

**LAMAR COUNTY BOARD OF COMMISSIONERS**  
**PUBLIC HEARING**  
**April 19th, 2022**  
**7:00 p.m.**

**I. Call to Order**

Chairman Charles Glass called the meeting to order at approximately 7:00 p.m. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Thrash, County Administrator Townsend, and County Clerk Davidson. The meeting was available via Zoom.

**II. Rezoning from Rezoning from Agricultural to Residential 2: Minor Subdivision 6 lots, Tax Map 006 Parcel 023 Ethridge Mill-David and Gail Addison**

Planning and Community Development Director Buice addressed the board and said that the purpose of the rezoning is to split the property into 6 lots. David and Gail Addison are requesting that they rezone Tax Map 006 Parcel 023 on Ethridge Mill Road from Agricultural to Residential 2. The Planning and Zoning Board recommended approval.

**Public Comment**

Cheryl Ethridge Idol of 135 Ethridge Mill Road addressed the board. Mrs. Idol said that 5 generations of her family, including herself, have lived on Ethridge Mill Road. Her grandfather ran a Gristmill on Ethridge Mill Road in the 1900s. Mrs. Ethridge said that she is not against growth but she would like to see the area preserved as a rural area with no high-density housing development in rural areas of the County. High-density developments increase traffic and pollute the fresh country air. Too many vehicles require more roads and bridges which affects the infrastructure. There is an old bridge on Ethridge Mill Road below her home that needs to be repaired or replaced. There are new homes on Zebulon Road around the corner from her but they are custom-built homes on 5-acre lots with generous setbacks. On Ethridge Mill Road, there are a dozen new homes but they are also custom-built homes on 5 plus acre lots. This is the lot size that Lamar County wants with larger homes and lot sizes because they do not want to be the next Henry County with high density and low-quality growth. Mrs. Idol requested that they not approve the requested zoning change on Ethridge Mill Road from Agricultural to Residential.

Marshall Woodall of 740 Ethridge Mill Road addressed the board. Mr. Woodall has lived across the street from the Addison's for 22 years. The recent developments on Ethridge Mill Road have all been larger tracts and with the price of homes ranging from \$350,000.00 to higher, including the land. Mr. Woodall requested that Lamar County stay rural and not exceed the infrastructure, the services and the green space that everyone enjoys. Mr. Woodall said that Ethridge Mill Road was

under water due to heavy rain. Adding 5 more homes will increase the amount of water runoff. He said that the average household is 2.7 people in the State of Georgia so that means that there could be 16 people living on this tract of land. Mr. Woodall asked that they keep Lamar County rural by keeping the Agricultural zoning, 5-acre tracts, requiring Stateside Lots and Development to keep consistency with the area and the greenspace, and low density growth. Mr. Woodall said that any 1-acre tracts should be combined with major subdivision developments that will install their own new infrastructure and not overwhelm what is currently there.

Gail Addison of 743 Ethridge Mill Road addressed the board. Mrs. Addison said that she has lived on Ethridge Mill Road for 30 years. She said that the driveways are going in only 1 direction and there will be no more traffic because they are at the end of the road. Her daughter is moving here and since she and Mr. Addison are aging with physical problems, they need to be able to split the lots. Mrs. Addison said that she was not aware that they had to have a certain amount of acreage but they will stipulate that the homes have to be stick built with plenty of trees. Mrs. Addison said that they want to do the right thing.

Ray Addison of 743 Ethridge Mill Road addressed the board. Mr. Addison said that when he moved to Ethridge Mill Road the road was dirt and there were 8 houses on the road. The reason that they want to divide the property into six lots is because this will give him the most money that he can take and regain a place to live. He is retired and too old to work. The surveyor told them that they would receive the most money by selling small lots to either a builder or individuals. Mr. Addison said that he is not wanting to mess up Lamar County or Ethridge Mill Road but they need enough money to buy another house. They currently live in an older home that needs lots of work and is not handicap accessible.

Bonnie Shockley of 578 Ethridge Mill Road addressed the board. Mrs. Shockley said that her husband's family has lived on Ethridge Mill Road for 60 to 70-plus years. She appreciates the fact that the Addisons are trying to recoup the money and move on but those that are left to live on Ethridge Mill Road are left with the consequences of the decision. Mrs. Shockley said that on the corner of Ethridge Mill Road it continually floods and sometimes the road is impassable. If you put 6 more houses on Ethridge Mill Road, it will create more water runoff and this is not fair to the Smiths who live around the corner.

### **III. Application for the Division of Lot in Platted Minor Subdivision Tract 035 085 on Barnesville Avenue-Kevin Edmondson**

Planning and Community Development Director Buice addressed the board and said that in the year 2020 the board approved a minor subdivision on Barnesville Avenue. At the time of the approval, there was a small out parcel that belonged to someone else. The owners of the subdivision were able to find the owners of this small out parcel. Lot 1, which is 6.5 acres, wrapped around that out parcel, and now they are able to buy the small out parcel. Since they now have enough road frontage, they are asking to split Lot 1 into a 4-acre lot and a 2.5-acre lot. The closing date

of the purchase of Lot 1 is awaiting approval. Planning and Community Development Director Buice explained that any subdivision that was originally approved by the Board of Commissioners and a lot is either split or added it has to be approved by the Board of Commissioners.

**Adjournment**

Commissioner Thrash made a motion to adjourn the Public Hearing at approximately 7:20 p.m. Vice-Chairman Heiney 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 Horton, Vice-Chairman

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Bennie Horton, Commissioner

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Nancy Thrash, Commissioner

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