

Legal Description
Prepared for a Conditional Use
Property of Southern Hills Orchard
Cleaning, Drying, & Storage Facility
Property is currently zoned AG

All that certain tract or parcel of land situate lying and being part of Land Lots 148 & 173 of the Fourteenth Land District, Lee County Georgia and being more particularly described as follows:

Begin at a point on the Northwest right-of-way of New York Road (80' r/w) said point having a Georgia State Plane Coordinate Northing of 652478.77 and Easting of 2334108.10'. Said Coordinates are based on North American Datum 1983 and are located in the Georgia West Zone and go North 00 degrees 27 minutes 02 seconds East a distance of 1,342.09 feet; go thence South 89 degrees 32 minutes 58 seconds East a distance of 748.52 feet; go thence South 00 degrees 27 minutes 02 seconds West a distance of 492.56 feet to the Northwest right-of-way of New York Road; go thence South 41 degrees 50 minutes 01 seconds West along the Northwest right-of-way of New York Road a distance of 1,132.25 feet to the point of beginning.

Said application tract contains 15.763 acres.

This description is not to be used to transfer real property. Its sole purpose is to assist in acquiring a Condition Use for the described property.

**LEGAL DESCRIPTION
DAWSON ROAD COMMERCIAL SUBDIVISION
LOTS 1A, 2A AND 2B**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE LYING AND BEING PART OF LAND LOT 263 OF THE SECOND LAND DISTRICT, LEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PARCEL 3 OF THE MINOR SUBDIVISION PLAT FOR RACEWAY – ALBANY AS RECORDED IN PLAT BOOK PCF, PAGE 292 AND GO NORTH 45 DEGREES 43 MINUTES 01 SECONDS WEST A DISTANCE OF 122.50 FEET; GO THENCE NORTH 45 DEGREES 43 MINUTES 01 SECONDS WEST A DISTANCE OF 220.60 FEET; GO THENCE NORTH 44 DEGREES 19 MINUTES 36 SECONDS EAST A DISTANCE OF 385.44 FEET; GO THENCE SOUTH 45 DEGREES 43 MINUTES 20 SECONDS EAST A DISTANCE OF 342.77 FEET; GO THENCE SOUTH 44 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 83.72 FEET; GO THENCE SOUTH 44 DEGREES 16 MINUTES 40 SECONDS WEST A DISTANCE OF 301.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 3.035 ACRES

Text Amendments T24-006 through T24-011

Lee County Ordinances

Sec. 34-83. – Definitions

ADD

As-built (record) drawings shall show the location, vertical and horizontal alignment, and finished elevations (top and inverts, as appropriate) of the improvements listed below:

- 1. Sanitary sewer system Utilities.*
- 2. Water system Utilities.*
- 3. Drainage system pipes and channels*
- 4. Bridges or culverts*
- 5. Streets. (Provide pavement width and pavement structure*
- 6. Curb and gutter, sidewalks, trails, and recreation improvements on property dedicated to the public.*
- 7. Signage in public rights-of-way and other public dedicated areas.*
- 8. Any other improvements subject to maintenance by the County.*

As-builts shall include the vertical datum and shall be delivered in Coordinate System NAD 1983 StatePlane Georgia West FIPS 1002 (US Feet) or NAD 1983 (2011) UTM Zone

Sec. 38-3. – Definitions

ADD

GIS Deliverable means that as-builts, plans, sections, and plats shall be submitted in the electronic format of DWG for Lee County Geographic Information Systems functions.

As-built (record) drawings shall show the location, vertical and horizontal alignment, and finished elevations (top and inverts, as appropriate) of the improvements listed below:

- 1. Sanitary sewer system Utilities.*
- 2. Water system Utilities.*
- 3. Drainage system pipes and channels*
- 4. Bridges or culverts*
- 5. Streets. (Provide pavement width and pavement structure*
- 6. Curb and gutter, sidewalks, trails, and recreation improvements on property dedicated to the public.*
- 7. Signage in public rights-of-way and other public dedicated areas.*
- 8. Any other improvements subject to maintenance by the County.*

As-builts shall include the vertical datum and shall be delivered in Coordinate System NAD 1983 StatePlane Georgia West FIPS 1002 (US Feet) or NAD 1983 (2011) UTM Zone

Sec. 38-125. - Closing out of permit

~~(c) Record or as-built drawings (full set of with one copy of all plan sheets to be in paper and one copy to be in digital form with the .dxf the preferred digital format though DRG and DWG will be accepted) shall be submitted to the manager of development services.~~

(c) As-built (record) drawings, sections, and plats shall be submitted in the electronic format of DWG to the manager of development services and as a GIS Deliverable.

Sec. 58.8. – Definitions, Usage.

AMEND

~~As-built drawings, also known as record drawings, means a drawing that depicts to scale the finished condition and location of water, sewer, storm drainage facilities, and other site improvements.~~

As-built (record) drawings shall show the location, vertical and horizontal alignment, and finished elevations (top and inverts, as appropriate) of the improvements listed below:

- 1. Sanitary sewer system Utilities.*
- 2. Water system Utilities.*
- 3. Drainage system pipes and channels*
- 4. Bridges or culverts*
- 5. Streets. (Provide pavement width and pavement structure*
- 6. Curb and gutter, sidewalks, trails, and recreation improvements on property dedicated to the public.*
- 7. Signage in public rights-of-way and other public dedicated areas.*
- 8. Any other improvements subject to maintenance by the County.*

As-builts shall include the vertical datum and shall be delivered in Coordinate System NAD 1983 StatePlane Georgia West FIPS 1002 (US Feet) or NAD 1983 (2011) UTM Zone

~~Plat means the drawings, (paper and digital with digital format of .dxf as the preferred though DRG and DWG will be accepted) sketches, details, specifications, etc., which define the real property, subdivision, or site plan.~~

Plat means the drawings in digital format of DWG sketches, details, specifications, etc., which define the real property, subdivision, or site plan.

ADD

GIS Deliverable means that as-builts (record drawings), plans, sections, and plats shall be submitted in the electronic format of DWG for Lee County Geographic Information Systems functions.

Sec. 70-383. Conditional uses.

- (a) Mini-warehouses and open storage for recreational vehicles as secondary accessory uses in a commercial (C-2 general business) district, provided that an authorized primary use on the same lot as the proposed mini-warehouse exists. Mini-warehouses shall be considered to be subordinate and accessory structures to the principal authorized structure on the property where the mini-warehouse is located or to be located. The use of such mini-warehouses shall be clearly incidental to the principal structure and property use which exists upon the lot upon which the mini-warehouse is located or constructed. Any mini-warehouse structure shall be detached from the main structure on the lot and shall not be visible from the roadway fronting the lot upon which the mini-warehouse is located. The county planning and zoning department shall be authorized to require visual buffers and screening so as to prohibit the mini-warehouses from being visible from such roadway.
- (b) Recovery residences;
- (c) Structured housing;
- (d) Transitional housing;
- (e) Rooming house/lodging house (minimum of weekly stay, maximum of 20 rooms).
- (f) **Hotel**
- (g) Crematoriums connected to and part of a licensed funeral home/mortuary within a fully enclosed structure on the same parcel.
- (h) As to hospitals, medical offices, and free standing healthcare service providers to be located in a C-2 zone which is not upon the primary campus of a hospital as defined in O.C.G.A. § 31-6-2(30.1) or at the remote location of a hospital as defined in O.C.G.A. § 31-6-2(31.1), all freestanding ancillary healthcare services shall be required to obtain a conditional use permit under this section of the Code. For the purpose of the Lee County Zoning Code, the term "freestanding ancillary healthcare services" means services not provided on the primary campus of a hospital or at the "remote location of a hospital," and which provide the following types of ancillary care:
 - (1) Freestanding diagnostic ancillary healthcare services;
 - (2) Freestanding therapeutic ancillary healthcare services; and
 - (3) Freestanding custodial ancillary healthcare services.

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

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

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

(Ord. of 12-2-2002, § 70-383; Ord. of 3-27-2018, pt. 14; Ord. of 2-9-2021(2); Ord. of 4-27-2021; Ord. of 10-24-2023(2), § 1)

Text Amendment T24-013

Lee County Ordinances

Sec. 70-6. - Definitions.

ADD

Hotel: Any structure or any portion of a structure, including any lodging house, rooming house, dormitory, bed and breakfast inn, motel, motor hotel, auto court, tourist cabin, lodge, inn, or apartment community containing guest rooms and which is occupied, or is intended or designed for occupancy, by paying guests, whether rent is paid in money, goods, labor, or otherwise. It does not include any hospital, asylum, sanitarium, orphanage, jail, prison, or other buildings in which human beings are housed and detained under legal restraint.