

NOTICE OF PUBLIC HEARING

Lee County – Leesburg – Smithville Planning Commission

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ZONING APPLICATION

Starksville, LLC. (Z22-005) has submitted an application to the Lee County Planning Commission requesting to rezone a total of 36.78 acres. The property owner is Mossy Dell, Inc. and the request includes four (4) tracts, as follows: Tract 1 (3.07 acres) requesting to be rezoned from AG-1 (Active Agricultural District) to C-2 (General Commercial), Tract 2 (4.90 acres) requesting to be rezoned from AG-1 (Active Agricultural District) to R-2 (Multi-Family Residential), Tract 3 (6.79 acres) requesting to be rezoned from AG-1 (Active Agricultural District) to C-2 (General Commercial), and Tract 4 (22.02 acres) requesting to be rezoned from AG-1 (Active Agricultural District) to R-1 (Single-Family Residential District). All lots being part of Parcel Number 037C 276 and Land Lot 83 of the Second Land District, **City of Leesburg**, Lee County, Georgia.

CONDITIONAL USE APPLICATIONS

Starksville, LLC. (Z23-001) has submitted an application to the Lee County Planning Commission requesting a conditional use to allow for construction of self-storage units for a total of 6.29 acres. The property owner is Mossy Dell, Inc. and the request includes portions of two (2) of the aforementioned tracts, as follows: Tract 1 (1.83 acres) and Tract 3 (4.46 acres), both having been requested to be rezoned from AG-1 (Active Agricultural District) to C-2 (General Commercial). Both tracts being part of Parcel Number 037C 276 and Land Lot 83 of the Second Land District, **City of Leesburg**, Lee County, Georgia.

Langford & Associates, Inc. (Z23-002) has submitted an application to the Lee County Planning Commission requesting a conditional use to allow for construction of a residential dwelling. The property owner is Stuart Franklin and the Parcel Number is 042 004. The lot is a total of 6.201 acres and is currently zoned AG-1, being part of Land Lot 3 of the 14th Land District, **Lee County**, Georgia.

Exact legal descriptions of the property are on file at the Lee County Planning, Zoning and Engineering Department, 102 Starksville Avenue North, Room 202, Leesburg, Georgia 31763 and can be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m. Monday through Friday.

TEXT AMENDMENT

An ordinance to amend **Chapter 70, Article V, Section 70-162 (T23-001)** of the **Lee County Code of Ordinances** with respect to permitted uses that may be located in an R-1 Single-Family Residential District; to provide authority for the construction of accessory structures located in an R-1 Single-Family Residential District where the accessory structure is located or to be located upon a vacant lot adjacent to a lot which has constructed on it a single-family residence and the single-family residence is owned by the owner of the adjacent lot where the accessory structure is to be located; to provide for acreage limitations; to provide for additional restrictions; to provide for repeal of conflicting ordinances; to provide for an effective date; and for other purposes.

The Lee County Planning Commission will conduct a public hearing on the zoning request, conditional use applications, and text amendment on **Thursday, March 2, 2023 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. The Planning Commission will forward its recommendations to the Leesburg City Council and the Lee County Board of Commissioners, respectively.

The Leesburg City Council will conduct a public hearing and final vote on the zoning request and conditional use application on **Tuesday, March 7, 2023 at 6:00 p.m.** at Leesburg City Hall, located at 107 Walnut Avenue North, Leesburg, Georgia.

The Lee County Board of Commissioners will conduct a public hearing on **Tuesday, March 14, 2023 at 6:00 p.m.** and a final vote on **Tuesday, March 28, 2023 at 6:00 p.m.** on the conditional use application and proposed text amendment in the Opal Cannon Auditorium of the T. Page Tharp Governmental Building, located at 102 Starksville Avenue North, Leesburg, Georgia.

Meetings of the Planning Commission, Leesburg City Council, and the Lee County Board of Commissioners are open to the public.

Georgia law requires that all parties who have made campaign contributions to any member of the Leesburg City Council or Lee County 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.