



LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, July 22, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING AGENDA

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

Scott Addison, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

1. CALL TO ORDER

2. INVOCATION

A) Pastor Shane Mullins, Move Christian Church, to lead the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the July 8, 2025 Board of Commissioners meeting.

5. CONSENT AGENDA

6. NEW BUSINESS

A) Recognition of employees' years of service.

7. PUBLIC HEARING

A) **Lanier Engineering (Z25-027)** has submitted an application requesting to **rezone 9.469 acres** from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is Oakland Plantation Partners, LLC. The subject property is located off US HWY 82 W, parcel number is 017D004, in Land Lots 197 and 220 of the Second Land District of Leesburg, Georgia. *Planning staff and Planning Commission recommend approval.*

B) **Lanier Engineering (Z25-028)** has submitted an application requesting to **rezone 20.381 acres** from C-1 (Neighborhood Business District) to R-1 (Single-Family Residential District). The property owner is Wiley Investments, LLC. The subject property is located off US HWY 82 W, parcel number is 017D003, in Land Lots 197 and 220 of the Second Land District of Leesburg, Georgia. *Planning staff recommended approval. Planning Commission recommended approval.*

C) **Lanier Engineering (Z25-029)** has submitted an application requesting to **rezone 111.852 acres** from R-1 (Single-Family Residential District) to I-1 (Light-Industrial District). The property owner is Lexwig, LLC. The subject property is located in the southeast quadrant of the intersection of Forrester Parkway and Norfolk Southern Railroad. The parcel number is 039D120, in Land Lot 210 of the Second Land District of Leesburg, Georgia. *Planning staff recommended denial. Planning Commission recommended approval with the following conditions: (1) A traffic study is prepared by the applicant and reviewed and approved by Lee County, (2) adequate buffers*

where the property borders residential-zoned properties to the east and south are required, (3) a maximum building height of 50 feet, and (4) a restriction of the following permitted uses from Sec. 70-452: (d) Carpet manufacturing, (j) research and testing laboratories, and (q) natural gas and petroleum products storage and sales.

8. **DEPARTMENTAL MATTERS**

- A) **Planning, Zoning & Engineering** - Review of the minutes from the June 5, 2025 Planning Commission meeting.

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

- A) Consideration to appoint one (1) member to the **Aspire Behavioral Health and Developmental Disability Services** for a term of three (3) years. Term expires 07/31/2028. Letter of interest in appointment received from Mike Sabot (reappointment).
- B) **Tax Assessor's Office** - Discussion of 2025 assessment valuations.

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.
- B) Consideration to approve the engagement letter from Mauldin & Jenkins for the FY2025 Audit.
- C) Discussion of TSPLOST and LMIG funding and road projects.
- D) Discussion of a proposed access road at Sutton's Landing.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

- A) Consideration to adopt a resolution for the levy and collection of an annual ad valorem tax to provide funds for the payment of the principal of and interest on \$10,630,000.00 in aggregate principal amount of the Lee County School District general obligation bonds, series 2025.

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next Commission meeting will be held August 12, 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, July 8, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

WWW.LEE.GA.US

MEETING MINUTES

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

Scott Addison, County Manager

Kaitlyn Good, County Clerk

Jimmy Skipper, County Attorney

The Lee County Board of Commissioners met in a voting session on Tuesday, July 8, 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, and Commissioner George Walls. Staff in attendance were County Manager Scott Addison, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. Commissioner Billy Mathis 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**

Commissioner Roland led the invocation.

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the June 24, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the June 24, 2025 Board of Commissioners meeting. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

7. **PUBLIC HEARING**

8. **DEPARTMENTAL MATTERS**

A) **Fire & EMS - Discussion of a quote from Samsara for dashcam systems in Fire & EMS vehicles in the amount of \$22,011.80.**

Fire Chief David Forrester summarized the item stating that this camera system is cloud based and connected to the vehicle computer system that monitors speed, crash detection, harsh braking, use of cell phone, and has a real time GPS that can be seen on managers' phone or computer. A trial demo has been conducted on four vehicles for the past month and managers have used data received of bad driving to coach employees on using safer driving habits. All Fire & EMS vehicles will have this system installed. This is government pricing and the funding source would be SPLOST VII.

Commissioner Roland made the **MOTION** to approve the quote for dashcam systems in Fire & EMS vehicles in the amount of \$22,011.80 using SPLOST VII funds. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

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

- A) **Library** - Consideration to authorize staff to put out a bid for the replacement of the roof of the Oakland Library/Bindery, in accordance with the FY 2026 Major Renovation & Repair (MRR) Grant.

The Board approved submission of the MRR Grant application in August 2024. The estimated cost of the project is between \$130,000.00 and \$150,000.00. Notice of grant award in the amount of \$71,500.00 was received in June 2025. The grant time period is July 1, 2025 - June 30, 2026, with all funds having to be spent by June 30, 2026. The remaining funding will come from SPLOST VII.

Commissioner Roland made the **MOTION** to authorize staff to put out a bid for the replacement of the roof of the Oakland Library/Bindery. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Walls voting yea.

- B) **Tax Assessor's Office** - Discussion of a two (2) year contract renewal with Schneider Geospatial for qPublic services in the amount of \$17,112.00 for year one and \$16,392.00 for year two.

Chief Appraiser Doug Goodin summarized the agreement stating it is a renewal of a service the County already utilizes. qPublic is an interactive public access tool that allows users to view County and City information, public records, and Geographic Information Systems (GIS) via an online portal. Property owners are also able to view Pictometry imaging and property assessment notices. Finance Director Heather Jones added that the difference in amount between year one and year two is due to a setup fee in year one.

Commissioner Roland made the **MOTION** to approve a two (2) year contract renewal with Schneider Geospatial for qPublic services in the amount of \$17,112.00 for year one and \$16,392.00 for year two. Commissioner Walls seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri voting yea.

10. **COUNTY MANAGER'S MATTERS**

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

County Manager Scott Addison discussed the following updates to County projects: (1) Georgia Power has been working on a streetlight audit, with approximately 90 lights being changed to LED, which is estimated to help decrease the bill by \$100 a month; (2) the Code Enforcement and Animal Control building is currently under construction; and (3) a traffic study on Ledo Road has been authorized and the results will be brought back to the Board.

- B) **Consideration to approve Budget Amendment 2025-01 for year-end adjustments to the FY2024-2025 Budget.**

Chairman Singletary stated that each year, at the end of the fiscal year, staff prepares a budget amendment to clean up individual line items to balance the budget.

Commissioner Guarnieri made the **MOTION** to approve Budget Amendment 2025-01 for year-end adjustments to the FY2024-2025 Budget. Commissioner Roland seconded the **MOTION**. The **MOTION** passed with Commissioner Walls voting yea.

11. **COMMISSIONER'S MATTERS**
12. **UNFINISHED BUSINESS**
13. **COUNTY ATTORNEY'S MATTERS**
14. **EXECUTIVE SESSION**
15. **PUBLIC FORUM**

Prior to commencing Public Forum, Chairman Singletary wished to address the audience regarding the recent tax assessment notices. Chairman Singletary stated the current tax notices that were sent out had a significant increase in the appraisal value for many residents. The state requires there to be a certain level of accuracy in property values; there is a range of 36% to 42% and Lee County was out of range with 32% accuracy. Chairman Singletary said a revaluation was needed to get in compliance with the state, otherwise there would be a fine.

Additionally, the state passed a new law that allowed qualified homeowners to opt in to a homestead exemption to lock in the tax value with the previous year's value. Residents have until August 15, 2025 to enroll in the floating homestead exemption. This will set your taxable value to the previous year until your home is either sold or major renovations are made that change your value. Chief Tax Appraiser Doug Goodin stated that the state can make adjustments to the consumer price index. Chairman Singletary stated that the homestead exemption will only apply to the county's portion of residents' taxes, not those set by the City or school system. Mr. Goodin stated that residents can come to the Tax Assessor's Office or call (229) 759-6010 for help to enroll in the homestead exemption.

Rodriquez Strum asked about the process of having a business within Lee County. Chairman Singletary directed him to Chief Building Inspector Joey Davenport to help him obtain a business license.

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 Tuesday, July 22, 2025 at 6:00pm.
- B) The Lee County Rivers Alive annual clean-up event will be held **Saturday, July 12, 2025**. There will be both on water and on land opportunities to volunteer. A waiver must be signed for participation. Please contact the Lee County Chamber of Commerce at (229) 759-2422 for more information. Chairman Singletary added that on this day, citizens may also dump yard debris and old appliances, etc. for free at the Landfill.

17. **ADJOURNMENT**

The meeting adjourned at 6:16PM.

CHAIRMAN

ATTEST:

COUNTY CLERK



MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

TO: Honorable Board of County Commissioners

SUBJECT: Employee Years of Service Recognition

MEETING DATE: Tuesday, July 22, 2025

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

5 years: Trevor Avery – Firefighter/Paramedic
20 years: Alan Harris – Lieutenant, Firefighter/Paramedic
20 years: James Jones – Major, Sheriff's Office CID
20 years: Herbert West – Firefighter



LEE COUNTY
Planning Department
Lee County, Georgia
Zoning Staff Report

DATE: 7/10/2025

APPLICATION TYPE: Zoning Application Z25-027

APPLICANT: Oakland Plantation Partners, LLC

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

PURPOSE: Not specified

LOCATION OF PROPERTY: Land Lots 197 and 220, 2nd Land District – US 82
north of Oakland Parkway (part of Parcel 017D004)

PARCEL SIZE: 9.469 acres

EXISTING CONDITIONS:

Present Zoning and Use of Property: C-1 – Present use is orchard/undeveloped

Adjacent Zoning/Use:

North— R-1 (orchard/undeveloped)

South— R-2 (orchard/undeveloped)

East— C-1 (orchard/undeveloped)

West— R-2 (orchard/undeveloped)

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

MEETING INFORMATION: All meetings are held in the assembly room in the Lee County Administration Building unless otherwise advertised.

Planning Commission (public hearing): Thursday, July 10th at 6:00pm

County Commission (public hearing): Tuesday, July 22nd at 6:00pm



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

Current Zoning: C-1

Proposed Zoning: R-1

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

- a. Single-family detached dwellings, except manufactured or mobile homes
- b. Zero lot-line housing if shown on an approved subdivision plat.
- 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 section 70-84 of this chapter.
- 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.
- e. Home occupations.
- f. Gardens.
- g. Family personal care home (two to four residents).

PLANNING CONSIDERATIONS:

- 1. Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?**

Development under the proposed R-1 zoning is suitable with respect to the use, development, and zoning of the adjacent and nearby properties which are also zoned R-1 and R-2 and are undeveloped with pecan orchards. The nearby subdivision to the north has been recently developed in a manner compatible with R-1 zoning.

- 2. What is the effect on the property value of the subject property should the existing zoning be retained?**

The value of the subject property may be somewhat affected if the existing zoning is retained as the proposed C-1 commercial zoning would not allow residential development; the property does not have commercial road/highway frontage making commercial development unlikely.

- 3. If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals, or general welfare of the public?**

Denial of the rezoning request and preserving the existing C-1 zoning would not be expected to result in gains to public health, safety, morals or general welfare.

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

The subject property is undeveloped land. Its development status is consistent with that of many adjacent and surrounding properties.

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

The proposed zoning is not expected to cause excessive or burdensome use of existing and nearby roadway infrastructure. Future residential development would be expected to access US Hwy 82 which is expected to be able to accommodate increased traffic volumes. The proposed zoning may have an impact on sewer if intended to extend to support residential development, however R-1 development without sewer is an option for this location.

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

Per the Comprehensive Plan, the subject parcels are designated in the Residential area on the Lee County future land use map, consistent with the proposed rezoning.

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

The subject property is likely suitable for a low-density single family residential development given the surrounding land also able to support residential use and is zoned R-1.

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

The proposed R-1 zoning would not be expected to adversely affect the existing use of adjacent and nearby property.

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

As currently zoned C-1, there are a number of potential uses for the subject property that would provide some economic value to the property owner.

Allowable C-1 uses that are permitted for this property include any retail or service establishment, wholesale, storage buildings, or other business and entertainment activities usually found within the neighborhood business district. The property does not have road frontage, however, which severely limits commercial development potential.

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

Residential development is taking place in the vicinity of the subject parcel.

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

The current zoning of C-1 is surrounded by residential zoning. Rezoning the subject parcel to R-1 would result in compatible zoning with surroundings.

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

The present zoning district boundaries are not egregiously illogically drawn based on the existing conditions of the area. However, it appears as though the subject parcel is landlocked with no obvious street frontage.

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

The change requested is not out of scale with the needs of the neighborhood area or the county in terms of R-1 zoning in general given the expressed need for a “variety of housing types, sizes, costs, and densities” (Lee County Comprehensive Plan, Housing Options Goal, pg. 14).

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

It is not impossible to find sites of similar size in districts already zoned to permit R-1 residential development.

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

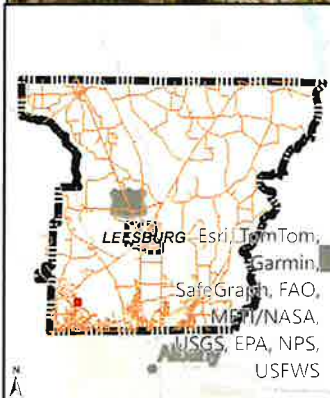
Should the zoning proposal be approved, all development guidelines would need to be carefully followed during the development process to ensure proper environmental testing and regulatory compliance. As the Lee County Comprehensive Plan notes, it is critical to protect floodplains, wetlands and

streams in order to protect environmental resources which in turn impact the quality of life and health of the community.

STAFF RECOMMENDATION:

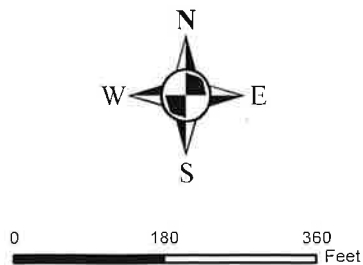
Staff recommends approval of the rezoning for the subject property from C-1 to R-1.

Rezoning C-1 to R-1 - Property of Oakland Plantation Partners LLC



Legend

- Parcel Level Zoning
- Parcels
- LeeCenterlines
- Rezoning



DISCLAIMER

All information available should be used for reference only and should not be considered a legal document. Lee County, GA makes no claims and no warranties concerning the validity or accuracy of the GIS data presented on this map. At any given time data/and or information may not reflect recent changes.

User: KSmith
Date Exported: 6/12/25



LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

ZONING APPLICATION

Owner: OAKLAND PLANTATION PARTNERS, LLC
Address: 3199 PALMYRA ROAD, ALBANY, GA 31707
Daytime Phone #: 229-789-0120 Email: BCARR@SAFEAIRE.COM

Address or location of the property: OAKLAND PLANTATION, SEE LEGAL

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-1 Present Use of Property: VACANT
Proposed Zoning: R-1 Proposed Use of Property: RESIDENTIAL

197 & 220 Land Lot Number 2ND Land District 9.469 # of Acres

The subject property is described as follows:

9.469 ACRES BEING PART OF LAND LOTS 197 & 220, SEE LEGAL DESCRIPTION

ALSO ATTACH: (18 COPIES REQUIRED) ☒ Plat of property, including vicinity map

☒ Legal description Containing Metes and Bounds

DISCLOSURE

☐ I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

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

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

WITNESS Ruth Gillock

OWNER Jim Bacon - PARTNER

DATE 5/29/25

DATE 5/29/25

Application Fee: \$675.00 Date Paid: 5/30/25 Received by: Kara Hanson

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 THIRD AVENUE, ALBANY, GA 31707

Phone #: 229-438-0522 Email: TLANIER@LANIER-ENGINEERING.COM

Legal Description
Oakland Plantation Partners, LLC
Property to be rezoned from C-1 to R-1

All that certain tract or parcel of land situate lying and being part of Land Lots 197 and 220 of the Second Land District, Lee County Georgia and being more particularly described as follows:

Commence at the southwest corner of Tract 2 as recorded in plat cabinet F, slide F28B and go North 00 degrees 45 minutes 49 seconds East a distance of 402.92 feet to the Point of Beginning. From this point go North 89 degrees 35 minutes 20 seconds West a distance of 331.02; go thence North 00 degrees 24 minutes 40 seconds East a distance of 1231.99 feet; go thence South 89 degrees 35 minutes 20 seconds East a distance of 338.60 feet; go thence South 00 degrees 45 minutes 49 seconds West a distance of 1232.02 feet to the Point of Beginning.

Said tract or parcel contains 9.469 acres.



LEE COUNTY
Planning Department
Lee County, Georgia
Zoning Staff Report

DATE: 7/10/2025

APPLICATION TYPE: Zoning Application Z25-028

APPLICANT: Wiley Investments, LLC.

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

PURPOSE: Not specified



LOCATION OF PROPERTY: Land Lots 197 and 220, 2nd Land District – US 82
north of Oakland Parkway (part of Parcel 017D003)

PARCEL SIZE: 20.381 Acres

EXISTING CONDITIONS:

Present Zoning and Use of Property: C-1 – Present use is orchard/undeveloped

Adjacent Zoning/Use:

North— R-1 (orchard/undeveloped)

South— R-2 (orchard/undeveloped)

East— R-1 (orchard/undeveloped)

West— C-1 (orchard/undeveloped)

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

MEETING INFORMATION: All meetings are held in the assembly room in the Lee County Administration Building unless otherwise advertised.

Planning Commission (public hearing): Thursday, July 10th at 6:00pm

County Commission (public hearing): Tuesday, July 22nd at 6:00pm

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

Current Zoning: R-1

Proposed Zoning: C-2

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

- a. Single-family detached dwellings, except manufactured or mobile homes
- b. Zero lot-line housing if shown on an approved subdivision plat.
- 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 section 70-84 of this chapter.
- 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.
- e. Home occupations.
- f. Gardens.
- g. Family personal care home (two to four residents).

PLANNING CONSIDERATIONS:

- 1. Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?**

Development under the proposed R-1 zoning is suitable with respect to the use, development, and zoning of the adjacent and nearby properties which are also zoned R-1 and R-2 and are undeveloped with pecan orchards. The nearby subdivision to the north has been recently developed in a manner compatible with R-1 zoning.

- 2. What is the effect on the property value of the subject property should the existing zoning be retained?**

The value of the subject property may be somewhat affected if the existing zoning is retained as the proposed C-1 commercial zoning would not allow residential development; the property does not have commercial road/highway frontage making commercial development unlikely.

- 3. If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals, or general welfare of the public?**

Denial of the rezoning request and preserving the existing C-1 zoning would not be expected to result in gains to public health, safety, morals or general welfare.

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

The subject property is undeveloped land. Its development status is consistent with that of many adjacent and surrounding properties.

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

The proposed zoning is not expected to cause excessive or burdensome use of existing and nearby roadway infrastructure. Future residential development would be expected to access US Hwy 82 which is expected to be able to accommodate increased traffic volumes. The proposed zoning may have an impact on sewer if intended to extend to support residential development, however R-1 development without sewer is an option for this location.

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

Per the Comprehensive Plan, the subject parcels are designated in the Residential area on the Lee County future land use map, consistent with the proposed rezoning.

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

The subject property is likely suitable for a low-density single family residential development given the surrounding land also able to support residential use and is zoned R-1.

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

The proposed R-1 zoning would not be expected to adversely affect the existing use of adjacent and nearby property.

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

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

Residential development is taking place in the vicinity of the subject parcel.

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

The current zoning of C-1 is surrounded by residential zoning. Rezoning the subject parcel to R-1 would result in compatible zoning with surroundings.

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

The present zoning district boundaries are not egregiously illogically drawn based on the existing conditions of the area. However, it appears as though the subject parcel is landlocked with no obvious street frontage.

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

The change requested is not out of scale with the needs of the neighborhood area or the county in terms of R-1 zoning in general given the expressed need for a “variety of housing types, sizes, costs, and densities” (Lee County Comprehensive Plan, Housing Options Goal, pg. 14).

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

It is not impossible to find sites of similar size in districts already zoned to permit R-1 residential development.

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

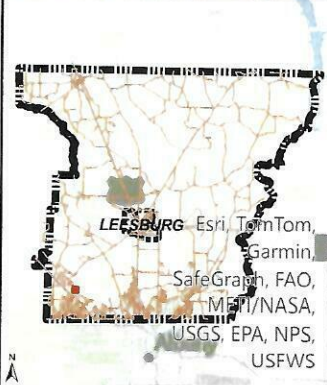
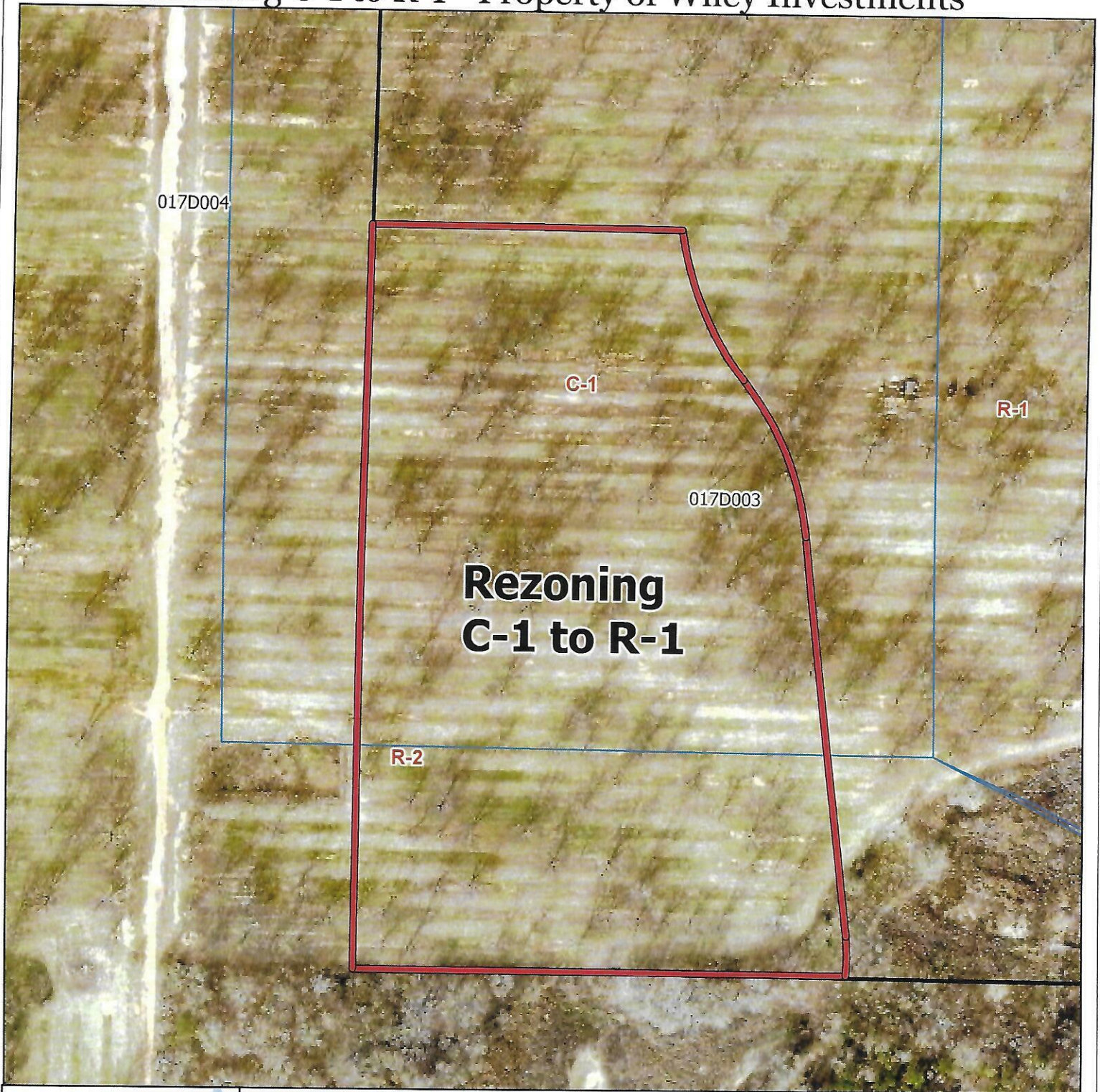
Should the zoning proposal be approved, all development guidelines would need to be carefully followed during the development process to ensure proper environmental testing and regulatory compliance. As the Lee County

Comprehensive Plan notes, it is critical to protect floodplains, wetlands and streams in order to protect environmental resources which in turn impact the quality of life and health of the community.

STAFF RECOMMENDATION:

Staff recommends approval for the subject property from C-1 to R-1.

Rezoning C-1 to R-1 - Property of Wiley Investments



Legend

-  Parcel Level Zoning
 Parcels
 LeeCenterlines
 Rezoning



A horizontal scale bar with tick marks at 0, 180, and 360. The word "Feet" is written at the right end of the bar.

DISCLAIMER

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User: KSmith
Date Exported:6/12/25



LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE

ZONING APPLICATION

Owner: WILEY INVESTMENTS, LLC

Address: 616 N. WESTOVER BOULEVARD, ALBANY, GA 31707

Daytime Phone #: 229-357-0489 Email: AMANDAANDKYLA@HOTMAIL.COM

Address or location of the property: OAKLAND PLANTATION

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-1 Present Use of Property: VACANT

Proposed Zoning: R-1 Proposed Use of Property: RESIDENTIAL

197 & 220 Land Lot Number 2ND Land District 20.381 # of Acres

The subject property is described as follows:

20.381 ACRES IN LAND LOTS 197 AND 220, SEE LEGAL DESCRIPTION

ALSO ATTACH: (18 COPIES REQUIRED) ☒ Plat of property, including vicinity map

☒ Legal description Containing Metes and Bounds

DISCLOSURE

☐ I (owner) have made campaign contributions having an aggregate value of \$250.00 or more, or made gifts having an aggregate value of \$250.00 or more to an official of (Lee County, City of Leesburg, City of Smithville) (circle one) within two (2) years of application.

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

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

WITNESS Beth Gillock

OWNER [Signature]

DATE 5/30/25

DATE 5/30/25

Application Fee: \$1500.00 Date Paid: 5/30/25 Received by: Kara Hanson

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 THIRD AVENUE, ALBANY, GA 31707

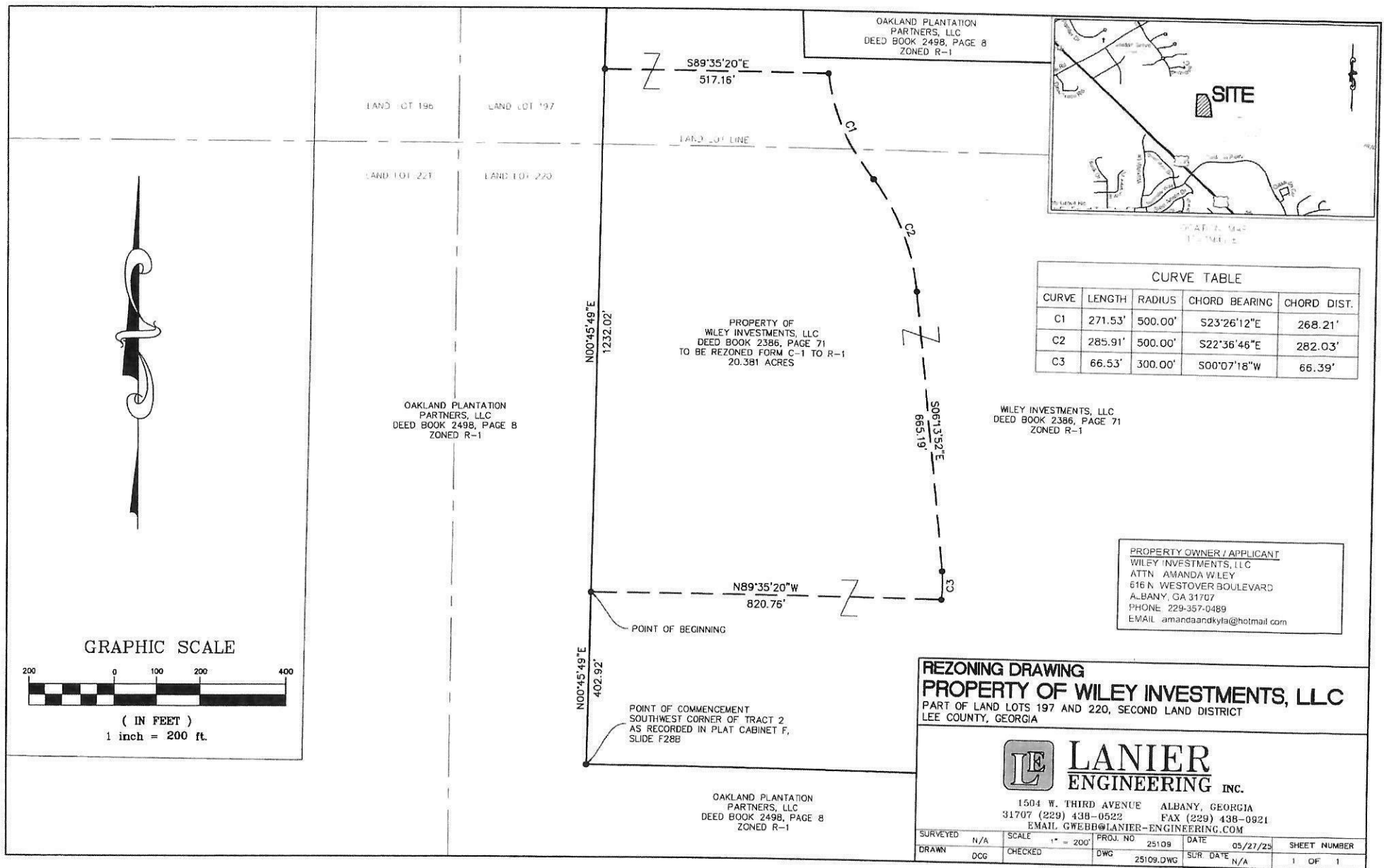
Phone #: 229-438-0522 Email: TLANIER@LANIER-ENGINEERING.COM

Legal Description
Wiley Investments, LLC
Property to be rezoned from C-1 to R-1

All that certain tract or parcel of land situate lying and being part of Land Lots 197 and 220 of the Second Land District, Lee County Georgia and being more particularly described as follows:

Commence at the southwest corner of Tract 2 as recorded in plat cabinet F, slide F28B and go North 00 degrees 45 minutes 49 seconds East a distance of 402.92 feet to the Point of Beginning. From this point go North 00 degrees 45 minutes 49 seconds East a distance of 1232.02 feet; go thence South 89 degrees 35 minutes 20 seconds East a distance of 517.16 feet; go thence southeasterly 271.53 feet along the arc of a curve concave to the northeast having a radius of 500.00 feet, a chord bearing of South 23 degrees 26 minutes 12 seconds East and a chord distance of 268.21 feet; go thence southeasterly 285.91 feet along the arc of a curve concave to the southwest having a radius of 500.00 feet, a chord bearing of South 22 degrees 36 minutes 46 seconds East and a chord distance of 282.03 feet; go thence South 06 degrees 13 minutes 52 seconds East a distance of 665.19 feet; go thence southwesterly 66.53 feet along the arc of a curve concave to the northwest having a radius of 300.00 feet, a chord bearing of South 00 degrees 07 minutes 18 seconds West and a chord distance of 66.39 feet; go thence North 89 degrees 35 minutes 20 seconds West a distance of 820.76 feet to the Point of Beginning.

Said tract or parcel contains 20.381 acres.





LEE COUNTY
Planning Department
Lee County, Georgia
Zoning Staff Report

DATE: 7/10/2025

APPLICATION TYPE: Zoning Application Z25-029

APPLICANT: Lexwig, LLC, Jason Wiggins

REQUESTED ACTION: Rezoning from R-1 to I-1

PURPOSE: Undefined per the rezoning application

LOCATION OF PROPERTY: Forester Parkway east of
Northfolk Southern Railroad

PARCEL SIZE: 111.852 acres



EXISTING CONDITIONS:

Present Zoning and Use of Property: R-1, vacant

Adjacent Zoning/Use:

North— AG

South— R-1

East— R-1

West— C-2

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

MEETING INFORMATION: All meetings are held in the assembly room in the Lee County Administration Building unless otherwise advertised.

Planning Commission (public hearing): Thursday, July 10th at 6:00pm

County Commission (public hearing): Tuesday, July 22nd at 6:00pm

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

Current Zoning: R-1

Proposed Zoning: I-1

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

- (a) Wholesale bakeries, baking plants, etc.
- (b) Bottling or packaging of cleaning compounds, polishes, etc.
- (c) Building equipment, building materials, lumber, sand, gravel storage yards and yards for contracting equipment, maintenance or operating equipment of public agencies or public utilities, or materials or equipment of similar nature.
- (d) Carpet manufacturing.
- (e) Carpenter and cabinet making shops.
- (f) Cold storage plants.
- (g) Dental, surgical and optical goods manufacturing.
- (h) Electronic manufacturing and assembly plants.
- (i) Electric motors and generators manufacturing.
- (j) Research and testing laboratories.
- (k) Pharmaceutical products manufacturing.
- (l) Printing, engraving and bookbinding shops.
- (m) Soft drink bottling establishments.
- (n) Tool, die, gauge and machine shops.
- (o) Processed agricultural products other than meat, poultry or animal products.
- (p) Textile and clothing manufacturing.
- (q) Natural gas and petroleum products storage and sales.
- (r) Plastic product manufacturing, but not including the processing of the raw materials (no actual plastic making).
- (s) Warehouse, storage and transfer, electric and gas service buildings and yards, public utility buildings, telephone exchange buildings and substations, gas regulator stations.
- (t) Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilation contractor's establishments including outside storage yards.
- (u) Moving or storage offices and warehouse.
- (v) Publicly owned buildings, public utility buildings and service yards including storage yards.

PLANNING CONSIDERATIONS:

- 1. Will the zoning proposal permit a use that is suitable in view of the use, development, and zoning of adjacent and nearby property?**

The proposed industrial uses are not consistent with the residential uses to the south and east, but do not conflict with the commercial use to the west or the

agricultural use to the north. Additionally, the western edge of the property is railroad right-of-way.

2. What is the effect on the property value of the subject property should the existing zoning be retained?

While the value for industrial development may be greater than that for residential development, the property does have economic value for residential development under the current zoning.

3. If denied, will the effect on the applicant's property value under the existing zoning be offset by the gain to the health, safety, morals, or general welfare of the public?

If not adequately protected, the health, safety, and general welfare of the residential areas to the east and south may be impacted by some industrial use options that would be permitted with I-1 zoning. If rezoning is denied, it is not clear that a reduction in property value would not be offset by gain to the public; this would very much depend on the actual ultimate industrial use of the property as well as development factors such as buffering.

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

No. Much of the property in the vicinity of the subject property remains undeveloped.

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

The property is accessed from Forester Parkway which is a local collector/arterial roadway. The property is less than one mile from Highway 19 and closer to Old Leesburg Rd/Highway 133; with light industrial development, most traffic should be to and from Highway 19 and Highway 133 via Forester Parkway.

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

No, the future land use plan calls for this area to be residential land use.

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

The requested zoning is consistent with the railroad line that comprises the western property line of the subject property. It is not in conflict with the commercial use to the west, and its proximity to Highway 19 and Highway 133 makes it suitable for a higher intensity use.

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

The residential area to the east could be negatively impacted by the proposed zoning, but that specific property is currently being developed by the applicant. While zoned residential, the area to the south is not currently developed. If developed for residential use, the property to the south could be adversely affected.

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

Yes. The subject property has reasonable economic use for residential development as currently zoned.

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

The changing condition in the immediate area is residential development, by the applicant, of property adjacent to the east of the subject property. Though adjacent R-1 development could be a factor of incompatibility with proposed I-1 zoning, there is also potential for adequate buffering and site design to offset potential incompatibility.

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

Yes, there are no adjacent Industrial zoned properties.

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

No.

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

The proposed zoning is not out of scale with the undeveloped properties to the north, south, and west. Without adequate mitigation the proposed zoning could be out of scale with the residential uses to the east.

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

There are a few properties zoned industrial in Lee County, to include an industrial park on US 82, and it is understood that there are presently no vacant industrial properties or buildings within the industrial park. There is no industrial zoned parcels in the vicinity of Highway 19.

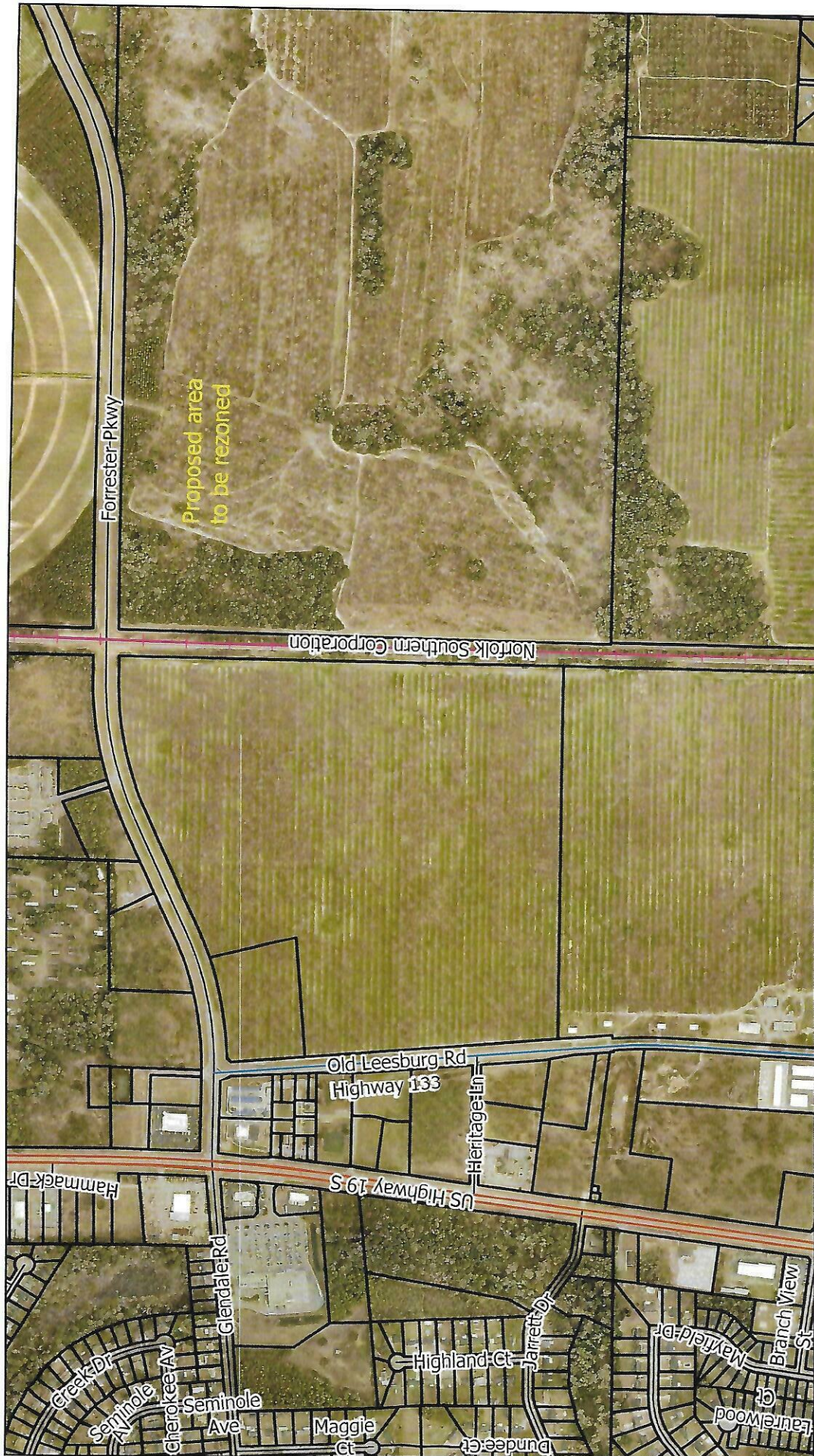
15. Would there be an ecological or pollution impact resulting from the proposed zoning if it is granted?

The subject property is generally flat and lacks identified streams or wetlands. It appears to be well-suited for large-scale industrial uses. Should the zoning proposal be approved, all development guidelines would need to be carefully followed during the development process to ensure proper environmental testing and regulatory compliance. As the Lee County Comprehensive Plan notes, it is critical to protect floodplains, wetlands and streams in order to protect environmental resources which in turn impact the quality of life and health of the community.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning due to incompatibility with the Comprehensive Plan, the lack of any adjacent or nearby I-1 district, and potential incompatibility with the adjacent residential neighborhood currently under development. If a determination is made that rezoning approval is warranted, staff proposes the following conditions:

1. Require adequate buffers where the property borders residential-zoned properties to the east and south to mitigate impacts from industrial development.
2. Condition allowable I-1 uses to those more likely to be compatible with adjacent residential use, specifically by excluding manufacturing operations, machining operations, and operations requiring significant tractor trailer traffic.
3. Require a traffic study to be prepared by the applicant and reviewed and approved by Lee County in association with proposed development prior to issuance of land disturbance permits.



DISCLAIMER

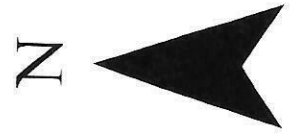
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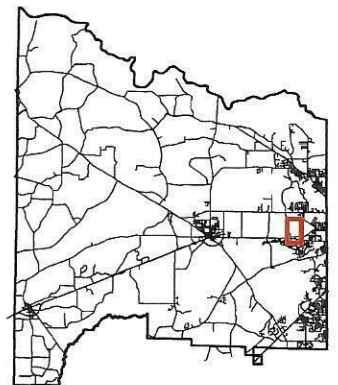


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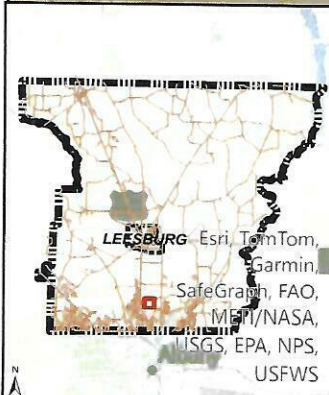
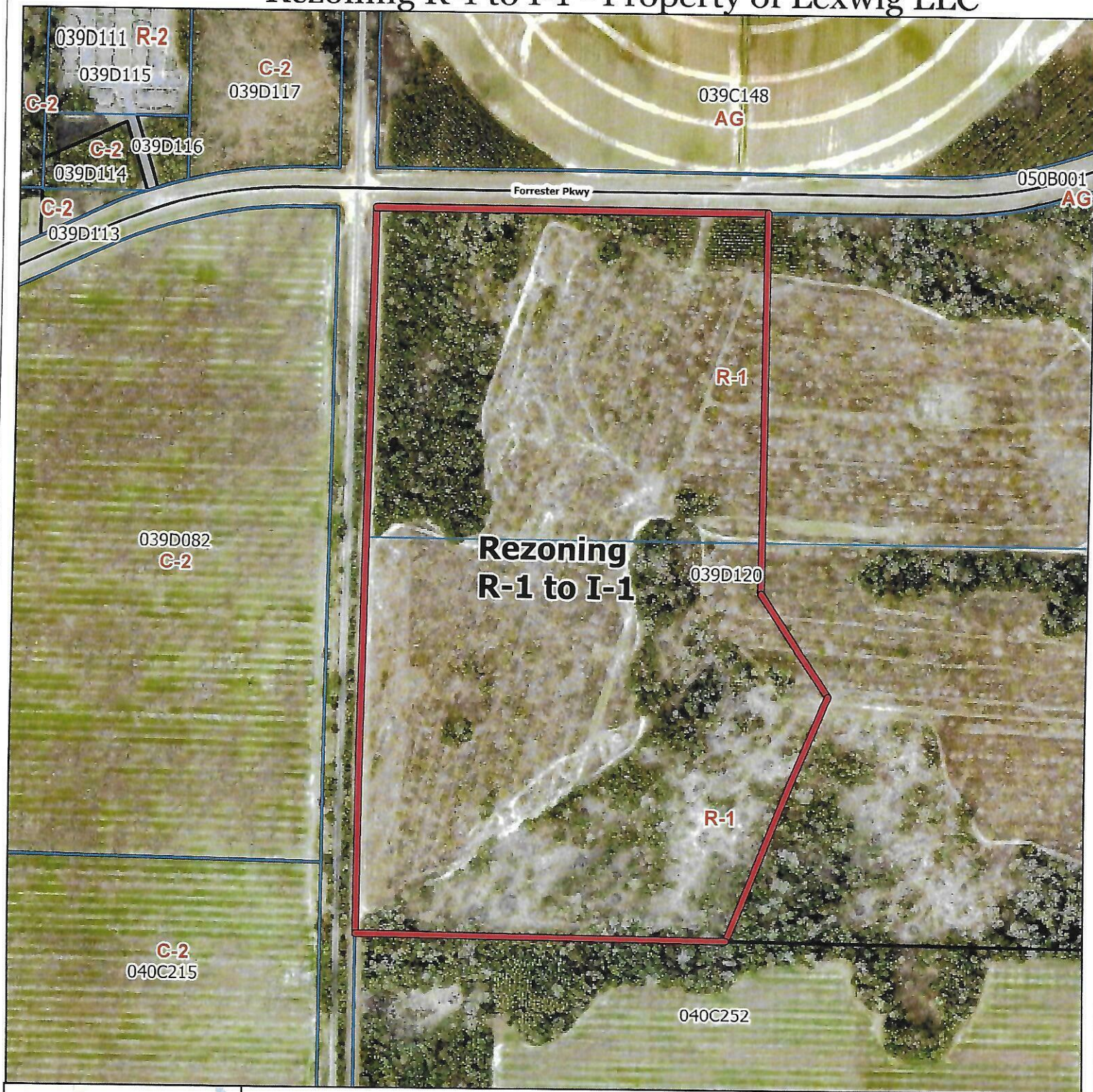
Date Exported: 06/26/2025 LEE COUNTY



- Legend**
- Parcels
 - LeeCenterlines
 - Railroads
 - Roads
 - State Highway
 - US Highway

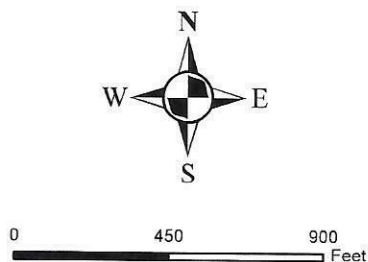


Rezoning R-1 to I-1 - Property of Lexwig LLC



Legend

- Parcel Level Zoning
- Parcels
- LeeCenterlines
- Rezoning



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LEE COUNTY
 User: KSmith
 Date Exported: 6/12/25

LEE COUNTY
CITY OF LEESBURG
CITY OF SMITHVILLE



ZONING APPLICATION

Owner: LEXWIG, LLC, JASON WIGGINS

Address: 801 TURNER ROAD, ALBANY, GA 31705

Daytime Phone #: 229-886-3270

Email: jwiggins@thecfamily.com

Address or location of the property: FORRESTER PARKWAY @NORTHFOLD AND SOUTHERN RR

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

Present Zoning R-1

Present Use of Property: VACANT

Proposed Zoning: I-1

Proposed Use of Property: LIGHT INDUSTRIAL USES INCLUDING BUILDINGS WITH MATERIAL/EQUIPMENT STORAGE YARDS.

210 Land Lot Number

2ND Land District

111.852 # of Acres

The subject property is described as follows:

111.852 acres located in the southeast quadrant of the intersection of Forrester Parkway and Norfolk and Southern Railroad as per legal description .

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.

 X 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 Beth Hellock

OWNER Jason Wiggin

DATE 5/29/25

DATE 5/29/25

Application Fee: \$5,250.00 Date Paid: _____ Received by: _____

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

Applicant Name: LANIER ENGINEERING, INC

Address: 1504 W THIRD AVENUE, ALBANY, GA 31707

Phone #: 229-438-0522

Email: bdonley@lanier-engineering.com

Legal Description
Lexwig, LLC
Property to be rezoned from R-1 to I-1

All that certain tract or parcel of land situate lying and being part of Land Lot 210 of the Second Land District, Lee County Georgia and being more particularly described as follows:

Begin at the intersection of the South right-of-way of Forrester Parkway (150' r/w) and the East right-of-way of Norfolk and Southern Railroad (150' r/w) and go North 89 degrees 59 minutes 21 seconds East along the South right-of-way of Forrester Parkway a distance of 1594.77 feet; go thence South 00 degrees 00 minutes 39 seconds East a distance of 1550.77 feet; go thence South 34 degrees 38 minutes 38 seconds East a distance of 491.62 feet; go thence South 22 degrees 12 minutes 51 seconds West a distance of 1070.56 feet to the South line of Land Lot 210; go thence North 89 degrees 21 minutes 59 seconds West along the South line of Land Lot 210 a distance of 1,505.50 feet to the East right-of-way of Norfolk and Southern Railroad; go thence North 00 degrees 41 minutes 48 seconds East along the East right-of-way of Norfolk and Southern Railroad a distance of 2,929.60 feet to the South right-of-way of Forrester Parkway and to the point of beginning.

Said tract or parcel contains 111.852 acres.

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

Meeting Minutes
June 5, 2025 at 6:00 p.m.
Opal Cannon Auditorium
T. Page Tharp Governmental Building
102 Starksville Avenue North
Leesburg, GA 31763

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

Members Absent: None

Staff Present: Director Amanda Nava-Estill, GIS Manager Kacee Smith, Planner Kara Hanson, Russ Ferguson, and City of Leesburg Planning Consultant Foresite Group

I. CALL TO ORDER

Chairman Jason Sheffield called the meeting to order at 6:00 p.m.

II. ACKNOWLEDGMENT OF GEORGIA LAW REGARDING CAMPAIGN CONTRIBUTIONS

Vice-chair Jim Quinn read the Georgia law regarding campaign contributions.

III. APPROVAL OF MINUTES

(A) Approval of the minutes from the May 1, 2025, Planning Commission Meeting.

IV. NEW BUSINESS

(A) None

V. PUBLIC HEARINGS

REZONING APPLICATIONS

(A) **Kurt Lamon (LZ25-026)** has submitted an application to the City of Leesburg requesting to rezone about 130 acres from C-2, C-1, R-2 and R-2 to PUD (Planned Unit Development). The proposed development consists of a mixture of single-family lots, multi-family dwelling units, office uses and commercial uses. The property owner is Mossy Dell, Inc. and the applicant is Kurt Lamon. The subject property fronts Robert B Lee Drive and is parcel number 037C276.

Public Hearing Discussion

Staff Presentation

Robin Cailloux, City Planner, presented the staff report. The requested action is rezoning 130 acres from C-2, C-1, R-2 and R-2 to PUD, noting that the initial application did not comply with the single-family residential lot width requirements in the R-1 or R-2 zoning districts. The applicant is requesting the PUD classification to allow for flexibility in the single-family lot design, a portion of which will be developed under the rural housing grant provided by the State. If the PUD zoning is approved, it is the same plan proposed with the original rezoning request. The proposed development is a mixed-use planned community consisting of 197 single-family residential lots (about 37 acres), 206 multi-family residential townhomes and condominiums, some of which are age-restricted (about 8 acres), 13.8 acres of commercial uses, 4.4 acres of office uses, about 39 acres of greenspace/open space, and the remaining portion in stormwater maintenance. They are essentially not changing the land uses that are already approved in the zoning category. The fifteen evaluation criteria are very similar to the same report a few months ago with the original rezoning request. Staff is of the opinion that

the request meets a majority of the rezoning criteria and recommends approval of the rezoning request with 11 conditions. Three of the conditions were the conditions from the previous rezoning approval and the others are stating the City of Leesburg's ordinances.

Vice-Chairman Jim Quinn questioned if 60 ft. was enough for two cars to park in the driveway, which was followed up with clarification from Ms. Cailloux. She explained that the standard parking space is 10 ft. wide by 20 ft. long. There is no way to restrict parking on public roads, unless there is an ordinance or resolution created by the city. The PUD ordinance says that the minimum distance from the garage to the property line is 25 ft. which leaves plenty of room for parking in the driveway and does not block the sidewalk. Commissioner Jim Quinn suggested the City of Leesburg adding the same parking requirement to the R.01 ordinance.

Chair opened the Public Hearing at 6:01 P.M.

Applicant Presentation

Applicant Kurt Lamon, City of Leesburg Developer, addressed the Board saying that when he presented the same site plan 3 months ago, he didn't realize that the site plan didn't meet all the parking criteria for the C-2, C-1, R-2 and R-2 zoning. Once he found out about the PUD, he thought it was a better fit for his site plan. It would increase density, reduce costs, and would also increase common areas.

Vice-Chairman Jim Quinn questioned Kurt Lamon about what his plans were for commercial use. Kurt responded that his focus right now is on residential. Once he has more details, he will present them before the board for approval. He is trying to get a \$2.5 million grant for infrastructure towards this project. That infrastructure could be for roads, water, drainage, etc.

Commissioner Johnny Golden questioned for clarification of city ordinances in relation to the PUD. Robin Cailloux explained that the city ordinances are not applicable to the PUD area. The PUD is a site-by-site plan. Each case is looked at individually.

Commissioner Renea Miller questioned how much room is allowed if there is parking on the road. Kurt Lamon informed Renea that he has not gotten to the specifics of that part yet. The goal is to have 60 ft. right of way with travel lanes that are 11 or 12 ft. wide.

Public Supporters

Kurt Lamon
Chad Griffin

Public Opposition

Sam Johnson

Vice-Chair closed the Public Hearing at 6:32 P.M.

Commission Discussion

The Commissioners held a brief discussion.

Vice Chairman Jim Quinn made a **MOTION** to **APPROVE** the request to rezone the 130 acres from C-2, C-1, R-2 and R-2 to PUD (Planned Unit Development). Seconded by Kyle Luckie. The **MOTION** passed 6-1 with Charlie Barner, Shirley Stiles, Kyle Luckie, Jason Sheffield, Jim Quinn, and Renea Miller voting yea and Johnny Golden voting no.

TEXT AMENDMENTS- Lee County

- (A) **(T25-004)** Lee County has submitted a request to amend the zoning ordinance Chapter 70, Article XI, Section 70-347 (12) of the Lee County Code of Ordinances, to remove the permitted use, "Medical and/or dental clinics" and to add the use as a conditional use under Chapter 70, Article XI, Section 70-348, to read as "Clinics: Medical and/or dental".

Public Hearing Discussion

Staff Presentation

Director Amanda Nava- Estill presented the staff report.

Chair opened the Public Hearing at 6:36 P.M.

Public Supporters

Sam Johnson

Public Opposition

None

Chair closed the Public Hearing at 6:38 P.M.

Commission Discussion

The Commissioners held no discussion.

Kyle Luckie made a **MOTION** to **APPROVE** the request to amend the zoning ordinance Chapter 70, Article XI, Section 70-347(12) of the Lee County Code of Ordinances, to remove the permitted use, "Medical and/ or dental clinics" and to add the use as a conditional use under Chapter 770, Article XI, Section 70-348, to read as "Clinics: Medical and/or dental". Seconded by Vice-chair Jim Quinn. The **MOTION** was unanimous with remaining commissioners voting yea.

- (B) **(T25-005)** Lee County has submitted a request to amend the zoning ordinance Chapter 70, Article VI, Sections 70-196, 70-199, 70-200, 70-201, and 70-202 of the Lee County Code of Ordinances, to remove, amend, and add regulations, based on the Lee County R-2 moratorium and the results of the requested studies for the R-2 Multi-Family Zoning District.

Public Hearing Discussion

Staff Presentation

Director Amanda Nava-Estill presented the staff report. She explained that this amendment was produced by the WSP firm who was consulted by the county to complete R-2 studies and text amendments, based on the R-2 district moratorium currently in place.

Chair opened the Public Hearing at 6:39 P.M.

Public Supporters

Sam Johnson

Public Opposition

None

Chair closed the Public Hearing at 6:48 P.M.

Commission Discussion

The Commissioners held a brief discussion.

Vice-chair Jim Quinn asked if Lee County was going to have a PUD zoning. Amanda explained that the Lee County Code of Ordinance do have PUD standards now, however, it is not worded in a way that makes sense for what developers are trying to accomplish. She went on to explain that the new proposed PUD standards would fall under the R-2 district.

Chair Jason Sheffield asked about the requirement of having access to arterial and collector streets. Amanda responded that the ordinance has road classification listed and GDOT has an online classification map which also designates those classifications.

Commissioner Johnny Golden asked for verification on why there were changes to the amount of dwellings when it was discussed previously at the Lee County Board of Commission meeting that

they wanted one per every acre, in which Amanda explained that he was referring to the R-1 (Single Family Residential District). The text amendment she has brought before them is for the R-2 (Multi-Family Residential District). She added that the land conservation portion was still being worked on and that section is reserved for future amendment.

Chair Jason Sheffield asked if there was anything done or studies to improve the Lee County Utility Authority sewer system. Amanda explained that there is a resolution by the Lee County Utilities Authority currently preventing any new developments to tap into sewer at this time. She is not aware when this would be lifted or if studies are being initiated.

Vice-chair Jim Quinn made a **MOTION to APPROVE** the request to amend the zoning ordinance Chapter 70, Article VI, Sections 70-196, 70-199, 70-200, 70-201, and 70-202 of the Lee County code of Ordinances, to remove, amend, and add regulations, based on the Lee County R-2 moratorium and the results of the requested studies for the R-2 Multi-Family Zoning District. Seconded by Shirley Stiles. The **MOTION** was unanimous with remaining commissioners voting yea.

VI. UNFINISHED BUSINESS

None

VII. ANNOUNCEMENTS

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, June 10, 2025, at 6:00 p.m.**, and a final vote on **Tuesday, June 24, 2025, at 6:00 p.m.**, in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia 31763.

The City Council of Leesburg will conduct a special called public hearing on the City of Leesburg cases on **Tuesday, June 17, 2025, at 6:00 p.m.**, at City Hall located at 107 Walnut Avenue, North, Leesburg, Georgia 31763.

VIII. ADJOURNMENT

Commissioner Kyle Luckie made a **MOTION to ADJOURN**, seconded by Charlie Barner. The **MOTION** was unanimous with remaining Commissioners voting yea. **The meeting adjourned at 6:52 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.

Aspire Behavioral Health and Developmental Disability Services			
District	Name & Address	Phone & Email	Term
1	Mike Sabot		3 Year Term Expiring on 07/31/2025
<p>Meetings are held on the second Tuesday of every other month December, February, April, June, August and October in the Aspire Child Adolescent Clubhouse at 4 :00 p.m.</p> <p>-</p> <p>Dana Glass CEO</p> <p>-</p> <p>Babbs Hall Assistant</p> <p>-</p> <p>P.O. Box 1988 Albany, GA 31702</p> <p>-</p> <p>Email: edwilliams@albanycsb.org ; Phone: (229) 430-4005</p>			

Payton Harris

From: Mike Sabot
Sent: Tuesday, May 20, 2025 4:19 PM
To: Payton Harris
Subject: Reappointment to Aspire board

Follow Up Flag: Follow up
Flag Status: Flagged

Payton,

My appointment to the Aspire board is up at the end of July. I wish to express my willingness to be reappointed to represent Lee county. I currently serve as the Vice Chairman of the board.

Mike Sabot

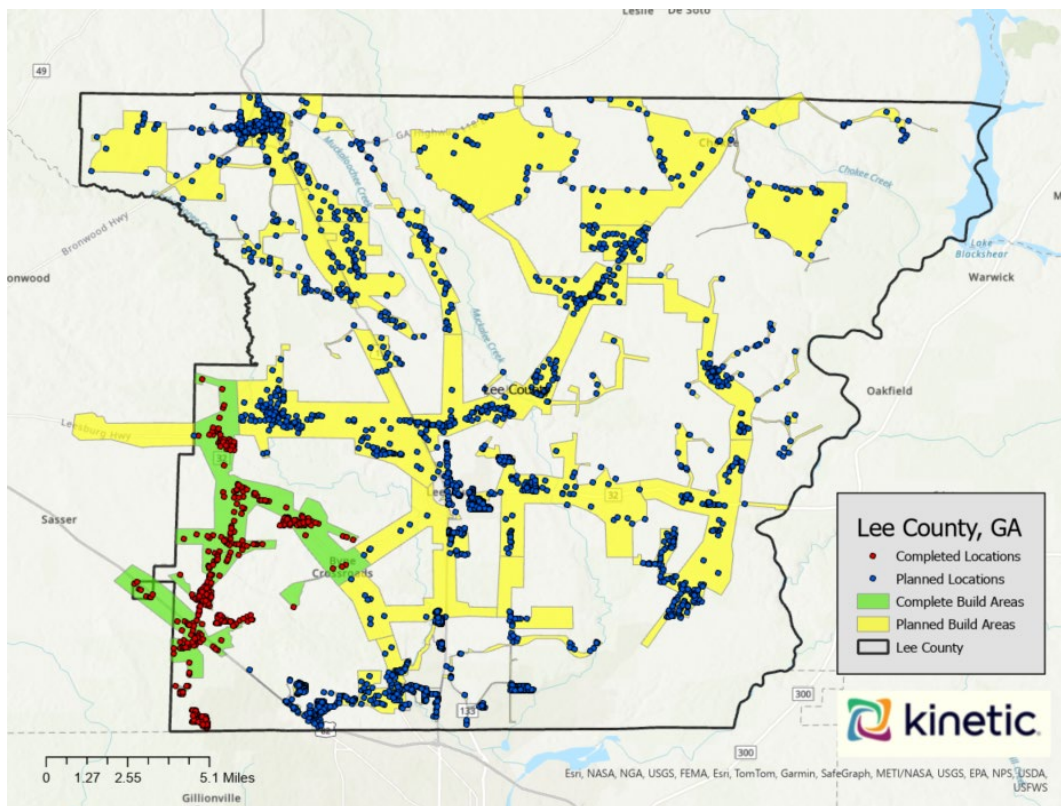
Monthly Update - Georgia Fiscal Recovery - Lee County

	Apr-25	May-25	Jun-25
Total Planned Fiber Miles	357	357	357
Deployed Fiber Miles	339	341	342
Completion Percentage of Total Fiber Miles	95%	96%	96%
Total Planned Locations*	3,506	3,506	3,506
- Planned Residential Locations	3,329	3,329	3,329
- Planned Business Locations	177	177	177
Deployed Locations	189	189	475
- Deployed Residential Locations	155	155	439
- Deployed Business Locations	34	34	36
Completion Percentage of Total Locations	5%	5%	14%

Total Investment \$ 21,079,045

Contractor(s) TRAWICK CONSTRUCTION COMPANY, LLC
 Project Status In Progress - Less than 50% complete

Estimated Completion End of year 2025



*Represents the SFRF planned locations - additional locations may benefit from build.



July 1, 2025

Chairman and Members of the Lee
County Board of Commissioners
Lee County, Georgia
102 Starksville Avenue North
Leesburg, Georgia 31763

Attn: Christi Dockery, County Manager

We are pleased to confirm our understanding of the services we are to provide Lee County, Georgia (the County) for the year ended June 30, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of Lee County, Georgia as of and for the year then ended. These statements will include the budgetary comparison information for the General Fund and any major special revenue funds. We will obtain and place reliance on the report of other auditors for the Lee County Board of Health, a discretely presented component unit of the County, and the Development Authority of Lee County, a blended component unit of the County. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the County's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the County's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis (MD&A).
2. Schedule of Changes in the County's Net Pension Liability and Related Ratios.
3. Schedule of County Contributions – Pension Plan



We have also been engaged to report on supplementary information other than RSI that accompanies the County's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS and will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Schedule of expenditures of federal awards.
2. Schedule of Projects Constructed with Special Purpose Local Option Sales Tax Proceeds.
3. Schedule of Projects Constructed with Transportation Special Purpose Local Option Sales Tax Proceeds.
4. Community Development Block Grant Program Project Cost Schedule
5. Community Development Block Grant Program Source and Application of Funds Schedule.
6. Combining and individual fund statements.
7. Statement of cash flows – discretely presented component unit – Utility Authority

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on -

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).



Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we will exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.



We plan to obtain and place reliance on the report of other auditors for the Lee County Board of Health, a discretely presented component unit of the County, and the Development Authority of Lee County, a blended component unit of the County, assuming that our communications with the other auditors and review of their audit report and the financial statements of the Lee County Board of Health and the Development Authority of Lee County provide sufficient and appropriate audit evidence on which to base our overall opinion on the aggregate blended and discretely presented component units.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

According to GAAS, significant risks include the risk of management's override of internal controls. Accordingly, we have considered this item as a significant risk.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.



As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Lee County, Georgia's compliance with provisions of applicable laws, regulations, contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of Lee County's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on Lee County's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of the County in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.



You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. You are also responsible for coordinating our access to information relevant to the preparation and fair presentation of the financial statements of component units which may include discussions with component unit management and their auditors. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.



Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and to prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review subsequent to the start of fieldwork.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include



the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to an exempt offering document with which Mauldin & Jenkins is not involved, you agree to clearly indicate in the exempt offering document that Mauldin & Jenkins is not involved with the contents of such offering document. In the event that Mauldin & Jenkins is requested to be involved with an exempt offering document, you agree that the aforementioned auditor's report or reference to Mauldin & Jenkins will not be included without our prior permission or consent. Furthermore, any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

As an attest client, Mauldin & Jenkins, LLC cannot retain or store documents, data, or records on behalf of the County. This is in accordance with the ET section 1.295.143 of the *AICPA Code of Professional Conduct*. The County is solely responsible for maintaining its own data and records.

In that regard, SuraLink is used solely as a method of transferring data to Mauldin & Jenkins, LLC and is not intended for the storage of the County's information. All information you will provide through SuraLink is a copy and you will maintain original documents and data as part of your records.



Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete our engagement, resulting in an increase in fees over our original estimate.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to Lee County, Georgia; however, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Georgia Department of Audits and Accounts or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mauldin & Jenkins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately September 29, 2025 and to issue our reports no later than December 31, 2025. Justin Elliott is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.



Our fee for these services will be \$60,000 for the year ended June 30, 2025, which includes \$10,000 for the audit of the Lee County Utilities Authority and a range of \$5,000 to \$9,750 for each major program requiring a Single Audit. Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. A service charge of 1.5% per month (18% annually) will be added onto any balances not paid within 30 days. The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt by us of the information on the respective client participation listings) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Board of Commissioners of Lee County, Georgia. We will make reference to other auditor's report on the Lee County Board of Health and the Lee County Development Authority in our report on your financial statements. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs to our auditor's report, or if necessary, withdraw from this engagement. If our opinions on the financial statements or the Single Audit compliance opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports, or may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.



We appreciate the opportunity to be of service to Lee County, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it to us.

Sincerely,

MAULDIN & JENKINS, LLC

A handwritten signature in black ink, appearing to read 'Justin M. Elliott', written in a cursive style.

Justin M. Elliott

RESPONSE:

This letter correctly sets forth the understanding of Lee County, Georgia.

By: _____

Title: _____



MEMORANDUM
LEE COUNTY BOARD OF
COMMISSIONERS
AGENDA ITEM

MEETING DATE: July 22, 2025
DEPARTMENT: County Manager's Office
SUBJECT: FY 2025/2026 Road Project List
PRESENTER: Scott Addison

STATEMENT OF ISSUE

The County Manager has reviewed annual TSPLOST collections and FY2026 LMIG application and has selected roads that Brent Davis has analyzed for the County. A recommendation is included for projects to be resurfaced in FY 2025/2026.

BACKGROUND

During last 12 months, our average collections for TSPLOST totaled approximately \$4.28 million. We currently have approximately \$950,000 in encumbered projects (equipment purchases, equipment leases, signs, and culverts) for FY 2025/2026. This leaves approximately **\$3.3 million** in collections. Additionally, our FY2026 LMIG formula amount is \$799,462.14, plus our 30% match of \$239,838.64, presenting a total of **\$1,039,300**. This application is due February 1, 2026.

FUNDING SOURCE

TSPLOST
LMIG

RECOMMENDATION

Staff recommends resurfacing Mossy Dell Road, Graves Springs Road, Canterbury Neighborhood, Winifred Road, and Pinewood Road. Staff also recommends restriping Forrester Parkway. See the attached tables for project price breakdowns. The TSPLOST project list totals \$3,270,000. The LMIG project list totals \$1,100,000, with the required match coming from TSPLOST. **The total cost for the proposed projects is approximately \$4,370,000.**

ATTACHMENTS

Road List from Brent Davis
TSPLOST Project List
LMIG Project List
Cost Estimate to Restripe Forrester Parkway
FY2026 LMIG Application Letter from GDOT

Street Name	Grade	Beg Loc	End Loc	Miles	Width	District	Subdivision	Total Cost to Resurface	Notes
Commissioner Roland									
Mossy Dell Rd	71	S.R. 32	New York Rd	2.91	20	1		\$ 830,000.00	Slight to Moderate Alligator Cracking on 60% of Road, Severe Edge Unraveling, Really Bad Section in Creek Crossing
Chokee Rd	85	Dan Green	S.R. 195	2.73	20	1		\$ 630,000.00	Block Cracking with Slight Alligator Cracking in Some Locations
								\$ 1,460,000.00	

Commissioner Singletary									
Pinewood Road	78	U.S. 19	Deer Run Ln	3.05	20	2		\$ 780,000.00	Some Alligator Cracking in Wheel Paths for the First 2 Miles by Prison
Jordan Road	76	Pinewood Rd	Leesburg City Limit	1.88	20	2		\$ 425,000.00	Small amount of base failure along road with some slight edge unraveling
Century Road	78	U.S. 19	Palmyra Rd	2.00	20	2		\$ 460,000.00	Moderate Alligator cracking between U.S. 19 and bridge, some sporatic potholes.
								\$ 1,665,000.00	

Commissioner Mathis									
Winnifred Road	72	Do Co Line	Hickory Grove	1.38	20	3		\$ 480,000.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting, Severe Edge Unraveling Causeing Potholes and Making Road Narrower
Winnifred Road	72	Hickory Grove	Cookville Rd	1.23	20	3		\$ 440,000.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting, Severe Edge Unraveling Causeing Potholes and Making Road Narrower
Winnifred Road	76	Cookville Rd	U.S. 82	0.61	20	3		\$ 215,000.00	Moderate Alligator Cracking on Most of the Road in Wheel Path With Slight Rutting
Marlow Lane	69	N Doublegate	W Doublegate	0.48	27	3	Doublegate North	\$ 110,000.00	Bad Alligator Craking and Rutting in the Travles Lanes
Larkspur Drive	73	Winnstead Dr	Martindale Dr	0.51	24	3	Callaway Lakes	\$ 117,000.00	Block Cracking and Moderate Alligator Cracking
Red Tip Lane	75	Wiregrass Wy	Martindale Dr	0.39	24	3	Callaway Lakes	\$ 90,000.00	Block cracking, some areas with alligator gracking and base failure
Bay Court	71	Danbury Ln	Cul-de-Sac	0.11	24	3	Callaway Lakes	\$ 30,000.00	Heavy block cracking and some alligator cracking with depressions.
Silver Leaf Drive	72	Laurel Dr	Cul-de-Sac	0.45	24	3	Callaway Lakes	\$ 118,000.00	Block and some alligator cracking. Some pot holes and depressions from base failures.
Wax Myrtle Drive	76	Red Tip Ln	Wiregrass Way	0.42	24	3	Callaway Lakes	\$ 110,000.00	Minor block cracking with some pot holes and depressions from base failures.
Hickory Grove Plantation				1.42		3	Hickory Grove Plantation	\$ 350,000.00	
Glen Arven Drive	78	Winnstead Dr	White Column Dr	0.52	27	3	Hickory Grove Plantation	\$ 125,000.00	
Susina Drive	77	Winnstead Dr	Willow Lake Dr	0.38	27	3	Hickory Grove Plantation	\$ 95,000.00	Minor Block Cracking with Some Patches From Pavement Failure and Potholes, Some Alligator Cracking from Base Failure.
Willow Lake Drive	77	Glen Arven Dr	Cul-de-Sac	0.38	27	3	Hickory Grove Plantation	\$ 95,000.00	
White Column	75	Hickory Grove Rd	Glen Arven Dr	0.14	27	3	Hickory Grove Plantation	\$ 35,000.00	
								\$ 2,060,000.00	

Commissioner Guarnieri									
Canterbury				1.88		4	Canterbury	\$ 480,000.00	
Greyfriars Lane	79	Lovers Lane Rd	Churchill Cir	0.10	24	4	Canterbury	\$ 26,000.00	
Churchill Circle	74	Greyfriars Lane	Churchill Cir	0.72	24	4	Canterbury	\$ 184,000.00	
Daughtry Lane	70	Churchill Cir	Churchill Cir	0.07	24	4	Canterbury	\$ 18,000.00	Unraveling edges, moderate to severe block cracking, road has some roots pushing up pavement and depressions from base failure that make the road bumpy. Alligator cracking and base failure on Battersea.
Ferrell Court	76	Churchill Cir	Cul-de-Sac	0.06	24	4	Canterbury	\$ 15,000.00	
Battersea Court	69	Churchill Cir	Cul-de-Sac	0.07	24	4	Canterbury	\$ 18,000.00	
Ashwood Court	72	Churchill Cir	Cul-de-Sac	0.13	24	4	Canterbury	\$ 33,000.00	
Thimblemill Drive	79	Churchill Cir	Thimblemill Drive	0.73	24	4	Canterbury	\$ 186,000.00	
Paceland South				0.92		4	Paceland South	\$ 211,600.00	
Endoline Drive	79	U.S. 19	Cedric St	0.56	27	4	Paceland South	\$ 128,800.00	
Gala Court	77	Endoline Dr	Cul-de-Sac	0.06	27	4	Paceland South	\$ 13,800.00	Minor Block Cracking on all roads. Endoline Dr has a few bumps and settling spots around catch basins. Gala Ct has base and pavement failure in cul-de-sac.
Acacia Court	80	Endoline Dr	Cul-de-Sac	0.08	27	4	Paceland South	\$ 18,400.00	
Henrieta Court	79	Endoline Dr	Cul-de-Sac	0.08	27	4	Paceland South	\$ 18,400.00	
Augusta Court	81	Endoline Dr	Cul-de-Sac	0.14	27	4	Paceland South	\$ 32,200.00	
Winding Way	77	Augusta Ct	S.R. 133	0.41	27	4	Hidden Meadow	\$ 95,000.00	Minor Block Cracking, with some patches and potholes forming, some base failure and aligator cracking
Hunters Ridge				1.28		4	Hunters Ridge	\$ 294,400.00	
Fowler Drive	77	Old Leesburg Rd	End	0.65	27	4	Hunters Ridge	\$ 149,500.00	Fowler - Moderate Block Cracking Letting Grass Grow Through Cracks With Small Amount of Mild Alligator Cracking From Base Failure. Winchester - Mild Block Cracking with a Few Pot Holes From Thin Pavement. Small Amount of Base Failure and Alligator Cracking Near Remington. Remingotn - A Few Spots of Deep Depressions and Potholes from Base Failure.
Winchester Drive	80	Old Leesburg Rd	Fowler Dr	0.49	27	4	Hunters Ridge	\$ 112,700.00	
Remington Lane	75	Winchester Dr	Fowler Dr	0.14	27	4	Hunters Ridge	\$ 32,200.00	
								\$ 1,081,000.00	

Commissioner Walls									
Graves Spring Rd	73	Forrester Rd	1,000 South of Nesbitt Road	2.60	20	5		\$ 660,000.00	Alligator Cracking on Wheel Paths on 25% of Road That Will Lead To Base Failure Soon, Some Base Failure Already Present
Graves Spring Rd	73	1,000 South of Nesbitt Road	S.R. 32	2.60	20	5		\$ 660,000.00	Alligator Cracking on Wheel Paths on 25% of Road That Will Lead To Base Failure Soon, Some Base Failure Already Present
Miller Road	82	White Pond Rd	Stocks Dairy Rd	2.11	24	5		\$ 538,000.00	Some potholes on west end and block cracking on west end. Overall road is in good shape.
Stocks Dairy Road	76	Miller Rd	Whitney Rd	1.81	20	5		\$ 416,300.00	Moderate to heavy cracking, some areas with alligator gracking and base failure
								\$ 2,274,300.00	

Forrester Pkwy	78	U.S. 19	Philema Rd	5.35	24	2	3	5	\$ 40,000.00	Needs Restriping
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Total For All Districts	\$ 8,580,300.00
Total For LMIG Roads	\$ 1,100,000.00
Total For TSPLOST Roads	\$ 3,270,000.00

2025 - 2026 LMIG ROADS ARE HIGHLIGHTED PURPLE
2025 - 2026 TSPLOST ROADS ARE HIGHLIGHTED CYAN

FY 2025-2026 TSPLOST PROJECT REPORT

COUNTY / CITY Lee County

ROAD NAME	BEGINNING	ENDING	LENGTH (Miles)	DESCRIPTION OF WORK	PROJECT COST	PROJECT SCHEDULE
Mossy Dell Road	S.R. 32	New York Road	2.91	Patch and Resurface	\$ 830,000.00	Let Dec 2025
Graves Spring Road	Forrester Parkway	1,000' South of Nesbitt Road	2.60	Patch and Resurface	\$ 660,000.00	Let Dec 2025
Pinewood Road	U.S. 19	Deer Run Lane	3.05	Patch and Resurface	\$ 780,000.00	Let Dec 2025
Winnifred Road	Dougherty County Line	Hickory Grove Road	1.38	Patch, Widen, and Resurface	\$ 480,000.00	Let Dec 2025
Greyfriars Lane	Lovers Lane Road	Churchill Circle	0.10	Patch and Resurface	\$ 26,000.00	Let Dec 2025
Churchill Circle	Greyfriars Lane	Churchill Circle	0.72	Patch and Resurface	\$ 184,000.00	Let Dec 2025
Daughtry Lane	Churchill Circle	Churchill Circle	0.07	Patch and Resurface	\$ 18,000.00	Let Dec 2025
Ferrell Court	Churchill Circle	Cul-De-Sac	0.06	Patch and Resurface	\$ 15,000.00	Let Dec 2025
Battersea Court	Churchill Circle	Cul-De-Sac	0.07	Patch and Resurface	\$ 18,000.00	Let Dec 2025
Ashwood Court	Churchill Circle	Cul-De-Sac	0.13	Patch and Resurface	\$ 33,000.00	Let Dec 2025
Thimblemill Drive	Churchill Circle	Thimblemill Drive	0.73	Patch and Resurface	\$ 186,000.00	Let Dec 2025
Forrester Parkway	U.S. 19	Philema Road	5.35	Restripe and Replace RPM's	\$ 40,000.00	Let Dec 2025
Total Mileage			17.17	Total Estimated Cost	\$ 3,270,000.00	

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

FY 2025-2026 LMIG PROJECT REPORT

COUNTY / CITY Lee County

ROAD NAME	BEGINNING	ENDING	LENGTH (Miles)	DESCRIPTION OF WORK	PROJECT COST	PROJECT SCHEDULE
Graves Spring Road	1,000' South of Nesbitt Road	S.R. 32	2.60	Patch and Resurface	\$ 660,000.00	Let Dec. 2025
Winnifred Road	Hickory Grove Road	Cookville Road	1.23	Patch, Widen, and Resurface	\$ 440,000.00	Let Dec. 2025
			Total Mileage	3.83	Total Estimated Cost	\$ 1,100,000.00

FORRESTER PARKWAY RESTRIPIING

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENDED PRICE
1	Solid White Striping, Edge Lines	10.4	LM	\$ 1,550.00	\$ 16,120.00
2	Yellow Centerline Striping, Relaced In-Kind	5.2	LS	\$ 3,100.00	\$ 16,120.00
3	Raised Pavement Markers	5.2	TONS	\$ 1,325.00	\$ 6,890.00
LEE COUNTY'S ESTIMATED CONSTRUCTION COST					\$39,130

Note: Estimate does not include restriping the turn arrows, hatching, or railroad crossing.



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

June 28, 2025

The Honorable Luke Singletary
Lee County
102 Starksville Ave N, Room 205
Leesburg, Georgia 31763

RE: Fiscal Year 2026 Local Maintenance & Improvement Grant (LMIG) Program

Dear Chairman Singletary:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2026 LMIG Program in July 2025. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2026 LMIG Application, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Dennis Carter**, at **229-391-5438** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2023 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2023, 2024, and 2025. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2026. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2026 Program is **\$799,462.14** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

Bill Wright
Local Grants Administrator

cc: The Honorable Carden Summers, Georgia State Senate
The Honorable Bill Yearta, Georgia House of Representatives
The Honorable Cathy Williams, State Transportation Board
Jason Willingham, P.E., District Engineer
Dennis Carter, District State Aid Coordinator

FY _____

LOCAL MAINTENANCE & IMPROVEMENT GRANT Program (LMIG)**STATEMENT OF FINAL PROJECT EXPENDITURES**

DATE: _____

COUNTY: _____

CITY: _____

(Leave Blank if this is a County Government)

SUBMITTED BY: _____
(Local Government Representative- Person's Printed Name)1. LMIG EXPENDITURES: \$ _____
(LMIG Funding Received from GDOT)2. REQUIRED 10% or 30% MATCH: \$ _____
(10% or 30% of LMIG Funding Received in #1)3. TOTAL PROJECT EXPENDITURES: \$ _____
(The Total Amount Spent on Project)4. TOTAL LOCAL GOVERNMENT EXPENDITURES: \$ _____
[Total Project Expenditures above minus LMIG Expenditures at the Top (#3 minus #1)]Has the approved project list been revised? ☐ Yes ☐ No

If yes, attach new project list to this form.

By signature below, I hereby certify that the above expenditures are for the work completed on the attached final Project List for the FY _____ LMIG Program.

Authorized Local Government Official Signature: _____

[Include financial documents to verify expenditures, including but not limited to invoices, contracts, checks, etc.]**For GDOT use only**

PI Number: _____

Record Audit Performed: Yes No (Circle One)

Field Inspection Completion Date: _____

APPROVED: _____ Date: _____
(DISTRICT ENGINEER SIGNATURE)



MEMORANDUM

**LEE COUNTY BOARD OF
COMMISSIONERS**

AGENDA ITEM

MEETING DATE: July 22, 2025

DEPARTMENT: County Manager's Office

SUBJECT: Sutton's Landing Service Road Acquisition

PRESENTER: Scott Addison

STATEMENT OF ISSUE

The County Manager was contacted by Mr. Ben Barrow. He owns the parcel that adjoins Sutton's Landing. He is offering to provide a deed for a 60-foot service road from Sutton's Landing to Ledo Road in exchange for access to the service road.

BACKGROUND

Currently citizens entering and leaving Sutton's Landing use an entrance off Highway 19. Traffic leaving the landing and heading south is required to turn left across a four-lane state highway. Safety would be greatly enhanced if this service road was constructed as traffic could be routed one way to enter the landing off Highway 19 and exit via Ledo Road. Then left and right turns onto Highway 19 would occur at a traffic light.

In 2020, the Board voted to approve staff to purchase enough rock to create the second roadway at Sutton's Landing. With the provided 60-foot easement, Public Works has estimated the cost to construct the service road at approximately \$45,000.

FUNDING SOURCE

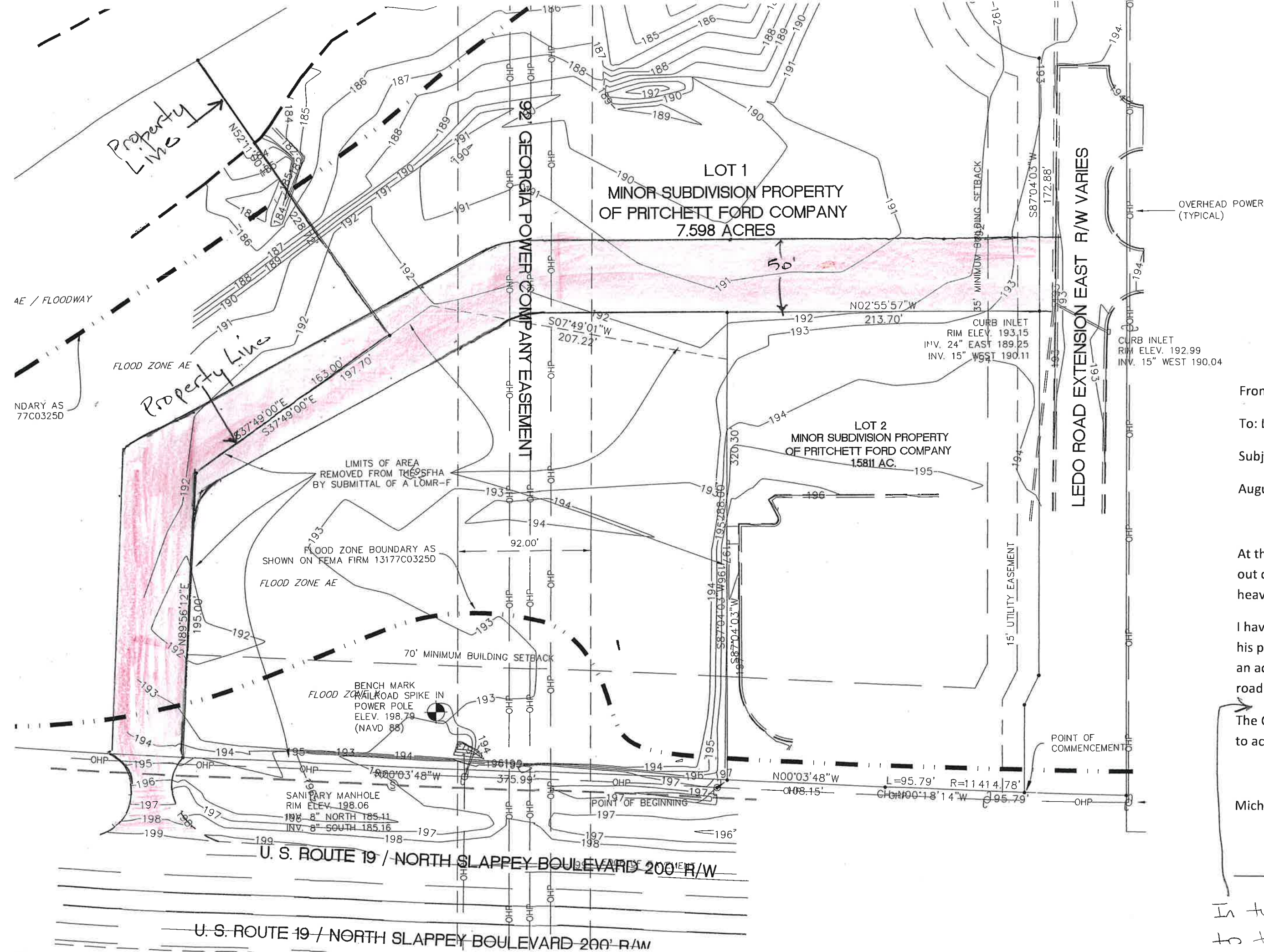
TSPLOST

RECOMMENDATION

Staff recommends consideration of this request due to the safety enhancements for traffic entering and leaving Sutton's Landing.

ATTACHMENTS

Drawings



From: Michael T. Sistrunk
To: Lee County Board of Commissioners
Subject: Sutton's Landing Park
August 18th, 2020

At the present time, there is only one way out of the Park. It is very hard to see and is very heavy on Highway 19 South.

I have met with Mr. Ben Barrow and this is his property a 50 foot wide and 550 foot long. An access road from Sutton's Landing Park to this road would enable the Public to use the trail.

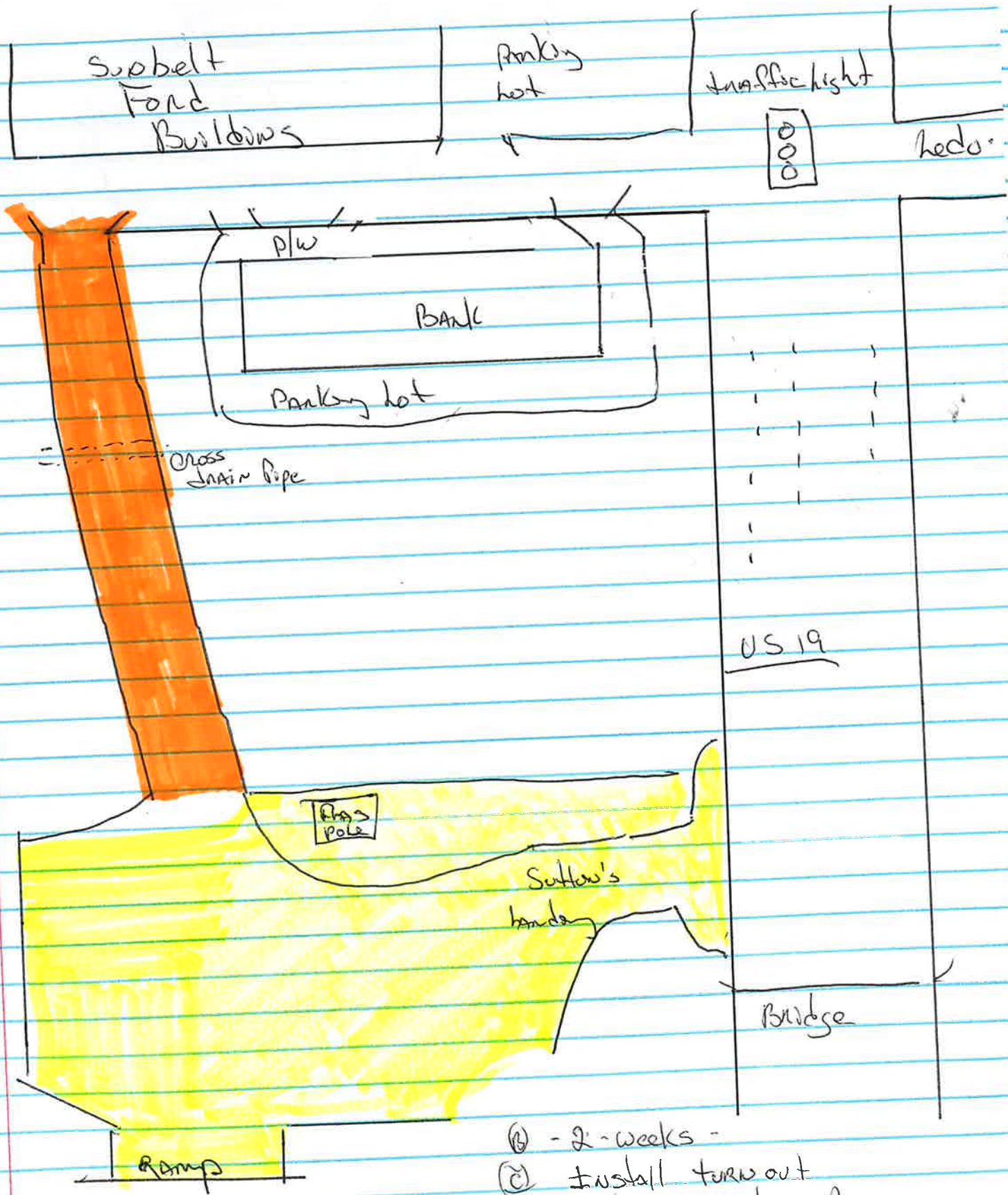
The County would build, ditch and overlay to accept Mr. Barrow's proposal.

Michael T. Sistrunk, Co-County Manager

In turn the county would turn the Ben Barrow road into a public road.

All this is an estimate

7-10-2025



- (B) - 2-weeks -
- (C) install turn out
- (D) install cross drain pipe
- (A) Define ditch line (E) toss Rock Base
YONS off dirt

A RESOLUTION OF THE LEE COUNTY BOARD OF COMMISSIONERS PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL AD VALOREM TAX TO PROVIDE FUNDS FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON \$10,630,000 IN AGGREGATE PRINCIPAL AMOUNT OF THE LEE COUNTY SCHOOL DISTRICT (GEORGIA) GENERAL OBLIGATION BONDS, SERIES 2025.

WHEREAS, pursuant to a resolution of the Lee County Board of Education (the “**Board of Education**”), which Resolution was duly adopted on July 27, 2020, an election was called to be held on November 3, 2020 (the “**Election**”), in all of the election districts of the Lee County School District (the “**School District**”), a political subdivision of the State of Georgia, to determine whether or not the 1% sales and use tax for educational purposes should be continued for five years commencing on October 1, 2022 and whether or not Lee County School District (Georgia) General Obligation Bonds in the maximum amount of \$26,065,000 (the “**Approved Debt**”) should be issued; and,

WHEREAS, under and by virtue of the authority of Ga. Const. Art. VIII, § VI, ¶ IV and Ga. Code Ann. §§ 48-8-140 to 144, as amended (collectively the “**Sales Tax Act**”), and the approval of a majority of the qualified voters voting in the Election, the School District is authorized to impose the 1% sales and use tax for educational purposes commencing October 1, 2022 (the “**2022-2027 School Tax**”) and to issue the remaining portion of the Approved Debt in the form of its LEE COUNTY SCHOOL DISTRICT (GEORGIA) GENERAL OBLIGATION BONDS, SERIES 2025 (the “**Bonds**”), in the aggregate principal amount of \$10,630,000 for the purpose of paying all or a portion of the costs of the following: acquiring, constructing, repairing, improving, renovating, adding to, extending, upgrading, furnishing, and equipping school buildings and support facilities and infrastructure in the Lee County School District useful or desirable in connection therewith, including acquiring any necessary property therefore, both real and personal, and further including, but not limited to, (1) modernizing, renovating, improving, and adding to Lee County Primary School, including site improvements and adding a drive through canopy; (2) modernizing, renovating, improving, and adding Lee County High School, including constructing a new gymnasium, modification of the band practice field to create a parking lot, roadway modifications, construction of new parking lots, storm drainage modifications, adding visitor dressing facility, enhancing the baseball facilities, including an entrance plaza, adding a batting facility for the softball team, adding concessions and toilet facilities for the football stadium, improving the football stadium bleachers, and adding a kitchen loading dock; (3) adding a bus loop or drive at the Lee County High School 9th Grade Campus; (4) adding an awning for Twin Oaks Elementary School; (5) making additions to, renovating, modifying, improving, equipping, furnishing, and/or modernizing existing schools, support facilities, and/or athletic facilities; (6) acquiring technology, safety cameras, security, and/or fire protection equipment; (7) acquiring band instruments; (8) purchasing and/or refurbishing acquiring buses, vehicles, and/or transportation equipment; (collectively, the “**Projects**”); or (9) paying costs of issuing the Bonds, or a combination thereof; and,

WHEREAS, the principal of and interest on the Bonds shall be payable first from the proceeds derived from the 2022-2027 School Tax and, in any event, from a direct annual ad valorem tax, unlimited as to rate or amount, on all property within the School District subject to taxation for bond purposes; and,

WHEREAS, the Board of Education has determined that it is necessary that there be levied an annual ad valorem tax upon all property subject to taxation for school bond purposes within the territorial limits of the School District sufficient in an amount, together with the proceeds of the 2022-2027 School Tax actually collected, to pay the total amount of principal and interest on the Bonds at their respective maturities; and

WHEREAS, the Board of Education has recommended, in a resolution duly adopted by the Board of Education and delivered to the Lee County Board of Commissioners (the “**Board of Commissioners**”), that the Board of Commissioners, as required by Georgia law, levy an annual ad valorem tax upon all property within the territorial limits of the School District subject to taxation for school bond purposes, at such rate as will raise, together with the proceeds of the 2022-2027 School Tax actually collected, up to the total principal of and interest on the Bonds as set forth in Exhibit A hereto; and

WHEREAS, it is necessary at this time that an ad valorem tax be levied as required by Ga. Const. Art. IX, § V, ¶ VI for the purpose of paying the annual amount of principal of and interest on the Bonds, which tax shall be levied in the preceding year.

NOW, THEREFORE, AT THE REQUEST OF THE LEE COUNTY SCHOOL DISTRICT AND AS APPROVED BY THE VOTERS OF THE SCHOOL DISTRICT IN A REFERENDUM HELD ON NOVEMBER 3, 2020, BE IT RESOLVED by the Board of Commissioners, and it is hereby resolved by authority of the same, that there shall be and is hereby levied a direct annual ad valorem tax for the years 2026 through 2033, without limitation as to rate or amount, upon all property subject to taxation for school bond purposes within the territorial limits of the School District, being all of Lee County, Georgia, sufficient to provide moneys required to pay the principal of and interest on the Bonds, as more fully set forth in Exhibit A attached hereto and incorporated herein by this reference; provided, however, that debt service on the Bonds shall first be paid from the proceeds of the 2022-2027 School Tax. The sums hereby levied are hereby irrevocably pledged and appropriated to the payment of the principal of and interest on the Bonds as the same become due and payable. The amount to be levied for each year is the amount to be specified by the Board of Education to pay principal and interest coming due in the following year. These sums shall be collected by the Board of Commissioners, in each of the years levied, shall be paid into the Debt Service Account, and shall be applied to the payment of the principal of and interest on the Bonds as the same become due and payable. Provisions to meet the requirements of this resolution shall be made annually hereafter.

BE IT FURTHER RESOLVED by the authority aforesaid that the Board of Commissioners, as levying authority, together with the Board of Education, as recommending authority, shall comply with the provisions of Ga. Code Ann. § 48-5-32, and all other statutory requirements as may exist from time to time relating to the publication of any reports or notices required prior to establishing millage rates each year for educational purposes, and shall take such other actions as

may be required for the assessment and collection of taxes to provide funds in the years and amounts set forth in this resolution, to the extent the proceeds of the 2022-2027 School Tax received by the School District are not sufficient for that purpose. The Board of Commissioners and the Board of Education shall cause a report to be published in a newspaper of general circulation throughout Lee County at least two weeks prior to the establishment of the millage rates for ad valorem taxes for educational purposes during the current calendar year, in accordance with Ga. Code Ann. § 48-5-32.

BE IT FURTHER RESOLVED by the authority aforesaid that this resolution is adopted in order to assure compliance with Ga. Const. Art. IX, § V, ¶ VI. The Board of Commissioners will take no action to establish a millage levy for the payment of any portion of the principal of and interest on the Bonds from ad valorem taxes until the Board of Education certifies to it any millage required for such purposes.

BE IT FURTHER RESOLVED by the authority aforesaid that all orders and resolutions in conflict with this resolution this day passed, if any, be and the same are hereby repealed.

(Signatures on Next Page)

PASSED, ADOPTED, SIGNED, APPROVED, AND EFFECTIVE at Leesburg, Georgia, on the 22nd day of July, 2025.

LEE COUNTY BOARD OF COMMISSIONERS

By: _____

Name: Luke Singletary

Title: Chairman, Board of Commissioners

Attest: _____

Name: Kaitlyn Good

Title: County Clerk

(S E A L)

EXHIBIT A

\$10,630,000
Lee County School District (Georgia)
General Obligation Bonds
Series 2025

<u>Date</u>	<u>Principal</u>	<u>Coupon</u>	<u>Yield</u>	<u>Interest</u>	<u>Semi-Annual Total P+I</u>	<u>Annual Total P+I</u>
02/01/2026	-	-	-	259,844.44	259,844.44	259,844.44
08/01/2026	-	-	-	265,750.00	265,750.00	-
02/01/2027	-	-	-	265,750.00	265,750.00	531,500.00
08/01/2027	-	-	-	265,750.00	265,750.00	-
02/01/2028	-	-	-	265,750.00	265,750.00	531,500.00
08/01/2028	-	-	-	265,750.00	265,750.00	-
02/01/2029	1,240,000.00	5.00%	2.57%	265,750.00	1,505,750.00	1,771,500.00
08/01/2029	-	-	-	234,750.00	234,750.00	-
02/01/2030	1,225,000.00	5.00%	2.65%	234,750.00	1,459,750.00	1,694,500.00
08/01/2030	-	-	-	204,125.00	204,125.00	-
02/01/2031	2,660,000.00	5.00%	2.81%	204,125.00	2,864,125.00	3,068,250.00
08/01/2031	-	-	-	137,625.00	137,625.00	-
02/01/2032	2,720,000.00	5.00%	2.93%	137,625.00	2,857,625.00	2,995,250.00
08/01/2032	-	-	-	69,625.00	69,625.00	-
02/01/2033	<u>2,785,000.00</u>	5.00%	3.03%	<u>69,625.00</u>	<u>2,854,625.00</u>	<u>2,924,250.00</u>
Total	\$10,630,000.00	-	-	\$3,146,594.44	\$13,776,594.44	\$13,776,594.44

STATE OF GEORGIA,
LEE COUNTY

SECRETARY'S CERTIFICATE

The undersigned, Clerk of the Board of Commissioners of Lee County (the "**Board**"), DOES HEREBY certify that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the members of the Board, in a meeting duly assembled and open to the public at which a quorum was present, on the 22nd day of July, 2025, the original of which has been duly recorded in the Minute Book of the Board, which is in my custody and control.

GIVEN this the 22nd day of July, 2025.

[SEAL]

Kaitlyn Good, County Clerk