



Lamar County
Planning and Community Development
408 Thomaston Street
Barnesville, Georgia 30204

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**PUBLIC HEARING NOTIFICATION
TO NEARBY PROPERTY OWNERS**

December 8, 2022

Dear Property Owner:

Neighbors close to you have applied to rezone property from Agriculture-Residential to Residential-1. The applicants wish to split a 2.37 acre tract from their 55 acre property for use of a family member. Properties that are less than 5 acres requires a rezoning to a Residential class.

This request requires two public hearings, both held at the Lamar County Courthouse, so that everyone has an opportunity to voice their questions or concerns. The Board of Commissioners will make a final decision after the second public hearing. The details of the application and dates/times of the public hearings are below:

Applicant: Roy and Joan Hazelrig

Request: Rezoning from Agriculture-Residential to Residential 1

Location: 464 Van Buren Road (a portion of tax map 055, parcel 008B)

1st Public Hearing: January 5, 2023 at 7:00 pm with the Planning Commission

2nd Public Hearing: January 17, 2023 at 6:00 pm with the Board of Commissioners

The Lamar County Courthouse is located at 326 Thomaston Street, Barnesville GA 30204. If you have any questions concerning this application, please contact me at 770-358-5364. If you would like to view the entire application, please stop by the office anytime Monday through Friday 8:00 am to 4:30 pm.

Respectfully,


Anita Buice

Director, Planning and Community Development

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67



SUBJECT TO ALL EASEMENTS AND RESTRICTIONS
OF RECORD BOTH WRITTEN AND UNWRITTEN.

PLAT ERROR OF CLOSURE	= 1' IN 103,292'
FIELD ERROR OF CLOSURE	= 1' IN 21,319'
EQUIPMENT USED	TOPCON-GTS
FIELD WORK COMPLETED	11-09-2022

AS PER FLOOD INSURANCE RATE MAP OF LAMAR
COUNTY, GA. COMMUNITY PANEL NO. 13171C0050C
THIS PROPERTY IS NOT LOCATED IN A FLOOD
HAZARD ZONE, DATED 6-25-209

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY
OTP	OPEN TOP PIPE
SBL	SET BACK LINE
FH	FIRE HYDRANT

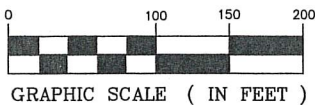
584.74'

N03°16'07"E

N/F
G COUEY
DB 331 PG 233
ZONED R-3

278.97' +/- TO R/W
INTERSECTION WITH
CHAPEL HILL RD R/W

103,292 SQ.FT.
2.37 ACRES
ZONED AR



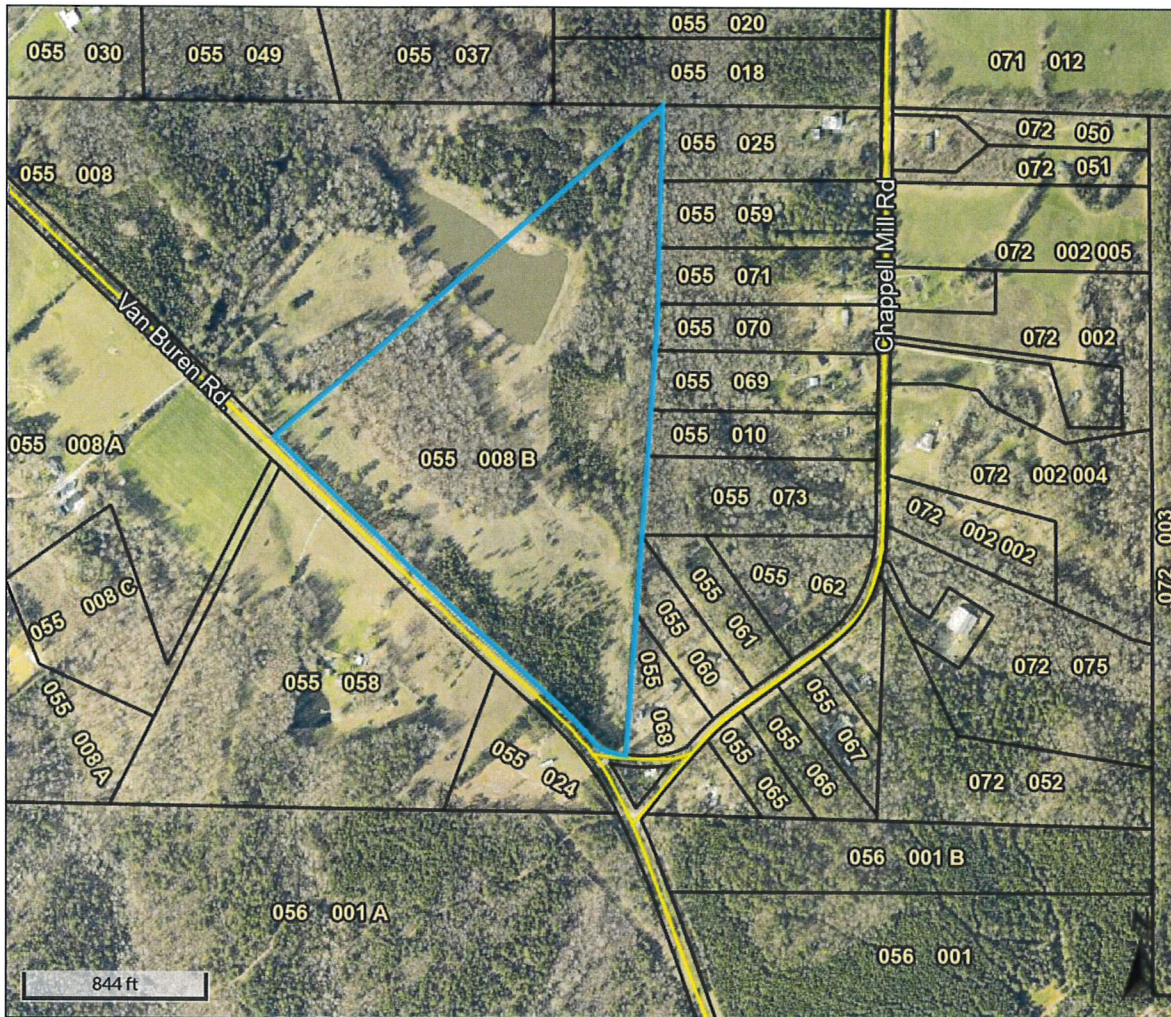
LINE TABLE		
LINE	LENGTH	BEARING
L1	80.52	N78°24'40"W
L2	52.86	N60°20'24"W
L3	52.03	N53°42'30"W
L4	91.74	N42°02'57"W
L5	263.35	N47°40'16"W
L6	44.45	N42°19'44"E
L7	77.01	S66°13'22"E
L8	94.43	S79°19'20"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	99.76	80.00	93.42	N78°03'11"E
C2	209.75	116.57	182.58	N62°13'39"E

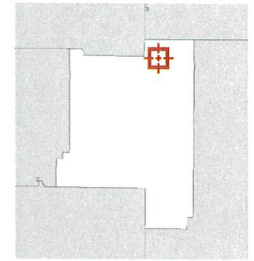
DATE	BOUNDARY SURVEY		
11-10-2022	PART OF 464 VAN BUREN ROAD		
JOB NUMBER	PARCEL ID # 055 008 B		
110922HA	FOR HAZELRIG LIVING TRUST CHARLES R HAZELRIG, III TRUSTEE		
SCALE	LAND LOT(S)	DISTRICT	COUNTY
1"=100'	158	3	LAMAR

BURTON & ASSOCIATES
1740 Hudson Bridge Rd
Box 1226
Stockbridge, GA. 30281
TEL (404)867-8332
bdainc@bellsouth.net





Overview



Legend

- Parcels
- Parcel Numbers
- Roads

Parcel ID 055 008 B
 Class Code Consv Use
 Taxing District COUNTY
 Acres 55.26

Owner The Living Trust of
 Roy and Joan Hazelrig
 PO Box 68
 Forest Park, GA 30298
 Physical Address 464 VAN BUREN RD
 Assessed Value Value \$630562

Last 2 Sales			
Date	Price	Reason	Qual
12/5/2019	0	TE	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 12/9/2022
 Last Data Uploaded: 12/9/2022 6:41:00 AM

Developed by  **Schneider**
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