreement, or to insist upon strict compliance by the other Party with the provisions of this Agreement, and no custom or practice of either Party at variance with the terms and conditions of this Agreement, will constitute a waiver of either Party's right to demand exact and strict compliance by the other Party with the terms and conditions of this Agreement.
- 2. **NO THIRD-PARTY BENEFICIARIES**. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the Parties hereto, any rights or benefits under or by reason of this Agreement.
- 3. **SOVEREIGN IMMUNITY.** Notwithstanding any other provision of this Agreement to the contrary, no term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions under the Georgia Constitution.

- 4. **CONTINUITY.** Each of the provisions of this Agreement will be binding upon and inure to the benefit and detriment of the Parties and the successors and assigns of the Parties.
- 5. WHEREAS CLAUSE AND EXHIBITS. The Whereas Clauses and Exhibits hereto are a part of this Agreement and are incorporated herein by reference.
- 6. **SEVERABILITY.** If any one or more of the provisions contained herein are for any reason held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- 7. **CAPTIONS.** The brief headings or titles preceding each provision hereof are for purposes of identification and convenience only and should be completely disregarded in construing this Agreement.
- 8. **INTERPRETATION**. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one Party by reason of the rule of construction that a document is to be construed more strictly against the Party who itself or through its agent prepared the same, it being agreed that the agents of all Parties have participated in the preparation hereof.
- 9. ENTIRE AGREEMENT. This Agreement supersedes all prior negotiations, discussion, statements and agreements between the Parties and constitutes the full, complete and entire agreement between the Parties with respect hereto; no member, officer, employee or agent of either Party has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement. No modification of or amendment to this Agreement will be binding on either Party hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both Parties and incorporated in and by reference made a part hereof.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day

and year first above written.

GEORGIA DEPARTMENT OF TRANSPORTATION

LEE COUNTY

Commissioner

Print Name: ______ Title: _____

(SEAL)

(SEAL)

ATTEST:

ATTEST:

Treasurer

Print Name: ______ Title: _____

Attachment "A"



Project Location Map

SR 133 @ Cedric Street Lee County P.I. No. 0019707