

LAMAR COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING
September 20th, 2022
6:00 p.m.

I. Call to Order

Chairman Charles Glass called the meeting to order at approximately 6:00 p.m. Present for the meeting were Chairman Glass, Vice-Chairman Heiney, Commissioner Horton, Commissioner Thrash, and County Administrator Townsend and County Clerk Davidson. The meeting was available via Zoom.

II. Rezoning from Agriculture-Residential to Residential 2-Bryan and Janet Griggs

Planning and Community Development Director Buice addressed the board. Bryan and Janet Griggs have applied to rezone property from Agriculture-Residential to Residential-2 (R-2) The applicant wishes to split their 5.33 acre tract located at 408 Five Points Road (Tax Map 020, Parcel 022 017). The applicant is asking to divide the property into one 3 acre tract and one 2.33 acre tract should the rezoning be approved. The current owners plan to build on the property and they would like their daughter to build on the property. The Planning and Zoning board recommended approval.

Public Comments

Elaine Hallada of 131 Steeplechase, Barnesville, Georgia addressed the board. Ms. Hallada asked if this zoning was going to be estate residential zoning. Chairman Glass responded that it was R-2 zoning.

III. Rezoning from Agriculture-Residential to Manufacturing 2-HFG Development

Planning and Community Development Director Buice addressed the board. HFG Development has applied to rezone property from Agriculture-Residential to Manufacturing-2. This is 2 separate properties owned by 2 separate families The total acreage under consideration is 203.82 acres. This property is located at the end of Van Mar Boulevard. and when you cross High Falls Road it borders I-75 on one side and Buck Creek along the southside. It is found on Tax Map 086, Parcels 007 and 008). The Planning and Zoning board recommended approval with conditions for the property as follows: A native species buffer of an average width of 50' shall be planted along all state waters. In any area where the width is less than 50', an enhanced buffer will be installed and maintained, impervious surfaces shall be limited to 70% of the total acreage, any future buildings constructed on the property must include a landscape plan with irrigation, truck traffic into and out of the property shall be limited to Van Mar Boulevard only, the developer is responsible for upgrading the section of High Falls Road between the access point

and Van Mar Boulevard to the same standards of Van Mar Boulevard, a landfill of any classification, or the development of natural resources (other than forestry practices) is excluded from the approved uses of this property.

IV. Public Comments

Rick Stephenson of 184 Jones Road Barnesville, Georgia addressed the board. Mr. Stephenson is in favor of this request but there needs to be overnight parking for the trucks so they are not lined up on Van Mar Boulevard or High Falls Road. There needs to be access to some type of trash receptacle in that area.

Barry Turner of 108 Turner Road Jackson, Georgia addressed the board. Mr. Turner is one of the 7 original property owners. Mr. Turner said that he was born in 1943 and he is going to stay on the property. He said that it will affect them more than anyone else and the traffic and the noise from I-75 is already there; you can't put up a sound barrier. He said that presently there is no way of earning any money from their property. He said that through the years they have been denied 2 cellphone antennas and two signs from Lamar County zoning and all they have been allowed to do is pay taxes on the property. Mr. Turner said that he does not see this zoning request as a bother to the county. He said that with I-75 their quality of life deteriorated a long time ago.

Elaine Hallada of 131 Steeplechase, Barnesville, Georgia addressed the board. Ms. Hallada said that this rezoning is good for the county because Lamar County needs commercial and manufacturing business but she did not agree with the condition regarding the restrictions on the parking.

Newton Galloway of 406 North Hill Street, Griffin, Georgia addressed the board. He presented a document of the plans for HFG Development, LLC including the Turner Plat, the Pell Plat, the Site Plan with a land use summary, the topography, and the Comp Plan on the I-75 Corridor Area 5. The document included the list of conditions from the Ordinance set by the Planning and Zoning board.

Commissioner Thrash stated for the record that she received an email from Jessica Huff regarding the Five Points rezoning and stated that she was opposed to the rezoning because the ones that purchased property bought larger tracts and she does not want to set a precedence set for people to start doing this.

V. Adjournment

Commissioner Thrash made a motion to adjourn the Public Hearing at approximately 6:15 p.m. Vice-Chairman Heiney seconded the motion. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Charles Glass, Chairman

Robert Heiney, Vice-Chairman

Bennie Horton, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson