LAMAR COUNTY BOARD OF COMMISSIONERS
Public Hearing Minutes
June 17th, 6:00 PM
Administration Building

Present for the meeting were Chairman Traylor Vice-Chair Fletcher, Commissioner Lovett Commissioner Gilles, Commissioner Boyles, County Administrator Townsend, and County Clerk Davidson. The meeting was called to order at 6:00 p.m.

Planning and Community Development Director Buice addressed the board with the following Public Hearings. (Ms. Buice). The Joint Planning Board recommended approval on all three request.

i. Rezoning Application-Highway Commercial to Light Manufacturing and R-2-Eleven Group LLC-Paul King

Eleven Group LLC has applied to rezone 5.5 acres located at 1402 Old Hwy 41(outlined in blue below) from Highway Commercial to Manufacturing 1 (3.74 acres) and Residential 2 (1.76 acres) as shown on survey below. The applicant proposes to have a commercial repair shop on the front acreage and a home on the back acreage. The Lamar County Comprehensive Plan shows this area as Industrial with an implementation strategy of maximizing existing sites and ensure adequate screening. The Joint Planning Commission recommended approval. The staff recommended the following conditions.

- Access for business activities must be paved or concrete for the first 50' and must use Old 41 Highway
- All structures fronting Old 41 Highway will be setback at least 75' from the front property line.
- When the two properties are under separate ownership, an 8' opaque fence and a 25' treed buffer is required along the joint property line. The owner of the manufacturing tract is responsible for the cost and construction.

Public Comments

No one signed up to speak.

ii. Rezoning Application-Agricultural Residential to Manufacturing 1-Micah Patrick and Buddy Patrick -Old 41 Hwy, Tax ID 017021

The applicants have purchased the 8.55-acre tract that fronts on Old 41 Highway. The request is to develop a small business park for light manufacturing and for other uses included in M-1 zoning. The Lamar County Comprehensive Plan shows this parcel as Rural Residential, while neighboring properties are shown as a combination of Industrial

and Suburban Residential. The current zoning of the surrounding properties are as follows: to the south by Industrial, to the as a combination of Highway Commercial and Residential, and to the north by a cemetery and just north of the cemetery by Neighborhood Commercial. The Joint Planning Commission recommended approval. The staff recommended the following conditions.

Access for business activities must be paved or concrete for the first 50.'

- All structures fronting Old 41 Highway will be setback at least 75' from the front property line.
- 50 ft. buffer shared with the cemetery.

Micha Patrick addressed the board with his drawings of the property and the same above conditions. Mr. Patrick confirmed the conditions with questions from Commissioner Gilles.

Public Comments

No one signed up to speak

Additional Unscheduled Public Comments

Jeff Mason of 241 Freeman Road addressed the board. Mr. Mason is the HOA president for the Little Tobesofkee Creek Subdivision. Based on the Regular Business meeting agenda he was asked to produce a piece of information that would be helpful for resolving the rezoning of the property. The HOA would like for the board to consider the subdividing of tract 42 into four building lots that confirm with their HOA 10-acre estate-residential property with the rest of the subdivision. They look forward to working with Fred Moye to accomplish this once the plan has been submitted. Mr. Mason said he understood there may be some working room with Mr. Moye and Mr. Worthy to allow this to happen so that this property can now be used as estate-residential property, so they do not have to move forward with the Agricultural plans.

Will Hallada of 120 Redbone Run and member of Little Tobesofkee Creek Ranch addressed the board and said he agreed with Mr. Mason said he would consider a plan to subdivide the housing.

Chairman Traylor noted that Justin Laney had called to request to speak at the Public Hearing.

Justin Laney said he was born and raised in Barnesville. Mr. Laney said he has made many beneficial relationships throughout his journey. He has built decks on houses on Thomaston Street and in the Redbone Community. Mr. Laney said he has always done what he said he was going to do with a challenge and a reputation to be proud of. He said he is not trying to build a franchise, a strip mall, or a fly by night business, but simply just trying to plant his root in a town that advocates small businesses. Mr. Laney said he

realizes he is near residential zoning but said he is willing to compromise with buffers. The majority of the traffic will be just himself and his employees and the materials needed for a single project. There will be no construction of any type placed on this lot and very simply it will be a showcase and a storage facility. He has been told the lot is not allowed in the Comprehensive Plan, but he knows more about traffic and noise than any other businesses operated on residential properties; they are not allowing zoning regulations. Mr. Laney said this is an agricultural community. Mitch's automotive does not get any more rural than that but he does not see anyone challenging his business. The next corner lot On Hwy 36 there are two commercial lots on either side of the road. They were not listed on the Comprehensive Plan but approved to be assets to the community. He has been told that his request to does not conform to the potential zoning because of Hwy 36. If you look at the map there is only a short ft. of land, 20 ft. or less that would be considered the right of way, for Hwy 36 by Georgia Department of Transportation (GDOT) regulations. If they were connected to Hwy 36 it would be a more of a hazard to make a new entrance from the feet of a new roadway than using the ft. of roadway as proposed in in simple site plan. Mr. Laney said in conclusion this is his livelihood, and he would take pride in keeping a tidy yard. He said he has been operating out of the same piece of property for over a year now without a single complaint. None of this will change except being put into a strict set of rules but he would continue business as usual. Mr. Laney said thank you for your time and the opportunity for small businesses to work together.

iii. Rezoning Application-Residential 4 to Agricultural-Residential Spencer and Jessica Young 219 Rogers Circle, TAX ID 025 050

This application was postponed until a later date.

Adjournment

Commissioner Lovett made a motion to adjourn the Public Hearing at 6:11 p.m. Commissioner Gilles seconded the motion. The motion passed unanimously.

Lamar County Board of Commissioners

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Ryran Traylor, Chairman

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Jarrod Fletcher , Vice-Chair

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Jason Lovett, Commissioner

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Ashley Gilles, Commissioner

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Truman Boyle, Commissioner

Attest: _____ Carlette Davidson, County Clerk

Attest: _____Carlette Davidson, County Clerk