

**Lamar County Board of Commissioners**  
**Public Hearing**  
**November 20<sup>th</sup>,**  
**7:00 P.M.**

Chairman Glass called the Public Hearing to order at 7:02 P.M.

**Public Comments**

1) **Minor Sub-Division App #2018-01 by Tom & Shereen Crowley**

Building and Zoning Director Gunter that that this is for Minor Sub-Division App. #2018-01 by Tom & Shereen Crowley to subdivide 6.32 acres into five lots of at least 1.29 acres and to rezone the lots into the appropriate R-2 (Residential) zoning. The property is located on Trice Road in Land Lot 195 of the 2nd Land District, as shown on Tax Map 006, Parcels 011A; and Deed Book 833, Page 87. The planning commission has agreed to the re-zoning with the stipulation that the house be all site-built homes. The requirement is for R2 zoning which is 1600 ft. and the back of lots 1 and 2 be planted with vegetation that will screen them from the houses.

Tom Crowley of 314 Trice Road Milner, Georgia addressed the board. He stated he bought the land in 2013 and the house belonged to Mr. Richards. The house had no running water and it had squatters living in it. The sewer was running under the house. They fixed all of that. They are not trying to ruin the neighborhood. They live in this neighborhood and want to improve the neighborhood. He said everything that they have done has made it look better. They are not planning on anything that would decrease the value. He said the only problem that he has is with the guy behind them doesn't want his view obscured.

Commissioner Thrash asked what his plan was for an entrance and exit. Mr. Crowley said that each house or lot will have its own entrance and exit coming off of Trice Road.

Vice-Chairman Heiney inquired about the flood hazard on lot 5. Building and Zoning Director stated that lot 5 is in a flood zone and there is no desire or request to sale this lot. If the lot is sold, there are special requirements for elevating a house to get it out of the flood zone. This will have no other effect on the other lots. The Crowley's do not intend to sale the lot. All of the other lots are out of the flood zone.

Mrs. Crowley of 314 Trice Road Milner, Georgia addressed the board and said that she had spoken to a lady that lives across the road and she was delighted with their plans. Another neighbor on the corner of Skinners Bypass is also delighted with the plans. Mrs. Crowley said that they are planning on having houses built on all 4 lots.

Jay Thornsberry of 477 Skinners Bypass Road said that he owns the 14 acres adjacent to the lots. His concern is that he came here 20 years ago from Henry County to get away from all of the growth. He said they looked at areas that were estate size lots. He said that they bought the lot and they found out that the only place the ground would perk was 30 feet off the property line. He said that no one is going to by an estate with 4 new homes located out of

their back door. He said that is why they decided to put up the screening to block the view. He said their problem with this is that the smaller homes that will be built on these lots will decrease the value of their property. No one is going to buy a 14-acre estate. He said that he is two years away from retirement after working in law enforcement. He said another concern that they have is there are a lot of other pieces of land for sale. He wonders if this minor subdivision is going to open the door for larger subdivisions if the land around them is sold which would mean they would be surrounded by other subdivisions. Mr. Thornsberry said that the Planning Commission vote was 3-2. Mr. Thornsberry said his main concern was that it would reduce the value of his property when it came time to sell it. He said the only way he would get the value out of his property would be to tear down his house and clear cut the land and divide it up into roughly 2 acres. Mr. Thornsberry said that there are other people in this same situation with larger lots. They came here because they liked it here in the country. Mr. Thornsberry wanted to know why wouldn't they have gone with 2 acre lots instead of 1.29 acre lots. These are for 1600 sq. ft. homes and with 2 acre lots you could have nicer homes. He said that there are smaller homes in the area but they are older homes that have been there already. He said that it is his understanding that the people across the road that are excited are renting and they don't own their home. Mr. Thornsberry said his main concern is the decrease in property value. He said that there are smaller homes that are close to them but he feels like that this is an opening to bringing in smaller homes with smaller acreage. He said to get anything out of his property he will have to subdivide his property and sell it. Mr. Thornsberry said he was a faithful tax payer and he didn't cause problems.

Commissioner Thrash asked Mr. Thornsberry how many sq. ft. his house was and he said right at 2000 sq. ft. He said they have a screened in porch and a front porch that is not included.

Debbie Thornsberry of 477 Skinners Bypass Road said that in their area they don't have 1 acre lots. She said that this is out of place and when you drive down Trice Road and Skinners Bypass Road you will see that people have 2 acres and above. Mrs. Thornsberry again said this is so out of place and they don't want to see rows of houses on top of each other.

## **2) Special Exception App #2018-04 by Kent Kingsley**

Special Exception App. #2018-04 by Kent and Joy Kingsley, to allow a radio tower on a five-acre vacant lot. The property is located on Thomas Road, in Land Lot 68 of the 3rd Land District, as shown on Tax Map 042 Parcel 016; and recorded in Deed Book 768, Page 265. They own 85 acres and they will cut out about 5 acres to place the radio tower on. This will be a replacement tower for the tower that is behind the radio station located on Forsyth Street in Barnesville, Georgia. Building and Zoning Director Gunter said that the radio station owner was present for the Planning Commission meeting. Building and Zoning Director Gunter stated that the property with the radio tower on Forsyth Street is up for sale. He wants to put it in the northern portion of the County with a little higher elevation so that he will have better reception in that area. The board of appeals recommended approval for the Special Exception App#2018-04 by Kent Kingsley.

Commissioner Horton made a motion to adjourn the Public Hearing at 7:20 p.m. and Commissioner Traylor seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

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Charles Glass, Chairman

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Robert Heiney, Vice-Chairman

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Bennie Horton, Commissioner

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Ryran Traylor, Commissioner

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Nancy Thrash, Commissioner

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