



LAMAR COUNTY BOARD OF COMMISSIONERS

Public Hearing

Courthouse

June 20, 2023, 6:00 PM

Agenda

1. Call to Order
2. Robert and Alice Beachamp-Rezoning from Agriculture-Residential to Residential 2-Tax Map 007, Parcel 124
 - i. Robert and Alice Beachamp-Rezoning from Agriculture-Residential to Residential 2-Tax Map 007, Parcel 124
 - ii. Public Comment
3. Alphonzo and Mary Watson-Rezoning from Agriculture to Commercial 2-Tax Map 086, Parcel 044
 - i. Alphonzo and Mary Watson-Rezoning from Agriculture to Commercial 2-Tax Map 086, Parcel 044
 - ii. Public Comment
4. Ivan Minks-Thousand Hills Cattle Ranch-Special Exception in Agriculture-Agritourism and Retail Sales-Tax Map 027-Parcel 034
 - i. Ivan Minks-Thousand Hills Cattle Ranch-Special Exception in Agriculture-Agritourism and Retail Sales-Tax Map 027-Parcel 034
 - ii. Public Comment
5. Verizon Wireless-Special Exception in Agriculture-Residential to place wireless telecommunication facility-Lamar County Line Road-016-042
 - i. Verizon Wireless-Special Exception in Agriculture-Residential to place wireless telecommunication facility-Lamar County Line Road-016-042
 - ii. Public Comment
6. Round Table
7. Adjournment



Lamar County
Planning and Community Development
408 Thomaston Street
Barnesville, Georgia 30204

Item i.

Anita Buice
Director
Office: (770) 358-5364
Cell: (678) 603-3114
Email:
LCZoningOffice@lamarcountyga.com

Buddy Lanier
Building Inspector
Office: (770) 358-5436
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**PUBLIC HEARING NOTIFICATION
TO NEARBY PROPERTY OWNERS**

May 19, 2023

Dear Property Owner:

Neighbors close to you have applied to rezone property from Agriculture-Residential to Residential-2. The applicants wish to split a 2 acre tract from their 10 acre property. Properties that are less than 5 acres requires a rezoning to a Residential class.

This request requires two public hearings, both held at the Lamar County Courthouse, so that everyone has an opportunity to voice their questions or concerns. The Board of Commissioners will make a final decision after the second public hearing. The details of the application and dates/times of the public hearings are below:

Applicant: Robert and Alice Beauchamp

Request: Rezoning from Agriculture-Residential to Residential 2

Location: Martin Dairy Road (a portion of tax map 007, parcel 124)

1st Public Hearing: June 8, 2023 at 6:00 pm with the Planning Commission

2nd Public Hearing: June 20, 2023 at 6:00 pm with the Board of Commissioners

The Lamar County Courthouse is located at 326 Thomaston Street, Barnesville GA 30204. If you have any questions concerning this application, please contact me at 770-358-5364. If you would like to view the entire application, please stop by the office anytime Monday through Friday 8:00 am to 4:30 pm.

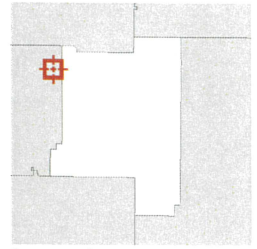
Respectfully,

Anita Buice

Director, Planning and Community Development



Overview



Legend

-  Parcels
-  Roads

Parcel ID	007 124	Owner	BEAUCHAMP ROBERT	Last 2 Sales			
Class Code	Consv Use		BEAUCHAMP ALICE	Date	Price	Reason	Qual
Taxing District	COUNTY		211 MARTIN DAIRY RD	10/13/2015	0	CU	U
Acres	10.09		MILNER, GA 30257	1/9/2014	0	CU	U
		Physical Address	211 MARTIN DAIRY RD				
		Assessed Value	Value \$273310				

(Note: Not to be used on legal documents)

Date created: 5/17/2023

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APPLICANT IS ASKING TO CREATE A 2 ACRE TRACT AND REZONE TO R2

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Sec. 804. Permitted uses.

- (a) The following principal uses are permitted in R-2 districts:
- (1) Site-built single-family detached dwelling with a floor area of at least one thousand six hundred (1,600) square feet.
 - (2) Industrialized/modular home with a floor area of at least one thousand six hundred (1,600) square feet.
 - (3) Class A manufactured home with a floor area of one thousand six hundred (1,600) square feet. All pre-owned/pre-lived in (used) manufactured homes must be inspected by a Lamar County building inspector before these homes may be brought into or relocated within Lamar County. The applicant for the used manufactured home must pay an inspection fee based on the time and distance traveled by the Lamar County building inspector to perform the required inspection.
 - (4) Local, state, or federal government building.
 - (5) Deleted.
 - (6) Publicly owned and operated park or recreation area.
 - (7) Subdivision recreation area owned, operated, and maintained by a homeowner's association exclusively for the use of residents and their guests.
 - (8) Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.
 - b. Structures must be enclosed by a woven wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with masonry footing.
 - c. No vehicles or equipment may be stored on the lot.
 - d. A buffer must be maintained along the side and rear property lines.
- (b) The following principal uses are permitted as special exceptions in R-2 districts:
- (1) None.
- (c) The following accessory uses are permitted in R-2 districts:
- (1) Private garage or carport not to exceed the storage capacity of three (3) automobiles per dwelling unit.
 - (2) Structure for the storage of equipment and supplies used in maintaining the principal building and its grounds.
 - (3) Structure for a children's playhouse and the storage of children's play equipment.
 - (4) Private swimming pool and bath house, or cabana meeting the following development standards:
 - a. All such swimming pools which are at least three (3) feet deep must be completely enclosed by a fence that is at least four (4) feet high.
 - (5) Private tennis court and/or basketball facilities; if lighted, lights must be designed so that they do not intrude upon adjacent lots. Such a court may be surrounded by a fence up to ten (10) feet high.
 - (6) Noncommercial garden, including a greenhouse and other customary garden structures not over eight (8) feet high.
 - (7) Deck, patio, barbecue grill, or other such facility.

- (8) Fence, wall, exterior lighting fixture, or other general landscaping and site development facility.
 - (9) Antenna — Satellite, television, radio, etc.
 - (10) Temporary building for storage of materials, during construction, meeting the following development standards:
 - a. Permitted only in conjunction with construction of a building;
 - b. Allowed either on the same lot where construction is taking place or on adjacent lots;
 - c. Such a use must be terminated upon completion of construction.
 - (11) The parking of unoccupied travel trailers, motor coaches, or pleasure boats.
 - (12) Sign as permitted by the Lamar County Sign Ordinance (Appendix F).
 - (13) Home occupation, as defined in section 202.
 - (d) The following accessory uses are permitted as special exceptions in R-2 districts:
 - (1) Refer to section 504(d) for other accessory uses permitted as special exceptions.
 - (e) All accessory uses must meet the standards set forth in section 504(e).
 - (f) Any similar use may be applied for as a special exception.
- (Ord. No. 2010-16, 11-16-10; Res. No. 2012-08, 8-21-12; Ord. No. 2020-07, § 1, 11-17-20)

Sec. 805. Development standards for R-2 districts.

In addition to the development standards contained in article 4 of these regulations, the following standards are required within R-2 districts:

- (a) *Minimum floor area per dwelling unit:* One thousand six hundred (1,600) square feet.
- (b) *Minimum lot area:*
 - (1) *Unsewered areas without public water:* Not allowed; however, a lot of record lawfully existing at the time of passage of these regulations, and having an area of less than two (2) acres (nonconforming) may nevertheless be developed with a use which is permitted within a R-2 district if approved by the Lamar County Health Department.
 - (2) *Sewered areas:* Forty-three thousand five hundred sixty (43,560) square feet (one acre);
 - (3) *Unsewered areas with public water:* Forty-three thousand five hundred sixty (43,560) square feet (one (1) acre); however, a lot of record lawfully existing at the time of passage of these regulations, and having an area of less than one (1) acre (nonconforming) may nevertheless be developed with a use which is permitted within this district.
- (c) *Minimum lot width:* One hundred fifty (150) feet.
- (d) *Minimum front yard:* seventy-five (75) feet if curb and gutter. One hundred (100) feet if ditch and culvert.
- (e) *Minimum side yard:* Twenty (20) feet.
- (f) *Minimum rear yard:* Forty (40) feet.
- (g) *Maximum lot coverage by impervious surfaces:* Thirty (30) percent.
- (h)—(x) Development standards common to most districts are listed under subsections 505(h)—(x).



Lamar County
Planning and Community Development
408 Thomaston Street
Barnesville, Georgia 30204

Item i.

Anita Buice
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LCZoningOffice@lamarcountyga.com

Buddy Lanier
Building Inspector
Office: (770) 358-5436
Cell: (770) 872-1360

PUBLIC HEARING NOTIFICATION TO NEARBY PROPERTY OWNERS

May 19, 2023

Dear Property Owner:

Alphonzo and Mary Watson have applied to rezone property from Agriculture-Residential to Commercial-2 within 300' of property that tax records show you as the owner.

This request requires two public hearings, both held at the Lamar County Courthouse, so that everyone has an opportunity to voice their questions or concerns. The Board of Commissioners will make a final decision after the second public hearing. The details of the application and dates/times of the public hearings are below:

Applicant: Alphonzo and Mary Watson

Request: Rezoning from Agriculture-Residential to Commercial 2

Location: 4.58 acres located on High Falls Road (tax map 086, parcel 044)

1st Public Hearing: June 8, 2023 at 6:00 pm

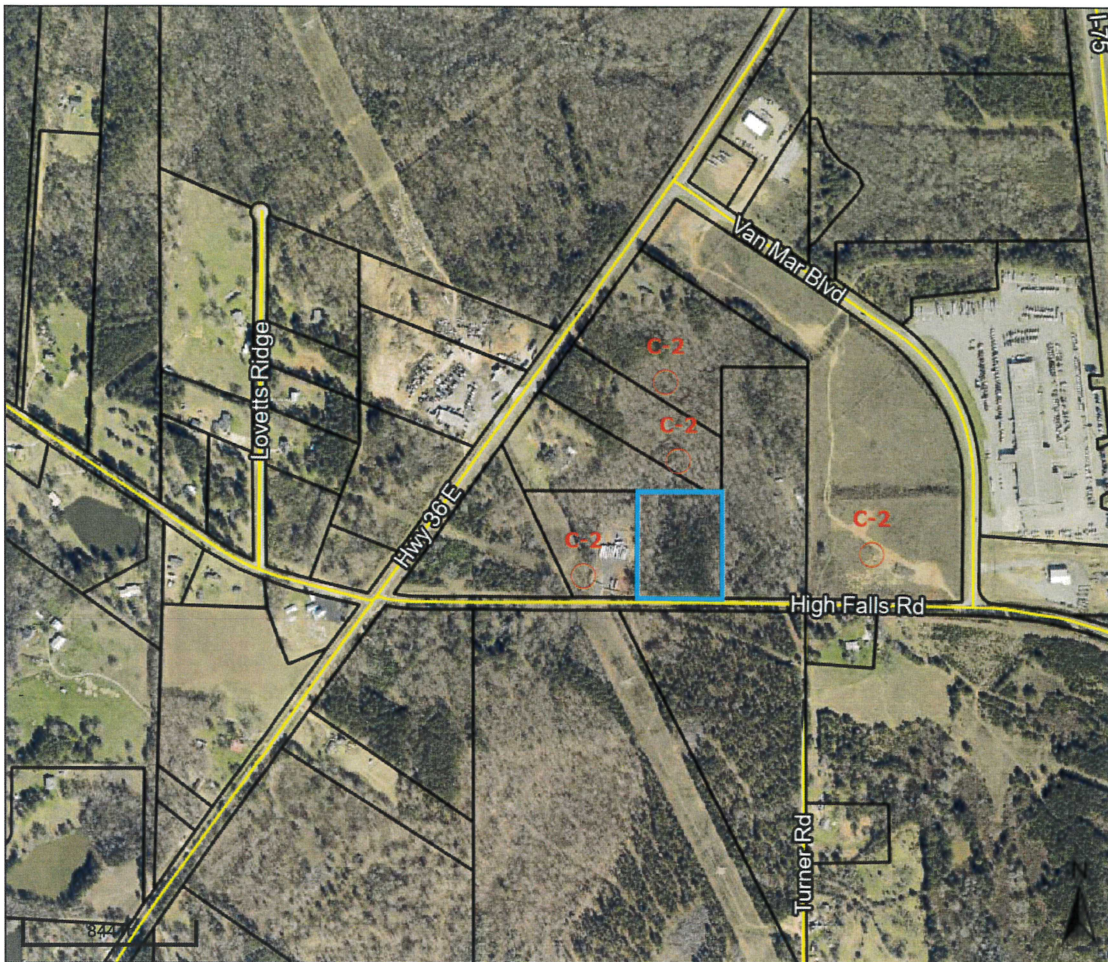
2nd Public Hearing: June 20, 2023 at 6:00 pm

The Lamar County Courthouse is located at 326 Thomaston Street, Barnesville GA 30204. If you have any questions concerning this application, please contact me at 770-358-5364. If you would like to view the entire application, please stop by the office anytime Monday through Friday 8:00 am to 4:30 pm.

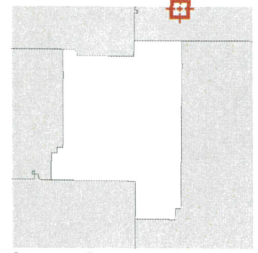
Respectfully,


Anita Buice

Director, Planning and Community Development



Overview



Legend

-  Parcels
-  Roads

Parcel ID	086 044	Owner	WATSON ALPHONZO D	Last 2 Sales			
Class Code	Residential		WATSON MARY	Date	Price	Reason	Qual
Taxing District	COUNTY		174 BROOKWOOD EST TR	12/1/1987	\$13700	LM	Q
Acres	4.58		STOCKBRIDGE, GA 30281	n/a	0	n/a	n/a
		Physical Address	HIGH FALLS RD				
		Assessed Value	Value \$38717				

(Note: Not to be used on legal documents)

Date created: 5/16/2023
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Applicant is requesting to have the total of his property zoned C2

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ARTICLE 16. C-2 COMMERCIAL—GENERAL/HIGHWAY

Sec. 1601. Purpose.

C-2 (commercial—general/highway) districts are intended to establish and preserve business areas that are motor vehicle oriented, rather than pedestrian oriented. C-2 districts provide areas that are convenient and attractive for retail activities, business transactions, and services to the public designed primarily to meet the day-to-day shopping and service needs not only of residents of Lamar County, but of surrounding communities as well. Off-street parking and minimum yards are required. These areas are more suburban in nature than of a "downtown" character.

(Ord. No. 2010-16, 11-16-10)

Sec. 1602. Determining if an area is suitable for inclusion within a C-2 district.

The factors contained in section 410 of these regulations must be thoroughly considered by the planning commission as well as the Lamar County Board of Commissioners when determining in which zoning district an area of land is to be placed. This will assure that rational comprehensive planning principles are the basis upon which the decision is made. Land use decisions which are based on sound planning principles encourage the development and preservation of land use patterns that provide healthful and safe living conditions for the residents of Lamar County.

(Ord. No. 2010-16, 11-16-10)

Sec. 1603. Boundaries of C-2 districts.

The official zoning map (section 2301 of these regulations) shows the boundaries of all C-2 districts within Lamar County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

(Ord. No. 2010-16, 11-16-10)

Sec. 1604. Permitted uses.

(a) The following principal uses are permitted in C-2 districts:

- (1) Any retail business or service.
- (2) Gasoline service station that meets the following development standards:
 - a. All structures, including underground storage tanks, must be placed at least thirty (30) feet from any property line.
 - b. Curb cuts must be located at least fifteen (15) feet from the intersection of street lines.
- (3) Hotel.
- (4) Office.

- (5) Bank.
 - (6) Radio station.
 - (7) Printing, copying, publishing establishment.
 - (8) Off-street parking lot or parking garage.
 - (9) Education or training facility.
 - (10) Lodge or club.
 - (11) Local, state, or federal government building.
 - (12) Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.
 - b. Structures must be enclosed by a woven-wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.
 - c. No vehicles or equipment may be stored on the lot.
 - d. A buffer must be maintained along the side and rear property lines.
 - (b) The following principal uses are permitted as special exceptions in C-2 districts:
 - (1) None.
 - (c) The following accessory uses are permitted in C-2 districts:
 - (1) Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
 - (2) Manufacturing in connection with the principal retail business or service on the lot meeting the following standards:
 - a. Occupies less than forty (40) percent of the floor area;
 - b. Employs no more than five (5) persons. (The intent here is to assure that activities which are primarily manufacturing in nature are directed away from commercial areas and into manufacturing areas. Establishments with five (5) or fewer manufacturing employees in connection with a commercial activity are considered to be primarily commercial and compatible with a commercial district. Manufacturing activities with more than five (5) employees would be considered large enough to belong in a manufacturing district with other such uses rather than in a commercial district.)
 - (d) The following accessory uses are permitted as special exceptions in C-2 districts:
 - (1) None.
 - (e) All accessory uses must meet the standards set forth in section 504(e).
 - (f) All uses not permitted within C-2 districts by this section are specifically prohibited.
- (Ord. No. 2010-16, 11-16-10)

Sec. 1605. Development standards for C-2 districts.

In addition to the development standards contained in article 4 of these regulations, the following standards are required within C-2 districts:

-
- (a) *Minimum floor area for buildings:*
 - (1) *Site-built structures:* Four hundred (400) square feet.
 - (2) *Temporary/portable structures:* None.
 - (b) *Minimum lot area:*
 - (1) *Unsewered areas:* As specified by the Lamar County Health Department; a lot of record lawfully existing at the time of passage of these regulations (nonconforming) may be developed with a use which is permitted within a C-2 district if approved by the Lamar County Health Department.
 - (2) *Sewered areas:* No minimum requirement; a lot of record lawfully existing at the time of passage of these regulations (nonconforming) may be developed with a use which is permitted within a C-2 district.
 - (c) *Minimum lot width:* Fifty (50) feet.
 - (d) *Minimum front yard:*
 - (1) *Arterial streets/roads:* One hundred (100) feet. The front of all buildings must be at least thirty-five (35) feet from the front property line.
 - (2) *Collector streets and other streets/roads:* Eighty-five (85) feet. The front of all buildings must be at least thirty-five (35) feet from the front property line.
 - (e) *Minimum side yard:* Ten (10) feet.
 - (f) *Minimum rear yard:* Forty (40) feet.
 - (g) *Maximum lot coverage by building:* Forty (40) percent.
 - (h)—(x) Development standards common to most districts are listed under subsections 505(h)—(x).



Lamar County
Planning and Community Development
408 Thomaston Street
Barnesville, Georgia 30204

Item i.

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**PUBLIC HEARING NOTIFICATION
TO NEARBY PROPERTY OWNERS**

May 19, 2023

Dear Property Owner:

Ivan Minks of Thousand Hills Cattle Farm has applied for Agritourism including retail sales of products grown and/or produced in Georgia. Attached is more information about the property and agritourism.

This request requires two public hearings, both held at the Lamar County Courthouse, so that everyone has an opportunity to voice their questions or concerns. The Board of Commissioners will make a final decision after the second public hearing. The details of the application and dates/times of the public hearings are below:

Applicant: Ivan Minks, Thousand Hills Cattle Farm

Request: Special Exception in Agriculture: Agritourism and retail sales

Location: 156 Perdue Road (Map 027 Parcel 034)

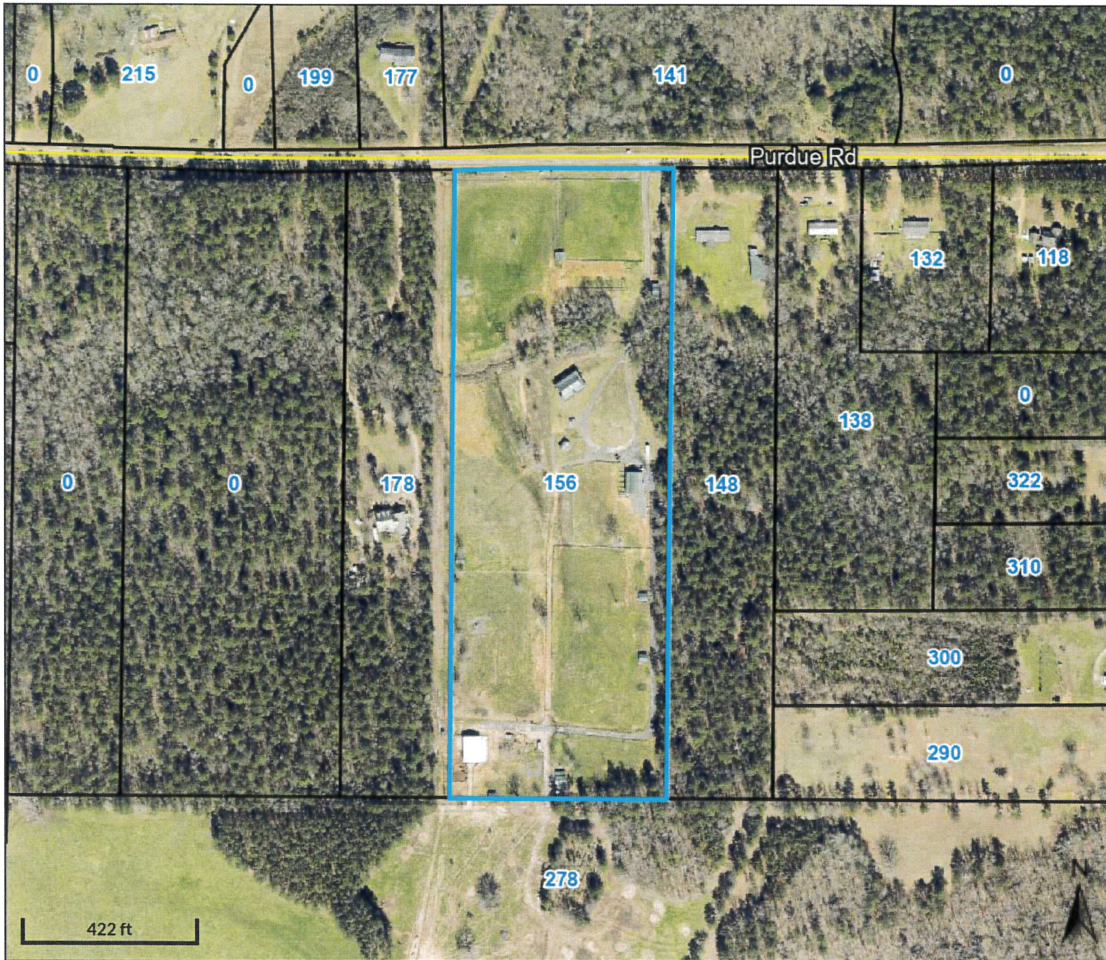
1st Public Hearing: June 8, 2023 at 5:30 pm with the Board of Appeals

2nd Public Hearing: June 20, 2023 at 6:00 pm with the Board of Commissioners

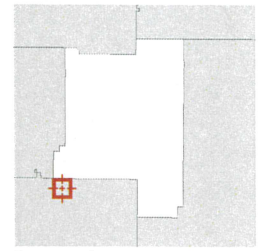
The Lamar County Courthouse is located at 326 Thomaston Street, Barnesville GA 30204. If you have any questions concerning this application, please contact me at 770-358-5364. If you would like to review the full application packet, please come by the office Monday through Friday, 8:00 am until 4:30 pm.

Respectfully,

Anita Buice
Director, Planning and Community Development



Overview



Legend

-  Parcels
-  Roads

Parcel ID 027 034
 Class Code Consv Use
 Taxing District COUNTY
 Acres 17.25

Owner Minks Ivan G
 Minks Wanda
 156 Perdue Rd
 Barnesville, GA 30204
 Physical Address 156 PERDUE RD
 Assessed Value Value \$351363

Last 2 Sales			
Date	Price	Reason	Qual
1/26/2018	0	JT	U
5/7/2017	0	CT	U

(Note: Not to be used on legal documents)

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Application for Agritourism to include retail sales of Georgia grown items

Sec. 506. Agritourism development standards and procedures.

- (a) The purpose of these standards is to allow agritourism uses in Lamar County while maintaining the rural character and preserving farmland of the area and protecting the health, safety and welfare of the citizens while understanding that agriculture is not a passive activity. Agritourism presents a unique opportunity to combine aspects of tourism and agriculture to provide a number of financial, educational and social benefits to tourists, producers and communities. Agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers. It enhances the tourism industry by increasing the volume of visitors to an area and the length of their stay. Agritourism also provides communities with the potential to increase their local tax bases and new employment opportunities. In addition, agritourism provides educational opportunities to the public, helps preserve agricultural lands and allows the development of businesses that cannot later be outsourced. Agritourism is divided into two (2) categories: Small scale, which is a permitted use in AR and large scale, which is a special exception in AR. The following design standards considered and applied as is applicable to the specific request:

- (1) Establishments catering to outdoor group events must provide off-road secured parking for attending vehicles.
- (2) Any outdoor gathering spaces, patios, pavilions, and/or other similar temporary or permanent open structures must be at least fifty (50) feet from all residentially zoned properties.
- (3) Amplified sound or music for outdoor activities shall only be permitted between the hours specified in the approval of the special exception.
- (4) No noise shall be so loud to be determined a public nuisance as is defined in the Lamar County Code, chapter 2-13, article IV.
- (5) Food and/or beverages provided for sale and/or consumption on the subject property must meet all federal, state and local requirements for health and safety.
- (6) A valid Lamar County business license must be held for any activities that are not exempt. If equine activities are planned or anticipated as part of the business, a State of Georgia "Stable License" must be held before a Lamar County business license may be issued.
- (7) The volume of vehicle traffic with the anticipated arrival and departure times of those vehicles may be considered and specified.

- (b) *Small scale agritourism*: Facility or use that poses minimal or small impact to surrounding farms and/or residential properties. In order to maintain minimal or small impact, all uses are limited to no more than twenty-five (25) visitors at one time unless otherwise noted. Examples include:

Cut your own/pick your own. A working farm that grows trees, fruits, vegetables, and/or nuts where sales are made directly to the public and where the customers may participate in the harvesting.

Educational demonstrations. Demonstrations that teach the ability to create a product where raw materials are grown from a working farm.

Farm retail sales. A working farm where products produced on the farm are sold directly to the public either from the main dwelling or from a small accessory building less than two hundred (200) square feet.

Farm tours. Tours where members of the public are shown working farm operations and teaches the attendees about farm processes.

Farm vacations. Overnight rentals of any residences or portions of residences for less than thirty (30) days. A Lamar County Occupation Permit is required.

Fee fishing/hunting. Offering private property for fishing or hunting for a fee to the public or to private parties.

Petting zoo. Area for visitors to interact one on one with the animals.

Seasonal events. Hay rides, Christmas lights, Easter egg hunts.

Special events, small private use of the property or a building on the property for twenty-five (25) people or less and for three (3) hours or less. All property and buildings used must be able to be used for farming activities immediately after the event. All requirements of the Lamar County Noise Ordinance will apply for these types of events.

Other uses of facilities may be approved administratively by the county planning and community development director that meet the intent of this section and where it is determined that there will be minimal impact to surrounding properties and farms.

- (c) *Large scale agritourism.* Facility or use that may pose an adverse impact to surrounding farms and/or residential properties through noise, light, traffic congestion.

Dinner on the farm. A working farm (usually organic farm products) where meals are prepared for members of the general public from products of the working farm.

Farmer's market. A farmers market is a place where a group of farmers sells their products directly to consumers. Farmers markets are subject to all state health regulations and any other requirements from the state regarding the sale of food and produce.

Farm retail sales. A working farm where products produced on the farm and products that are otherwise made in the State of Georgia are sold directly to the public from an accessory structure five hundred (500) square feet or greater.

Horseback riding. Lessons in riding to members of the public for pay. Also includes offering trails for horse owners to bring and ride their own stock. This does not include facilities open to the public to watch horses and riders train.

Special events, large. Private use of the property or a building on the property for twenty-six (26) to one hundred (100) people and for more than three (3) hours. All requirements of the Lamar County Noise Ordinance will apply for these types of events.

- (d) *Occupation tax permit.* All large scale agritourism operations are required to have a Occupation Tax Permit. The application for an Occupation Tax Permit is filled out and submitted to the Building Inspection and Zoning Department with the required fee as posted in the Building and Zoning Department. Normal and usual farming activities are not required to obtain an Occupation Tax Permit.
- (e) *Conservation use.* Any property that wishes to start an agritourism business and has property in conservation use should check with the Lamar County Property Appraisal Office prior to obtaining a business license. The property appraisal office can let a property owner know if the proposed business will cause a violation of the conservation use covenant. If the property appraisal office is unable to determine if the proposed use is a violation, then the property owner should get a determination from the Lamar County Board of Assessors.

(Ord. No. 2020-07, § 1, 11-17-20)



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Planning and Community Development
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**PUBLIC HEARING NOTIFICATION
TO NEARBY PROPERTY OWNERS**

May 19, 2023

Dear Property Owner:

Verizon Wireless has applied to place a wireless telecommunications facility (cell tower) on Lamar County Line Road, Griffin, GA that is within 300' of property that tax records show you as the owner.

This request requires two public hearings, both held at the Lamar County Courthouse, so that everyone has an opportunity to voice their questions or concerns. The Board of Commissioners will make a final decision after the second public hearing. The details of the application and dates/times of the public hearings are below:

Applicant: Verizon Wireless

Request: Special Exception in Agriculture-Residential to place wireless telecommunications facility

Location: Lamar County Line Road (016 042)

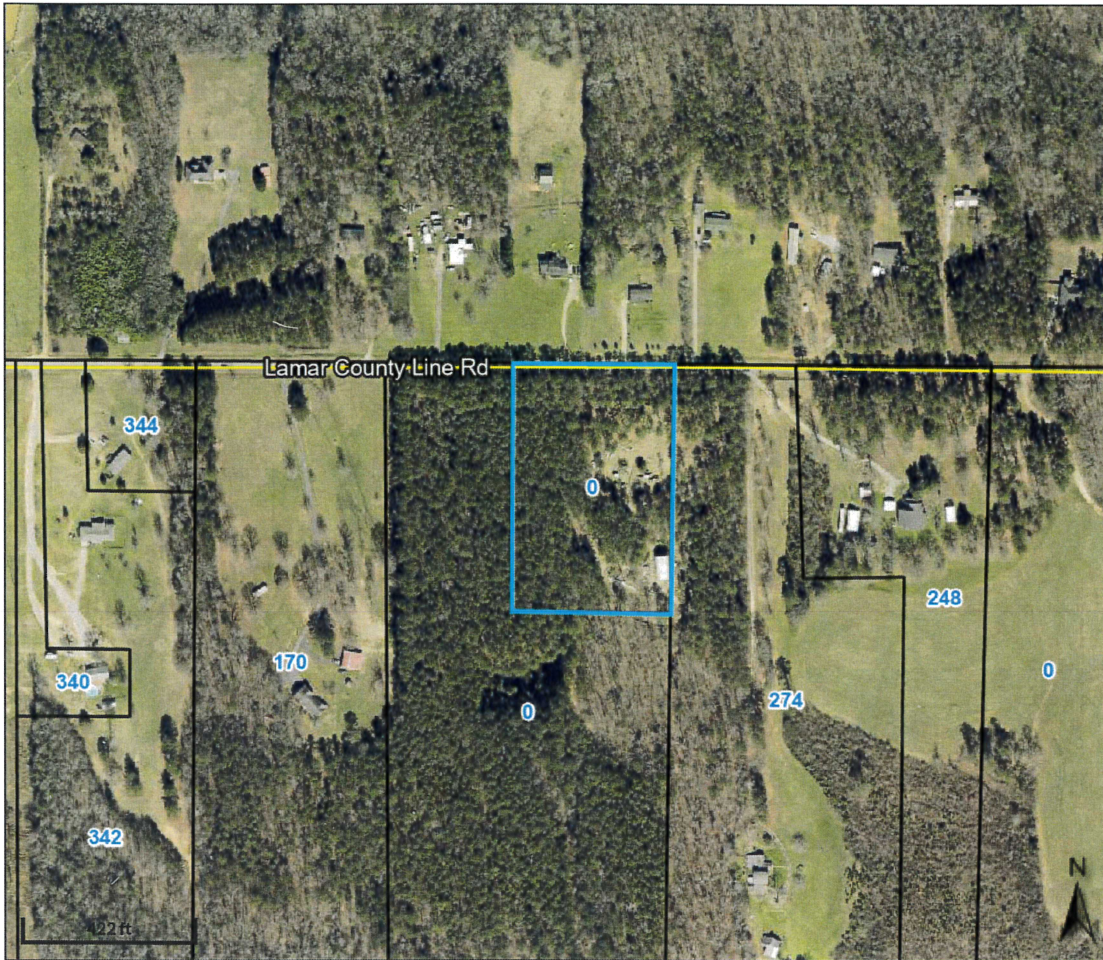
1st Public Hearing: June 8, 2023 at 5:30 pm

2nd Public Hearing: June 20, 2023 at 6:00 pm

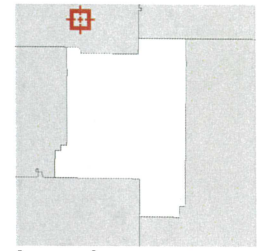
The Lamar County Courthouse is located at 326 Thomaston Street, Barnesville GA 30204. If you have any questions concerning this application, please contact me at 770-358-5364. If you would like to review the full set of plans for this proposed tower, please come by the office Monday through Friday, 8:00 am until 5:00 pm.

Respectfully,

Anita Buice
Director, Planning and Community Development



Overview



Legend

-  Parcels
-  Roads

Parcel ID	016 042	Owner	James and Barbara Quick Irrevocable Trus	Last 2 Sales			
Class Code	Residential		dated March 29, 2017	Date	Price	Reason	Qual
Taxing District	COUNTY		P O Box 236	8/3/2022	0	QC	U
Acres	5.33		Orchard Hill, GA 30266	6/29/2022	0	QC	U
		Physical Address	COUNTY LINE RD				
		Assessed Value	Value \$44312				

(Note: Not to be used on legal documents)

Date created: 5/16/2023
Last Data Uploaded: 5/16/2023 7:35:00 AM

Developed by  **Schneider**
GEOSPATIAL

Applicant is requesting a Special Exception for cell tower