

**ORDINANCE 2019-04
LAMAR COUNTY, GEORGIA
JANUARY 15, 2019**

AN ORDINANCE FOR THE PURPOSE OF REZONING PROPERTY IN LAMAR COUNTY, GEORGIA AND TO AMEND THE OFFICIAL ZONING MAP OF LAMAR COUNTY, GEORGIA

WHEREAS, Burkhan Khudatberdiyev has applied for rezoning of approximately 4.124 acres from A-R (Agriculture Residential) to M-1 (Manufacturing Light) to allow the parking of a moving business trucks. The property is located at 706 High Falls Road, in Land Lot 215 on the 3rd district, as shown on Tax Map 086 Parcel 042; and recorded in Deed Book 986, Page 38.

AND WHEREAS, the notice of public hearing to be held at 7 p.m. on Tuesday, January 15th, 2019 at the Lamar Courthouse, Barnesville, Georgia for the purpose of considering Rezoning Application #2019-03 was properly published for two (2) consecutive weeks in the Barnesville Herald-Gazette, the official newspaper for Lamar County, Georgia;

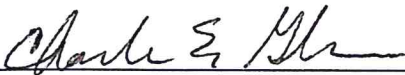
AND WHEREAS, a sign was erected on said property to give further public notice of the requested change as required by the Lamar County Zoning Ordinance;

AND WHEREAS, the public hearing as advertised was held at the time and place described to consider the rezoning application and giving an opportunity for interested persons to be heard;

AND WHEREAS, after hearing all matters and evidence presented at this public hearing and after considering all factors involving the rezoning of this real property, the Board of Commissioners of Lamar County, Georgia determined that the property should be rezoned as to M-1 - C (Manufacturing Light), subject to certain conditions of use which shall additionally restrict the use of the subject property and run with the land as follows: applicant must install a privacy fence at the road side, and the trailer parking area must be paved or graveled, and maintained to keep mud out of the road.

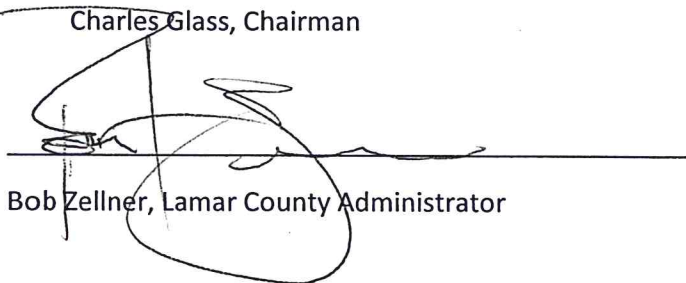
NOW THEREFORE, BE IT RESOLVED, in consideration of the above facts as provided by law in accordance with the Lamar County Zoning Ordinance, Lamar County, Georgia does hereby grant that Rezoning Application #2019-03.

Adopted this 15th day of January, 2019 by the Lamar County Board of Commissioners:



Charles Glass, Chairman

Attest:



Bob Zellner, Lamar County Administrator

LAMAR COUNTY
ZONING ADMINISTRATION
BARNESVILLE, GA 30204
770-358-5364

RE-ZONING APPLICATION # 2019-03 DATE 12-12-2018

THE UNDERSIGNED APPLICANT AFFIRMS THAT HE/SHE IS THE OWNER OR AGENT OF THE OWNER OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY, AND HEREBY REQUEST THE CONSIDERATION OF CHANGE IN ZONING DISTRICT CLASSIFICATION SPECIFIED BELOW:

NAME OF APPLICANT: BURKHAN KHUDAYBERDIYEV

MAILING ADDRESS: 296 POSSUM TROT RD, BARNESVILLE, GA 30204

PHONE NUMBER: Cell 305-409-4270

WK

LOCATION OF RE-ZONING REQUEST: 706 High Falls Rd, Jackson, GA

LEGAL DESCRIPTION OF THE PROPERTY TO BE RE-ZONED:

LAND LOT: 215 DISTRICT: 3 TAX MAP #: 086 PARCEL: 042
PLAT BOOK: 9 PAGE: 38 DEED BOOK 986 PAGE: 33

***PLEASE NOTE: EACH PARCEL MUST BE LISTED SEPARATELY WITH CORRESPONDING PLAT AND DEED REFERENCES.

EXISTING USE: A-R

PRESENT ZONING CLASSIFICATION: A-R

PROPOSED ZONING CLASSIFICATION: M-1

PROPOSED USE: TRAILER PARKING for moving business trucks

TYPE OF BUILDING INFORMATION:

A. TYPE OF BUILDING: - Portable Office Bldg.

B. SIZE OF BUILDING: _____

UTILITIES:

A. POWER COMPANY: CENTRAL GEORGIA EMC

B. WATER: _____

C. SEWERAGE: _____

ENCLOSED:

***MUST PROVIDE COPY OF DEED AND PLAT REFERENCE FOR EACH PARCEL TO BE RE-ZONED.

A. DEED OF LAND: ✓B. PLAT OF LAND: ✓NUMBER OF ACREAGE TO BE RE-ZONED: 4.124 ACRESROAD FRONTAGE: HIGH FALLS RD, JACKSON, GADATE 12/12/16 TIME 11:32 AM SIGNATURE _____ OF _____
APPLICANT: [Signature]DATE / TIME AND SIGNATURE OF WITNESS: Kathleen Smith 12/12/16 11:32 AM

***A \$300.00 FILING FEE IS REQUIRED WHEN SUBMITTING AN APPLICATION FOR RE-ZONING.

***YOUR RE-ZONING REQUEST WILL BE HEARD BY THE PLANNING COMMISSION AND A RECOMMENDATION WILL BE MADE TO THE BOARD OF COMMISSIONERS. THE BOARD OF COMMISSIONERS WILL MAKE THE FINAL DECISION ON YOUR RE-ZONING REQUEST.

In accompaniment of this application you must present a plan representing information on the location, extent, and type of proposed development, which may include, depending on the type of development, the following minimum information:

1. A correct scale and north arrow.
2. The present zoning classification of all adjacent parcels.
3. The location of the parcel relative to existing and proposed streets.
4. Required yard setbacks for the zoning district requested.
5. Topographic information sufficient to show the elevation and drainage conditions of the land.
6. Existing conditions or improvements located on the property.
7. The location and extent of required buffer areas, including the extent of natural vegetation or fences as required.
8. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.

Re-zoning Information Worksheet

1. What are the existing uses and zoning of the nearby property?

2. What is the suitability of the property for the zoned purpose?
this is a vacant lot that will be used for trailer parking and small office

3. What length of time has the property been vacant?
unknown

4. Is there a threat to the public health, safety or welfare of the surrounding property owners? NO.
If yes, explain. _____

5. What are the benefits for zoning / not rezoning?

6. What type of road system is involved?
Local road - High falls Rd in Jackson, GA

7. Other information:

