

**LAMAR COUNTY BOARD OF COMMISSIONERS**  
**WORKSHOP MINUTES**

April 13<sup>th</sup> 2017  
12:00 P.M.

The meeting was called to order at 12:30 p.m. on April 13th, 2017. Present for the meeting were Chairman Glass, Vice-Chairman Horton, Commissioner Heiney, Commissioner Traylor, Commissioner Thrash, and County Administrator Zellner and County Clerk Davidson.

**Paragon Engineering**

BJ Martin and Doug Stoner of Paragon Consulting Group addressed the board about what their company has to offer regarding engineering and consulting services that they have to offer. The cost of doing business is based on the annualized needs of the client with a flexible approach. They have done paving projects with Union and Spalding County evaluating and studying their roads and estimating construction costs. Paragon Consulting has a six step process allowing them to give the best possible service. Their goal is to establish a strong foundation providing detailed technical quality design and analytical approaches to the project. They work with the Georgia Department of Transportation and other authorities concerning funding and work order management. Mr. Martin stated that they want to form a relationship with the client with the end result exceeding expectations. Their company has the professional knowledge to assess and design long term goals along with strategic planning. They have an array of services including roadway planning and design, intersections and roundabouts, streetscape, greenways and bikeways, transit systems, maintenance facility, multi-use trails and culvert crossings.

**Re-Zoning Update**

Building and Zoning Director Dan Gunter addressed the board showing maps of parcels from 1992 to present. Most of the county is zoned as A-R Districts and there have been 74 changes made since 1992. Mr. Gunter is working to determine which parcels should be zoned from Agricultural-Residential (A-R) District to (Single-Family Residential) R-1, R-2, R-3 or R-4 based on the size of the lot, the usage of the property and the size of the home on the lot. Most of Lamar County is either zoned A-R or R-3. R-3 zoning is for site-built single-family detached dwelling with a floor area of at least one thousand, two hundred (1,200) square feet and industrialized/modular home with a floor area of at least one thousand, two hundred (1,200) square feet. R-2 Zoning must be at least 1600 square feet. R-1 Zoning is at least two thousand (2,000) square feet and R-4 is at least 800 square feet homes. Mr. Gunter stated that the purpose of the rezoning is to protect the homeowner and that some means of communication needs to be relayed to the homeowner of the proposed re-zoning efforts.

**Agenda Discussion**

- 1) Reviewed three sets of minutes.
  - i. Workshop Meeting-March 16th , 2017
  - ii. Public Hearing Meeting-March 21st, 2017

- iii. Regular Business Meeting-March 21st, 2017
- 2) Agreed to present a Proclamation to Rock Springs Church and proclaim the Month of April as the National Donate Life Month.
- 3) Agreed to hear a Presentation from the Lamar County Health Department.

**Round Table Discussion**

1) Chairman Glass announced that there is a company interested in coming to Lamar County. The company is known only as Project Chips and they would like to locate their business in Industrial Park. They are affiliated with Jordan Lumber and will utilize lumber from the Jordan plant. There is a potential for 190 jobs. This company is also looking at property in Virginia as well and will determine their location based on the abatements that they receive from either location.

Vice Chairman Horton made a motion to adjourn the workshop meeting at 2:45 p.m. and Commissioner Thrash seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

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Charles Glass, Chairman

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Bennie Horton, Vice-Chairman

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Robert Heiney, Commissioner

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Ryran Traylor, Commissioner

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Nancy Thrash, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk