

Lamar County Board of Commissioners
Public Hearing
March 19th, 2019
7:00 P.M.

Building and Zoning Director Gunter addressed the board with two Rezoning Applications.

Rezoning Application # 2019-04 by SLR Properties

The board heard a report from Building and Zoning Director Gunter regarding Rezoning Application # 2019-04 by SLR Properties to rezone two lots of approximately 92 acres and 1 acre from A-R(Agricultural) and R-3 (Single Family Residential) to M-1 (Manufacturing) to allow for the expansion of an existing business. The Planning and Zoning Commission recommended approval with conditions. The conditions were that the petitioner conducts a level three environmental study, restores tree buffers along the berm, and corrects any misplaced and misdirected lights. The applicant stated that the trees were there before but they had died as a result of the power company spraying them. The adjoining property was rezoned in 2006 and conditions were placed on the property. The lighting was supposed to point downward and inward so that it does not disturb the neighbors. Also, two rows of trees were to be established and maintained as a buffer on the adjoining lines of the property. There was also to be no commercial access; entrance or exit to and from McLean Road. Building and Zoning Director Gunter said that this was discussed in the Planning and Zoning meeting but it was not made as a condition. Mr. Billy Avery of 191 Avery Road Milner Georgia addressed the board. He said that he was promised that there would be no commercial access off of McClean Road. He said that he wanted to make sure from safety standpoint that they do not have trouble with big trucks. He said that if the lights from the trucks gets in someone's eyes they could be killed. He also said he wanted to make sure that the Level 3 environmental protect the heritage of the environment. He wanted to know what products will be used and how they would be disposed of regarding this project with Level 3. Chairman Glass asked what the Level 3 environmental study would do? Mr. Avery replied that this is an agricultural area and there is a grave yard on this site. He said that there were concerns about the cemetery and families have access to visit their family and their loved ones. The level 3 also addresses the potential for ground water and surface water contamination. He said that these are major concerns for the residents. He said that the water runs downstream from Potato Creek onto the property. He said that he wanted to be sure that the company adheres to the guidelines. He said that he doesn't know what will be manufactured and what they may be allowed to do. He said that he is concerned for future generations. Chairman Glass stated that he was not familiar enough to know what Level 3 environmental study might do in the future. Commissioner Thrash stated that where the two people are buried, there will be no construction built anywhere around that and Mr. Ranew has no intention of disturbing this plot or building anywhere near this.

Mr. Carl Pruitt of Griffin Georgia addressed the board and stated that he owns 25 acres directly across the street from Ranew's. He said that his wife's aunt, Johnny and Herman McClean, lived there on McLean Road for many years. He said she used to visit them as a child and grew up going there to their house. Mr. Pruitt said that he remembers 12 or more headstones in the back of a big tree on the back-left corner of the property. Mr. Pruitt said that someone had gone in there and pushed them over with a bulldozer underneath the tree. He said that a dry water spring is on the property and when it gets wet it flows like a creek and down the hill toward Mr. Avery's property.

He said that arrow heads have also been found in this area and Indians used to like to get around bubbling springs. He said that there is a creek at the bottom of the hill. Mr. Pruitt said that he addressed the board five years ago regarding a radio tower on High Falls Park Road and they were required to do environmental studies in order to have the Radio Tower. He said about 2 dozen holes were dug by University of Georgia historians and they were looking for teeth, bones, and arrow heads and pottery. He said that even though they didn't find anything, this was a known area for Indians movement and because they had Indians living in this area, they had to write off to 15 to 16 Indian tribes to ask them if they had ever lived in this area. He said that they had to send each tribe a check for \$250.00 to ask if they lived there or if they knew of any of their people who had lived there. He said that in their response they also got to charge them another \$250.00 to answer yes or no. Mr. Pruitt said that he has also been on the Airport Authority board in Griffin for a number of years and they are having to go through extensive environmental studies with the new Griffin Airport. Mr. Pruitt requested that the board go slow and get environmental studies done and make sure no graves or any Indian artifacts are disturbed. He asked the board to hold on to the integrity of the property values of Lamar County. He mentioned the Land Use Plan and how it is zoned for future use. He said that it appears that the corridor beside McClean Road is zoned Industrial and the people that live there should be compensated for devaluation of property. He said he didn't know homes were to be allowed in Industrial Parks.

Mr. Ray Grizzard of Concord Georgia said that as far as an environmental study they had already had Phase I and Phase II done on the existing property. He said in dealing with the Environmental Protection Division (EPD) and the Environmental Protection Agency (EPA) they have a copy of all of the permits. This includes waste air and storm water permits. He said he is in compliance with all of this and there is a log of Industry before you get to the site that effects the creek. Mr. Grizzard said that he monitors the storm water to make sure nothing gets into the creek. He said that any violations that are known are made public. Mr. Grizzard said that he worked for Ford Motor Company for 20 years and he was over the environmental study for future buyers. Currently, he is the wells and ground water environmental person at Ranew's. He said that everything they do there is in compliance. He said that in the future they will do the same thing as they do now and they are just expanding for the growth of their customers. He invited anyone that wants to come to his office and review his records or suggested that they go online to review their records of compliance. Mr. Grizzard said that he goes through rigorous environmental audits. He said that they do a lot of work for John Deere and Caterpillar. John Deere will not do business with companies that don't adhere to regulations and those that don't comply with environmental requirements. Mr. Grizzard stated that Indians roamed all over and he has found arrowheads on his own farm. He said that this doesn't keep him from plowing and working on his farm. Mr. Grizzard said that as far as the headstones that are piled up, this had already been done before they bought the property. He said that Mr. McClean must have done it. He said that they were already broke and around the tree when they got there. They found the graves and they were not headstones they were just concrete markers. He said that when they bought it, they didn't know there was a burial plot on the property. He said that there isn't anything on the maps about a cemetery. Mr. Grizzard said that his family also owns land on McLean Road across from Mr. Avery. He said he had people call in reference to this plot. He said that they had no objections and they have no plans of getting close to the cemetery with their development. He said that there are two to three access driveways to this property. He said that the cemetery is fenced off and there is access for anyone. It is fenced so that it is not disturbed. He said that it wasn't disclosed when they bought the property

but they will not disturb it. He said that you can't see anything on the markings of the grave stones. Mr. Grizzard said that Mr. Ranew has a lot of respect for them. Mr. Grizzard went back to the compliance issue with the environmental study and said that he has monthly and yearly audits. He said he takes samples for metal. He said that he pulls grass and water samples and especially during heavy rain. He makes sure that nothing is leaving the property. Mr. Grizzard questioned what a Level 3 environmental study would accomplish outside of what they are already doing. Mr. Grizzard said that they bought the property when it was approved Industrial and it isn't an Industrial Park. He said that they would like to access McClean Road during construction time but if it is a problem, they will work around it. He said the freight haulers might have gotten lost in the past and had to turn around. He said they will use the access off of Hwy 41 on to their property because they are not trying to disrupt the neighborhood. Commissioner Thrash asked about the water and rain samples and asked if the EPD is allowed to see those samples. Mr. Grizzard replied that anyone can see these samples. Mr. Grizzard said that he also submits reports to the State once a year. He said that he is always being monitored. He said that he submits reports to the EPD and the Department of Natural Resources (DNR). He said that he can only pull samples at a certain time in order to be accurate. He said that when the DNR, DOT or if there is an accident, he is always taking samples so that they are in compliance with the environment. He said that when they resurfaced Hwy 41, he took samples because asphalt contains a lot of oil and grease. He said that this could have an impact on the stream. He said that he also enjoys fishing and he too doesn't want it to have an impact on the streams or the environment. Commissioner Thrash asked Mr. Grizzard if any citizen had contacted them about environmental studies, contaminations or any type of run off. Mr. Grizzard replied that there has never had anyone to contact them and the door is always open. He says all of his reports are public. Mr. Grizzard said that he maintains an air permit and he is allowed only so many emissions per year. He makes sure that everything is done right. He said that when they monitor their paint records, they also review the purchase logs. He said that John Deere and Caterpillar are not going to do business with a company that is on a DNR or and EPD watchlist.

Subdivision Application # 2019-01 by Gary Adams

The Board heard a report from Building and Zoning Director Gunter regarding Subdivision Application # 2019-01 by Gary Adams to subdivide 15.82 acres into six lots of at least two acres and to rezone the lots into the appropriate R-2 (Residential) zoning district. The property is located on McKneely Road. Building and Zoning Director Gunter stated that this is located behind Liberty Estates subdivision and is zoned R-2. He said that homes must be at least 1600 square feet. There are a couple of lots across from this that are zoned R-3 lots and this means they must be 1200 square feet but most of the lots are zoned A-R which is zoned for 1400 square feet. The Planning and Zoning Commission recommended approval of rezoning the property to R-2. Commissioner Thrash stated that she had spoken to Mr. Adams about this and his basic intention is to have six homes with 2 to 3 acres for each home.

There being no further questions or comments, Chairman Glass closed the Public Hearing.

Adjournment

Commissioner Horton made a motion to adjourn the Public Hearing at approximately 7:34 p.m. and Commissioner Thrash seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Ryran Traylor, Vice-Chairman

Bennie Horton, Commissioner

Robert Heiney, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk