

**LAMAR COUNTY BOARD OF COMMISSIONERS**  
**Public Hearing Minutes**  
**January 17th, 2023**  
**7:00 p.m.**

Planning and Community Development Director Buice addressed the board with the Rezoning and Minor Subdivision by Hazelrig Living Trust to Rezone Property from A-R to R-1 located on 464 Van Buren Road (Tax Map 055, Parcel 008B). The applicants wish to split a 2.37-acre tract from their 55-acre property for the use of a family member. This is to build a home for a family member. The Planning and Zoning Commission recommends approval.

**Public Comment**

Elaine Hallada of 131 Steeple Chase, Barnesville, Georgia addressed the board. She attended the Planning and Zoning Commission meeting and understood that R-1 requires a 5-acre minimum, but according to a vague rule, they can divide the land by 2 acres. Mrs. Hallada said this is a great family idea, but what happens when the parent house goes away, and you have a 2000 square-foot home on a 2-acre lot in R-1, which is supposed to be 5 acres? Mrs. Hallada said they would want a return on their investment and asked if they would sell this or make sure only a family member takes over that piece of property or sell it to the highest bidder. What if, down the road, they need two more acres for another family member and want a return on their investment? Mrs. Hallada said that she thought this was one thing that Lamar County wanted to get away from. She said that you must allow it later if you allow it now. Mrs. Hallada noted that it should not matter if it is a family member; they have 50 acres why not give them 5 acres?

Planning and Community Development Director Buice clarified that there is no rule in zoning that states you can split property for a family member. The R-1 zoning allows for a 2-acre lot, not a 5-acre minimum. Planning and Community Development Director Buice stated that Agriculture zoning is a 5-acre minimum, so they are asking for their property to be rezoned.

Roy Hazelrig of 464 Van Buren Road, Milner, Georgia addressed the board. Mr. Hazelrig said that their father-in-law has dementia, and they are going to move here. They are going to build in front of their home, and they will have first right of refusal. The land will stay in the estate. The land will be deeded to his brother and sister-in-law, and they will not sell the property. It will be for their children. Mr. Hazelrig said that there is a need in their family for this. Mrs. Hazelrig noted that it would not be built just for her parents because they are in their 80s. Her twin sister and her husband are building the home on the property, and her parents will have an area in that home while they are still alive.

Commissioner Gilles inquired about the acreage of land around the parcel. Planning and Community Development Director Buice said most of the land is 2 to 3 acres on the South side of Chappel Mill Road, and to the North of Chappel Mill Road, it moves to 4 to 5 acres.

The meeting was adjourned at approximately 7:13 p.m.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

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Ryran Traylor, Chairman

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Nancy Thrash, Vice-Chair

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Jarrod Fletcher, Commissioner

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Jason Lovett, Commissioner

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Ashley Gilles, Commissioner

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