



# LEE COUNTY BOARD OF COMMISSIONERS

T. PAGE THARP GOVERNMENTAL BUILDING

102 STARKSVILLE AVENUE NORTH, LEESBURG, GEORGIA 31763

Tuesday, September 23, 2025 AT 6:00 PM

T. PAGE THARP BUILDING

OPAL CANNON AUDITORIUM

[WWW.LEE.GA.US](http://WWW.LEE.GA.US)

MEETING AGENDA

Voting Session

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## 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

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### 1. CALL TO ORDER

### 2. INVOCATION

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

### 3. PLEDGE OF ALLEGIANCE

### 4. APPROVAL OF MINUTES

A) Consideration to approve the minutes from the September 9, 2025 Board of Commissioners meeting.

### 5. CONSENT AGENDA

### 6. NEW BUSINESS

A) Recognition of employees' years of service.

B) Tom Seegmueller to provide an update on Chehaw.

C) Rhonda Gordon and Julie Shutters of Golden Triangle RC&D to present regarding a grant opportunity for the repair, stabilization, and improvement of targeted dirt roads.

Consideration to approve the Unpaved Road Repaid and Grant Administration Agreement with Golden Triangle.

### 7. PUBLIC HEARING

### 8. DEPARTMENTAL MATTERS

A) Consideration to approve an application from **Lanier Engineering (Z25-034)** to rezone 116.274 acres from C-2 (General Business District) to I-1 (Light Industrial). The property owner is LKC Groves, LLC. The subject property is located on Forrester Parkway and State Hwy 133, parcel number is 039D082, in Land Lot 211 of the Second Land District of Leesburg, Georgia. **Planning staff recommends approval with the following condition: Any use that involves (a) storage and movement of hazardous materials or (b) manufacturing and/or assembly should be individually reviewed. Planning Commission recommends approval with the conditions: A maximum building height of 50 feet and 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. Public Hearing held September 9, 2025*

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

- A) Consideration to appoint one (1) member to the **Community Foundation Board of Trustees** for an unexpired two (2) year term expiring 01/31/2027. Letter of interest in appointment received by Mary Ann Pollock.
- B) **Library** - Consideration to approve the submission of the application for the FY2027 Major Repair and Renovation (MRR) Grant Program.

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

16. **ANNOUNCEMENTS**

- A) The next Lee County Board of Commissioners meeting will be held October 14, 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, September 9, 2025 AT 6:00 PM

T. PAGE THARP BUILDING  
OPAL CANNON AUDITORIUM

[WWW.LEE.GA.US](http://WWW.LEE.GA.US)

MEETING MINUTES  
Work Session

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**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

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The Lee County Board of Commissioners met in a work session on Tuesday, September 9, 2025. The meeting was held in the Opal Cannon Auditorium of the Lee County T. Page Tharp Governmental Building in Leesburg, Georgia. Those present were Chairman Luke Singletary, Vice-Chairman Chris Guarnieri, Commissioner Dennis Roland, Commissioner Billy Mathis, and Commissioner George Walls. Staff in attendance were Co-Assistant County Managers Joey Davenport and Heather Jones, County Clerk Kaitlyn Good, and County Attorney Jimmy Skipper. County Manager Scott Addison was absent. The meeting was also streamed on Facebook Live. Chairman Singletary called the meeting to order at 6:00 PM.

1. **CALL TO ORDER**

2. **INVOCATION**

A) Pastor Spencer Kinkade, First Baptist Church of Albany, to lead the invocation.

Pastor Spencer Kinkade led the invocation.

3. **PLEDGE OF ALLEGIANCE**

The Board and the audience said the Pledge of Allegiance in unison.

4. **APPROVAL OF MINUTES**

A) Consideration to approve the minutes from the August 26, 2025 Board of Commissioners meeting.

Commissioner Roland made the **MOTION** to approve the minutes from the August 26, 2025 Board of Commissioners meeting. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

5. **CONSENT AGENDA**

6. **NEW BUSINESS**

7. **PUBLIC HEARING**

A) Lanier Engineering (Z25-034) has submitted an application to the Lee County Planning Commission requesting to rezone 116.274 acres from C-2 (General Business District) to I-1 (Light Industrial). The property owner is LKC Groves, LLC. The subject property is located on Forrester Parkway and State Hwy 133, parcel number is 039D082, in Land Lot 211 of the Second Land

District of Leesburg, Georgia. **Planning staff recommends approval with the following condition: Any use that involves (a) storage and movement of hazardous materials or (b) manufacturing and/or assembly should be individually reviewed. Planning Commission recommends approval with the conditions: A maximum building height of 50 feet and 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.**

Chairman Singletary opened the Public Hearing at 6:03pm.

Bobby Donley, Lanier Engineering, was present for questions. Commissioner Guarnieri asked if this would be similar to that done on the east side of the railroad, to which Mr. Donley replied that it would be like the previous requests that had been passed for this area.

With no further comments or questions from the audience, the Public Hearing was closed at 6:04pm.

## 8. **DEPARTMENTAL MATTERS**

- A) **Building Inspection/ Business Licensing** - Consideration to approve a retail sales license for off-premises consumption of malt beverages and wine for Mr. San Antonio Taylor, General Manager of the new Wawa located at 1384 Hwy 82 West.

Commissioner Mathis made the **MOTION** to approve a retail sales license for off-premises consumption of malt beverages and wine for Mr. San Antonio Taylor, General Manager of the new Wawa located at 1384 Hwy 82 West. Commissioner Roland seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

- B) **Planning, Zoning & Engineering** - Consideration to approve a conditional use application, under Section 70-383 (h), for **Lanier Engineering (Z25-031)** to construct an urgent care clinic which is not upon the primary campus of a hospital, or at the remote location of a hospital. The parcel is vacant and is zoned C-2 (General Business District). The property owner is Phoebe Putney Health System, Inc. The subject property is located at 1388 US HWY 82 W, parcel number is 029B133, in Land Lot 263 of the Second Land District of Leesburg, Georgia. **Planning staff and Planning Commission recommend approval. Public Hearing held August 12, 2025**

Commissioner Guarnieri made the **MOTION** to approve the conditional use application with the following conditions: (a) a curb cutoff on Hwy 82 access is required and (b) a 12 foot mature buffer is required. Commissioner Roland seconded the **MOTION**. Commissioner Mathis recused himself because of potential conflicts. The **MOTION** passed with Commissioner Walls voting yea.

- C) **Planning, Zoning & Engineering** - Review of the August 7, 2025 Planning Commission meeting minutes.

The minutes were reviewed as presented.

- D) **Public Works** - Consideration to ratify the purchase of a Pac-Mac KB20 20' Grapple Loader truck from Sansom Equipment Company at a cost of \$220,021.00, utilizing funds received from insurance.

Commissioner Roland made the **MOTION** to ratify the purchase of a Pac-Mac KB20 20' Grapple Loader truck from Sansom Equipment Company at a cost of \$220,021.00, utilizing funds received from insurance. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Guarnieri and Commissioner Walls voting yea.

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

- A) Consideration to appoint two (2) members to the **Planning Commission** for two (2) unexpired four (4) year terms, with one (1) term expiring 01/31/2027 and one (1) term expiring 01/31/2029. Letters of interest in appointment received by Lee Bradley, John Clay, and Robert Haas.

Commissioner Mathis made the **MOTION** to appoint the following two (2) new members to the Planning Commission: Lee Bradley to fulfill an unexpired four (4) year term expiring 01/31/2027 and John Clay to fulfill an unexpired four (4) year expiring 01/31/2029. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

- B) Consideration to appoint one (1) member to the **Tax Assessor's Board** for a term of three (3) years. Current term expired 08/31/2025. New term expires 08/31/2028. Letter of interest in appointment received from Tim Sumners (reappointment).

Commissioner Mathis made the **MOTION** to table this item to the September 23, 2025 meeting of the Board of Commissioners. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Walls voting yea.

10. **COUNTY MANAGER'S MATTERS**

- A) Updates on County projects.

Co-Assistant County Managers Joey Davenport and Heather Jones provided updates on the following County projects: (1) The letter from DOR for SPLOST VIII has been received, and that collection is slated to start October 1; (2) the Oakland Library roofing project recently held its pre-bid meeting and with the bid meeting being next week, the Board should expect results at their next meeting; (3) the Code Enforcement/Animal Control Building is progressing and is approximately 75% completed; (4) regarding the Courthouse addition project, quotes are currently being requested for surveying; and (5) the Pirate's Cove project is progressing and nearing completion as well.

- B) Consideration to adopt a resolution authorizing the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation.

Commissioner Roland made the **MOTION** to adopt a resolution authorizing the Southwest Georgia Regional Commission to apply for rural transit 5311 funds through the Georgia Department of Transportation. Commissioner Guarnieri seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Mathis and Commissioner Walls voting yea.

- C) Consideration to approve the Professional Engineering Services Cost Agreement from Axis Engineering Consultants at a cost of \$12,000.00 for Coston Rd Drainage and Easement.

Commissioner Walls made the **MOTION** to approve the Professional Engineering Services Cost Agreement from Axis Engineering Consultants at a cost of \$12,000.00 for Coston Rd Drainage and Easement to come from TSPLOST funds. Commissioner Mathis seconded the **MOTION**. The **MOTION** was unanimous with Commissioner Roland and Commissioner Guarnieri voting yea.

11. **COMMISSIONER'S MATTERS**

12. **UNFINISHED BUSINESS**

13. **COUNTY ATTORNEY'S MATTERS**

14. **EXECUTIVE SESSION**

15. **PUBLIC FORUM**

Mr. San Antonio Taylor of Wawa thanked the Board and stated the store was currently in the interviewing process with hopes to fill 50 jobs and be open at the end of October.

With no other questions or comments from the Board, staff, or audience, the Public Forum was closed.

16. **ANNOUNCEMENTS**

A) The next Board of Commissioners meeting will be held Tuesday, September 23, 2025 at 6:00pm.

17. **ADJOURNMENT**

The meeting adjourned at 6:14PM.

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CHAIRMAN

ATTEST:

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COUNTY CLERK



## MEMORANDUM LEE COUNTY BOARD OF COMMISSIONERS

**TO:** Honorable Board of County Commissioners

**SUBJECT:** Employee Years of Service Recognition

**MEETING DATE:** Tuesday, September 23, 2025

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

5 years: Brian Hopkins – Firefighter/EMT  
5 years: Kwajalein Johnson – E911 Training Coordinator  
20 years: Veronica Johnson – Director of Elections



**MEMORANDUM**

**LEE COUNTY BOARD OF  
COMMISSIONERS**

**AGENDA ITEM**

**MEETING DATE:** September 23, 2025

**DEPARTMENT:** Administration

**SUBJECT:** Grant Opportunity through Golden Triangle RC&D Council, Inc.

**PRESENTER:** Rhonda Gordon and Julie Shutters of Golden Triangle

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**STATEMENT OF ISSUE**

Golden Triangle has received grant funds to improve the stability of unpaved roads with creek beds and decrease the erosion and sedimentation from the creeks.

**BACKGROUND**

Staff met with Rhonda Gordon and Julie Shutters of Golden Triangle on September 16, 2025 to discuss a potential grant opportunity aimed at increasing the stabilization of the areas of several roadways that **cross either the Muckalee or Kinchafoonee Creek**. Potential roadways include: **Eagle Pond East, Gator Pond Road, Usry Road, Pettis Road, and Edwards Road**. This grant will allow for slight raising the base of the roadways at an area that is a few hundred linear feet surrounding the creek crossing in an attempt to limit erosion and sedimentation issues. The refinished area will require specialized maintenance, which will be discussed with staff in detail.

Public Works Director Mike Sistrunk, Brent Davis of Reliable Engineering, and Julie Shutters will go check each potential site for specifics before finalizing the project list and beginning the bid process. There is a required **12 month timeline** for this grant; however, **there is not a monetary cap**. Ms. Gordon and Ms. Shutters emphasized the importance of selecting the contractor who would do the best work versus simply choosing the lowest bidder. The County is responsible for obtaining contractors, with **100% reimbursement** to be provided by the grant via Golden Triangle.

**FUNDING SOURCE**

Grant Funds

**RECOMMENDATION**

Staff recommends the Board approve the Unpaved Road Repair and Grant Administration Agreement with Golden Triangle RC&D Council, Inc. for specified road projects.

**ATTACHMENTS**

Agreement



# **UNPAVED ROAD REPAIR & GRANT ADMINISTRATION AGREEMENT**

THIS UNPAVED ROAD REPAIR & GRANT ADMINISTRATION AGREEMENT is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the Lee County Board of Commissioners, **State of Georgia** ("the County") and **Golden Triangle RC&D Council, Inc.** ("Golden Triangle") (Golden Triangle and the County are collectively referred to as the "Parties").

## **1. Purpose**

The purpose of this Agreement is to outline the roles and responsibilities of the Parties regarding the payment and reimbursement for road repairs of unpaved "dirt" road at the locations listed in Appendix A, funded through a grant administered by Golden Triangle.

## **2. Responsibilities of the County**

- a. The County shall contract directly with and pay the contractor directly for the road repairs as described in the statement of work in Appendix A.
- b. The County shall be solely responsible for the contractor relationship, including but not limited to procurement, compliance with applicable state and federal laws and regulations, contract terms, and performance of the work.

## **3. Responsibilities of Golden Triangle**

- a. Upon receipt of an invoice from the County, Golden Triangle shall request the necessary grant funds within **3 working days**.
- b. The County acknowledges and agrees that reimbursement is dependent on the release of grant funds and may take up to **eight (8) weeks** from the date of the County's invoice.
- c. Golden Triangle shall remit payment to the County upon receipt of grant funds.

## **4. Repair and Grant Administration Process**

- a. Golden Triangle will be responsible for the oversight, inspection and approval of the work completed by the contractor.
- b. Upon completion of the work, Golden Triangle will inspect the project site.
- c. Once Golden Triangle has approved the work as satisfactory, the County may submit an invoice to Golden Triangle for reimbursement of the amount paid to the contractor.
- d. The County may submit invoices on a weekly basis if needed.
- e. The County may submit an invoice for materials for each site, once they have verified that the materials have been delivered to said site.
- f. All invoices for materials must include documentation supporting delivery, such as receipts, delivery tickets, or other proof acceptable to Golden Triangle.
- g. The County agrees to adhere to the maintenance agreement listed in Appendix B.

## 5. Liability and Indemnification

- a. The County shall assume and bear all responsibility for the payment and performance of the contractor and for ensuring compliance with applicable state and federal laws, rules, and safety standards.
- b. Golden Triangle shall not be liable for any claims, payments, damages, injuries, or disputes arising from or related to the contractor's work.
- c. The County agrees to indemnify and hold harmless Golden Triangle, its officers, directors, and employees from any and all claims, liabilities, or expenses (including attorney's fees) arising out of the contractor's performance of the work, except to the extent caused by the gross negligence or willful misconduct of Golden Triangle.

## 5. Term

This Agreement shall remain in effect until all road repairs listed on Appendix A (Scope of Work) have been completed, inspected, approved, invoiced, and reimbursed.

## 6. Entire Agreement

This document constitutes the entire agreement between the parties and supersedes any prior written or oral understandings relating to the subject matter herein. No amendments shall be valid unless in writing and signed by both parties.

IN WITNESS WHEREOF, Golden Triangle and the County have executed this Unpaved Road Repair & Grant Administration Agreement in multiple originals as of the Effective Date.

**GOLDEN TRIANGLE:**

Golden Triangle Resource Conservation  
& Development Council, Inc.

**COUNTY:**

Lee County Board of  
Commissioners

By: \_\_\_\_\_  
Rhonda Gordon, *Executive Director*

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

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

Name: Luke Singletary

Title: Chairman

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

Attest: \_\_\_\_\_

Kaitlyn Good, County Clerk



**DATE:** 8/22/2025

**APPLICATION TYPE:** Zoning Application

**APPLICANT:** LKC Groves, LLC

**REQUESTED ACTION:** Rezoning from C-2 to I-1

**PURPOSE:** The anticipated use/purpose is not stated in the application.

**LOCATION OF PROPERTY:** Land Lot 211, 2<sup>nd</sup> Land District – Corner of Forrester Parkway and Georgia Route 133/Old Leesburg Road.

**PARCEL SIZE:** 116.274 acres

**EXISTING CONDITIONS:**

**Present Zoning and Use of Property:** Undeveloped (pecan grove)

**Adjacent Zoning/Use:**

**North—** C-2 (undeveloped with one parcel that has a non-profit)

**East—** I-1 ( undeveloped)

**South—** C-2 (agricultural with related residential structures)

**West—** C-2 (mix of retail, service, and healthcare commercial and undeveloped lots)

**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):** September 4<sup>th</sup> at 6:00pm

**County Commission (public hearing):** September 9<sup>th</sup> at 6:00 pm

**County Commission (Voting Session):** September 25<sup>th</sup> at 6:00 pm

### **STAFF RECOMMENDATION:**

Staff recommends conditional approval for the subject property from C-2 to I-1 with the following conditions recommended due to the existing residential uses adjacent to both sides of the subject property.

- (1) Due to undefined use, any use that involves storage and movement of hazardous materials should be individually reviewed for health and safety purposes.
- (2) Uses pertaining to manufacturing and/or assembly should be individually reviewed, given the relatively close proximity to adjacent existing residential use.

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

**Current Zoning:** C-2

**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?**

Development under the proposed I-1 zoning is potentially suitable with respect to the zoning of the adjacent and nearby properties which are zoned C-2 with the exception of a nearby R-1 property. Some of the uses allowable in I-1 are not suitable in view of nearby residential land use.

**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 I-1 zoning would not allow many industrial uses.

**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?**

Preserving the existing C-2 zoning does not necessarily provide greater protection to the public's health, safety, morals, or general welfare, as certain permitted uses in C-2 (e.g., adult entertainment, shooting ranges) could pose greater concerns than some permitted I-1 uses. Denial of the rezoning may not significantly offset potential impacts, as both districts allow uses that require careful review and regulation.

**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 with no evidence of previous development. Its development status is consistent with that of the adjacent parcels to the south and the east.

**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 schools, police protection, fire protection, public health facilities or emergency medical services, depending upon the specific I-1 use. Forrester Parkway

combined with Old Leesburg Rd and US Hwy 19 provide adequate transportation capacity to support some industrial development, in general. However, certain industrial uses of higher intensity could become excessive or burdensome to the nearby commercial and residential areas.

**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?**

Yes. The Lee County Board of Commissioners approved an updated **Future Land Use Map** on August 26, 2025, designating this property as appropriate for industrial use. This rezoning request is therefore in conformity with the Comprehensive Plan and future land use policies.

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

The subject property is potentially suitable for some industrial uses due to the size of the parcel and location adjacent to a railroad corridor and directly accessible to major road corridors.

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

The proposed I-1 zoning would not be expected to adversely affect the existing use of adjacent and nearby property depending upon the specific use. However, the subject parcel is located nearby property zoned and being developed for residential, and some I-1 permitted uses may have the potential to impact nearby residential if noxious fumes or noises are associated with manufacturing or other industrial uses.

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

As currently zoned C-2, there are a number of potential uses for the subject property that would provide some economic value to the property owner. Allowable C-2 uses that are permitted for this property include any retail or service establishment, wholesale stores, storage buildings, warehouses, distributing plants, freezers and lockers, commercial greenhouses and nurseries, hospitals, medical offices, and freestanding ancillary healthcare service providers.

**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”?**

No. This rezoning would not constitute spot zoning, as there is already adjacent property zoned I-1 that establishes industrial use in the immediate area. The proposed rezoning would expand upon existing zoning patterns rather than create an isolated district.

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

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

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

The change requested is not necessarily out of scale with the needs of the neighborhood area or the county in terms of I-1 zoning for a property, given the vision statement, part of which states “Lee County supports a healthy mix of residential, commercial, and industrial development while preserving the county's rural setting and heritage.” (Lee County Comprehensive Plan, Vision Statement, pg. 5). However, certain industrial uses could be considered out of scale or obtrusive relative to the scale and use of nearby commercial and residential property.

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

While there are limited I-1 properties available elsewhere in the county, the updated Comprehensive Plan identifies a clear need for additional industrial-zoned land in this area. The subject parcel's size, location along a major transportation corridor, and proximity to rail access make it a uniquely suitable site for I-1 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, especially given that certain industrial uses can produce noxious fumes, noise nuisances, and hazardous wastes. As the Lee County Comprehensive Master 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.



LEE COUNTY  
CITY OF LEESBURG  
CITY OF SMITHVILLE



## ZONING APPLICATION

Owner: LKC GROVES, LLC  
Address: P.O. BOX 950, LEESBURG, GA 31763  
Daytime Phone #: 229-883-5100 Email: BCARR@SAFEAIRE.COM

Address or location of the property: OLD LEESBURG ROAD & FORRESTER PARKWAY

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

Present Zoning C-2 Present Use of Property: VACANT PECANS

Proposed Zoning: I-1 Proposed Use of Property: LIGHT INDUSTRIAL

211 Land Lot Number 2ND Land District 116.274 # of Acres

The subject property is described as follows:

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 Pellock

OWNER [Signature]

DATE 7/25/25

DATE 7/25/25

Application Fee: n/a Date Paid: n/a Received by: Kara Hason Per Scott

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  
Flint Ventures / MSG Pecan Orchard Subdivision  
Tract 2

All that tract or parcel of land lying and being in Land Lot 211, Second Land District, Lee County, Georgia and being more particularly described as follows:

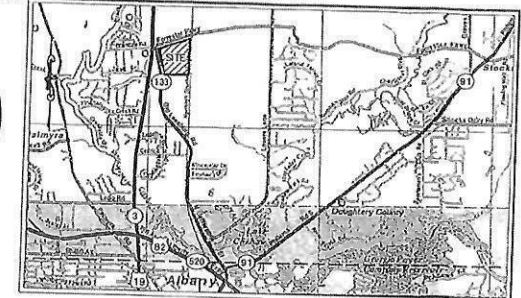
Begin at the intersection of the west right-of-way line of Norfolk and Southern Railroad (150' r/w) and the south right-of-way line of Forrester Parkway (150' r/w); thence follow said west right-of-way line of Norfolk and Southern Railroad S 00 degrees 42 minutes 37 seconds W for a distance of 2656.04 feet; go thence S89 degrees 18 minutes 18 seconds E for a distance of 2210.72 feet to a point along the east right-of-way of Georgia Route 133 (r/w varies); thence follow said east right-of-way of Georgia Route 133 N 04 degrees 19 minutes 08 seconds W for a distance of 954.81 feet; leaving said right-of-way go thence S 85 degrees 40 minutes 52 seconds W for a distance of 704.68 feet; thence go S 13 degrees 47 minutes 09 seconds E for a distance of 529.39 feet to the south right-of-way line of Forrester Parkway; thence go around a curve to the left which has a radius of 1984.86 feet and an arc of 225.25 feet, the chord being N 68 degrees 09 minutes 18 seconds E for a distance of 225.13 feet; thence follow said south right-of-way of Forrester Parkway N 64 degrees 54 minutes 15 seconds East for a distance of 685.73 feet; thence go along the south right-of-way line of Forrester Parkway around a curve to the right which has a radius of 1834.86 feet and an arc of 803.62 feet, the chord being N 77 degrees 27 minutes 05 seconds E for a distance of 797.22 feet; thence follow said south right-of-way of Forrester Parkway N 89 degrees 59 minutes 54 seconds East for a distance of 162.95 feet to the Point of Beginning.

Said tract contains 116.274 acres.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	823.19'	1984.86'	N76°47'07"E	817.30'
C2	597.94'	1984.86'	N80°02'11"E	595.68'
C3	225.25'	1984.86'	N68°09'18"E	225.13'

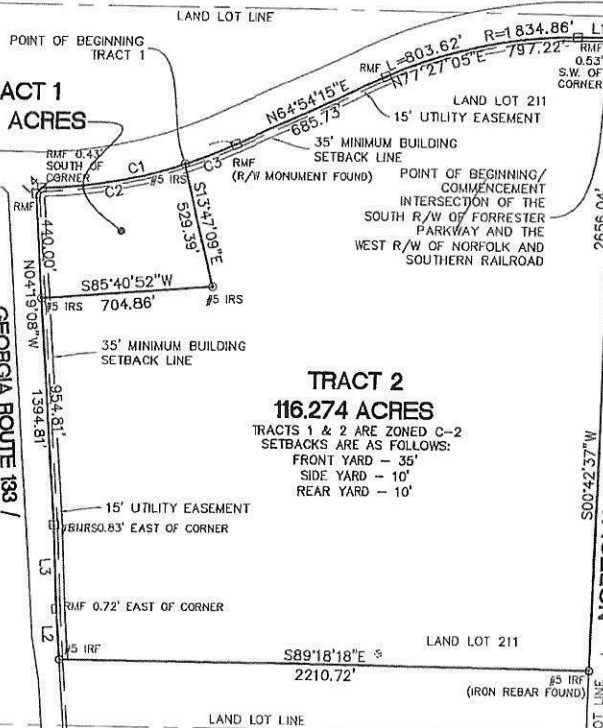
LAND LOT 206

LAND LOT 207



LOCATION MAP  
1" = 1 MILE ±

### TRACT 1 7.283 ACRES



### TRACT 2 116.274 ACRES

TRACTS 1 & 2 ARE ZONED C-2  
SETBACKS ARE AS FOLLOWS:

FRONT YARD - 35'  
SIDE YARD - 10'  
REAR YARD - 10'

**FORRESTER PARKWAY 150' R/W**  
**ALL LOTS APPROVED BY PLANNING COMMISSION**  
**NOT BE BUILDABLE LOT**

WETLANDS MAY BE PRESENT ON THIS PROPERTY. WETLANDS ARE PROTECTED BY FEDERAL LAW. BEFORE DISTURBING ANY AREA DESIGNATED AS A WETLAND, CONTACT THE U.S. ARMY CORPS OF ENGINEERS, REGULATORY BRANCH, P.O. BOX 889, SAVANNAH, GEORGIA 31402-0889.

BEFORE ANY BUILDING ACTIVITY BEGINS, THE LEE COUNTY HEALTH DEPARTMENT MUST APPROVE THE BUILDING SITE. AN INTENSIVE SOIL SURVEY WILL BE REQUIRED IN THE AREA OF CONSTRUCTION TO MAKE CERTAIN THAT SOILS PRESENT ARE SUITABLE FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.

THE LEE COUNTY UTILITIES AUTHORITY HAS CONTROL OVER THE SUPPLY OF POTABLE WATER AND RECEIPT OF SANITARY SEWERAGE FROM ALL LANDS SUBDIVIDED AFTER 7-27-95. THE OWNER OF THIS SUBDIVIDED LOT WILL BE REQUIRED TO IMMEDIATELY CONNECT TO PUBLIC WATER AND SEWERAGE SYSTEMS WHENEVER EITHER BECOMES ACCESSIBLE.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 13177C0241D AND 13177C0243D, EFFECTIVE OF DATE OF SEPTEMBER 2, 2009.

EUGENE KELLY  
D.B. 119 PG. 628

75' OGLETHORPE POWER  
CORPORATION POWERLINE EASEMENT  
D.B. 67 PAGE 482, P.C. C SLIDE C118

#### SURVEY NOTES:

A TOPCON GTS 223 TOTAL STATION WITH DIRECT READING TO THREE SECONDS WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS FOR THIS SURVEY.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,277 FEET AND AN ANGULAR ERROR OF 0 DEGREES 00 MINUTES AND 01 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 731,728 FEET, AND THE DISTANCES SHOWN ARE GROUND DISTANCES.

THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GENE W. WEBB  
GA. REG. LAND SURVEYOR NO. 2923  
LANIER ENGINEERING, INC.  
GA. LAND SURVEYING FIRM NO. 991

By *[Signature]*  
Date 6-11-15

### MINOR SUBDIVISION PLAT FLINT VENTURES / MSG PECAN ORCHARD SUBDIVISION

BEING PART OF TRACT 3 OF THE SURVEY FOR OAKLAND PLANTATION PARTNERS, LLC AND LAKE SEMINOLE PLANTATION, LLC AS RECORDED IN PLAT CABINET E, SLIDE 121B.

PART OF LAND LOT 211, SECOND LAND DISTRICT  
LEE COUNTY, GEORGIA

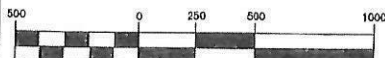
**LANIER ENGINEERING INC.**

1504 W. THIRD AVENUE ALBANY, GEORGIA 31707  
(229) 438-0522 FAX (229) 438-0921

SURVEYED	OG/WH	SCALE	1" = 500'	PROJ. NO.	15113	DATE	06/10/15	SHEET NUMBER
DRAWN	DCG	CHECKED	DWG	15113MSP.DWG	SUR. DATE	12/14/09	1 OF 1	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'54"E	162.95'
L2	N04°19'08"W	212.73'
L3	N02°40'56"W	350.14'
L4	N42°20'37"E	34.37'

#### GRAPHIC SCALE



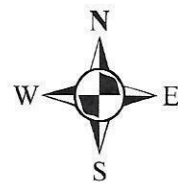
( IN FEET )  
1 inch = 500 ft.

OWNER CERTIFICATION  
THIS IS TO CERTIFY THAT I AM THE TRUE AND LAWFUL  
OWNER OR THE AGENT FOR THE OWNER OF THE PROPERTY  
PLATTED HEREON.

*[Signature]*  
FLINT VENTURES  
BARRY CARR  
3199 PALMYRA ROAD  
ALBANY, GA 31707  
(229) 883-5100

GEORGIA, LEE COUNTY  
CLERK'S OFFICE SUPERIOR COURT  
Filed: 6-11-2015  
Time: 0:15A Plat Cabinet 5 Slide 92B  
Recorded: 6-11-2015  
DET. J. MESS  
SARA CLARK, CLERK  
S.C.L.C., GA.





0 450 900 Feet

**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.



LEE COUNTY User: KSmith Date Exported: 8/11/25



## Community Foundation Board of Trustees – Lee County

Name & Address	Phone & Email	Term
Marian Grant-Whitlock		<b>2 Year Term</b> Expiring on 03/22/2026
Ann Nix		<b>2 Year Term</b> Expiring on 03/22/2026
Heather Jones <b>Treasurer</b>		<b>2 Year Term</b> Expiring on 03/22/2026
VACANT		<b>2 Year Term</b> Expiring on 03/22/2026
Sherry Askey		<b>2 Year Term</b> Expiring on 03/25/2027
Judy Powell		<b>2 Year Term</b> Expiring on 03/25/2027
Elaine Ruckel <b>Vice-Chairman</b>		<b>2 Year Term</b> Expiring on 03/25/2027
Treasurer is required to be the Finance Director for Lee County. All members must be citizens of Lee County. Meetings are held as needed.		

**Name**

Mary Ann Pollock

**Street Address****City State Zip Code****Phone Number****Email Address****Requested Boards Appointment**

Community Foundation Board of Trustees

**Summarize Special Skills And Qualifications You Have Acquired From Employment  
Previous Volunteer Work Government Or Through Other Activities**

I currently have a bachelors degree in nursing with a specialty in Oncology.

I have sat on the board of the Oncology Nursing Society

I have sat on the board of Relay for Life

I have sat on the board for Albany Junior League

**Summarize Your Previous Volunteer Experience**

While on the board of the Oncology Nursing Society I was responsible for arranging monthly meetings and dinners with pharmaceutical companies.

While on the board of Relay for Life I was responsible for the accounting leading up to the walk.

While on the board of the Albany Junior League I was also responsible for all of the accounting.

**File Upload**



**MEMORANDUM**

**LEE COUNTY BOARD OF  
COMMISSIONERS**

**AGENDA ITEM**

**MEETING DATE:** September 23, 2025

**DEPARTMENT:** Library System

**SUBJECT:** FY2027 MRR Application

**PRESENTER:** Scott Addison, County Manager

\*\*\*\*\*

**STATEMENT OF ISSUE**

Staff would like to apply for the FY 2027 Major Repair & Renovation (MRR) grant to replace the shingle roof on the Leesburg Library.

**BACKGROUND**

This grant operates on a 50-50 matching basis. The application for this grant is due on September 30, 2025. Staff received an estimated cost for the project which was \$55,000.00. The existing roof is damaged from time, storms, and normal wear and tear. There have been several patches made since the original installation of the roof.

**FUNDING SOURCE**

MRR Grant  
SPLOST

**RECOMMENDATION**

Staff is requesting a motion for the approval of signing the FY 2027 Major Repair & Renovation (MRR) grant application.

**ATTACHMENTS**

MRR Grant Application

**Georgia Public Library Service  
Major Repair and Renovation Grant Program**

**FY 2027 Application**

*APPLICATION DEADLINE September 30, 2025*

Date 9/2/25

Library System Lee County Library

Library Facility Leesburg Library

Facility Address 245 Walnut Ave S

City Leesburg County Lee

**Facility Status (check one)**

☐ Main Library ☒ Branch Library

**Facility Ownership Status (list the owner of the library facility)**

Lee County Public Library

**Project Priority (check one)**

- ☐ Re-Purpose---*APPLICATION DEADLINE FOR REPURPOSE PROJECTS is August 31, 2023*
- ☐ Structural repairs
- ☒ Roof replacements and/or repairs
- ☐ HVAC replacements and/or repairs
- ☐ Life Safety/Facility Integrity/Hazardous Conditions
- Describe \_\_\_\_\_
- ☐ Accessibility and Code Compliance Conditions
- Describe \_\_\_\_\_
- ☐ Lighting Upgrades
- ☐ Civil Upgrades

**Local Matching Funds will be provided by**

- ☐ Library funds
- ☒ Local Taxing Agency: Lee County Board of Commissioners

**Cost of Project**

Contract Cost	\$	<u>49,295.21</u>
Design Fees	\$	<u>                    </u>
Other Costs	\$	<u>                    </u>
Other Costs	\$	<u>                    </u>
Other Costs	\$	<u>                    </u>
Subtotal	\$	<u>49,295.21</u>
10% Contingency	\$	<u>4,929.52</u>
<b>Total Cost of Project</b>	\$	<u>54,224.73</u>

**Describe how these costs were determined?**

Are the actual costs from a bid process?

Yes ☐ No ☒

Are the estimates from a design professional?

Yes ☐ No ☒

Estimate came from a Georgia roofing company



**Description of Project** - what will be accomplished with the funds?

Replace existing shingle roof with a new shingle roof. Replace damaged decking, drip edges, flashing, and other roof associated pieces.

**Need for the Project** - why are funds needed for this project and how will it benefit your library?

Existing roof is damaged from time, storms, and normal wear and tear. Several patches have been made since its original installation in FY 2005.

**Project Schedule** - provide a proposed project implementation schedule.

Upon notification of grant approval, a bidding process will commence through the Lee County Facilities Department (or other department as appropriate). Once a bid is accepted by the Lee County Board of Commissioners, removal and replacment will proceed.

**Contact Information for Project Manager:**

Name	<u>Liz Sandefur</u>		
Phone Number	<u>229-889-0300</u>		
	(work)		(cell)
E-Mail Address	<u><a href="mailto:sandefur@lclib.org">sandefur@lclib.org</a></u>		

**Certification of Matching Funds Availability:**

Library Director: Claire Leavy

Claire Leavy  
signature

Library System Board Chair: Gary Knight

Gary Knight  
signature

**Official(s) of Local Taxing Agency Providing the Funds:**

1  
signature

Luke Singletary, Chair, Lee County Board of Commissioners  
typed name, position, agency

2  
signature

typed name, position, agency

3  
signature

typed name, position, agency

**Required Attachments**

- ☐ Supporting documentation for project costs
- ☒ Professional estimate of repair
- ☐ Copies of reports documenting code violations, if applicable

**Optional Attachments**

- ☐ Plans and specifications
- ☐ Photographs
- ☐ Other