

**LAMAR COUNTY BOARD OF COMMISSIONERS
ORDINANCE NO.2021-10**

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

WHEREAS, the Board of Commissioners of Lamar County, Georgia (hereinafter “County”) under the authority of its County Code and the Constitution and Laws of the State of Georgia, is empowered by virtue of its police power to regulate the health, safety and welfare of the citizens of the County, and to provide for and enact zoning and developmental regulations; and

WHEREAS, the County has enacted the current Zoning Ordinance of the County and thereby adopted the Official Zoning Map of the County; and

WHEREAS, under the Zoning Ordinance of the County and the Official Zoning Map of the County, the within described property is currently classified A-R (Agricultural-Residential); and

WHEREAS, on July 9, 2021, IDI Land Holdings, LLC initiated an application to change the zoning classification of the within described property to M-2 (Manufacturing 2); and

WHEREAS, notice of this application, public hearings, and action was properly advertised in the legal organ, a sign was placed on the subject property, and letters describing the application and hearing dates were sent to property owners within 300’ of the subject property; and

WHEREAS, a public hearing was held on September 16, 2021, and the application was reviewed by the Lamar County Planning Commission, and a second public hearing on the application was conducted by the County on September 21, 2021, pursuant to O.C.G.A. §33-66-1, *et seq.* and local ordinances at the Lamar County Courthouse; and

WHEREAS, the Board of Commissioners considered the proposed amendment, all alternate proposals or amendments, the report of the Planning Commission, and all data and evidence taken at both public hearings; and

WHEREAS, it is deemed by the County that rezoning the within described property with conditions and amending the Official Zoning Map of the County is in conformance with the sound comprehensive planning principles, of substantial benefit to the public, and in promotion of the best interest and general welfare of the people of the County; Now, therefore,

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF LAMAR COUNTY,
GEORGIA:**

Section 1: The Zoning Ordinance of Lamar County, Georgia, and the Official Zoning Map of Lamar County, Georgia, designating the boundaries of several types or classes of zoning districts within the County, shall be, and are hereby amended so as to change the zoning classification applicable to the following described property:

All that tract or parcel of land lying and being in Land Lots 231, 232, 249, and 250 of the 7th Land District of Lamar County, Georgia containing 326.54 acres, more or less, as is more particularly shown on that Survey of Property for Collier Crossing Holdings, LLC prepared on January 21, 2020 by Byron L. Farmer, Georgia Registered Surveyor No. 1679, and recorded in Lamar County, Georgia in Plat Book 00016, Page 00719 on February 14, 2020. Also included herein is all that tract or parcel of land situate, lying and being in Land Lots 232, 7th Land District G.M.D. 22, Lamar County Georgia, shown and designated as Tract 3 containing 4.70 acres, more or less, as shown and described on that plat of survey for Cole Creek, LLC, prepared by Tanner & Associates Land Surveyors, certified by Brent E. Tanner, GRLS #3250, recorded in Plat Book 16, Page 729, Clerk's Office, Lamar Superior Court. Said plat and the recorded copy thereof are incorporated herein for a more complete and accurate description of said property. The within described property is a portion of that property described in that Limited Warranty Deed to Potts Pond, LLC recorded December 27, 2019, in Deed Book 1032, Page 20, Clerk's Office, Lamar Superior Court.

From A-R (Agricultural-Residential) to M-2 (Manufacturing-2).

Subject to the following conditions:

Development of natural resources, including the removal of minerals and natural materials only;
Any condition that may subsequently be imposed on the property via resolution granting a special exception for the operation of a rock quarry

Section 2: The Official Zoning Map of the County is hereby amended to reflect such zoning classification for the within described property.

Section 3:

- A. It is hereby declared to the intention of the Board of Commissioners that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Board of Commissioners to be fully valid, enforceable and constitutional.
- B. It is hereby declared to the intention of the Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other Section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- C. In the event of any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgement or decrees of any court of competent jurisdiction, it

is the express intent of the Board of Commissioners that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining sections, paragraphs, sentences, clauses or phrases of the Ordinance shall remain valid, constitutional, enforceable, and full force and effect.

Section 4: Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5: Effective Date. This ordinance shall become effective immediately upon its adoption by the Board of Commissioners of Lamar County, Georgia.

SO ORDAINED, this _____ day of _____, 2021.

CHARLES GLASS, Chairman

ATTEST:

CARLETTE DAVIDSON, County Clerk