



Lamar County
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**PUBLIC HEARING NOTIFICATION
TO NEARBY PROPERTY OWNERS**

May 19, 2023

Dear Property Owner:

Neighbors close to you have applied to rezone property from Agriculture-Residential to Residential-2. The applicants wish to split a 2 acre tract from their 10 acre property. 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: Robert and Alice Beauchamp

Request: Rezoning from Agriculture-Residential to Residential 2

Location: Martin Dairy Road (a portion of tax map 007, parcel 124)

1st Public Hearing: June 8, 2023 at 6:00 pm with the Planning Commission

2nd Public Hearing: June 20, 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.

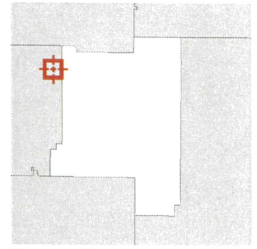
Respectfully,

Anita Buice

Director, Planning and Community Development



Overview



Legend

- Parcels
- Roads

Parcel ID	007 124	Owner	BEAUCHAMP ROBERT	Last 2 Sales			
Class Code	Consv Use		BEAUCHAMP ALICE	Date	Price	Reason	Qual
Taxing District	COUNTY		211 MARTIN DAIRY RD	10/13/2015	0	CU	U
Acres	10.09		MILNER, GA 30257	1/9/2014	0	CU	U
		Physical Address	211 MARTIN DAIRY RD				
		Assessed Value	Value \$273310				

(Note: Not to be used on legal documents)

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APPLICANT IS ASKING TO CREATE A 2 ACRE TRACT AND REZONE TO R2

Developed by  **Schneider**
GEOSPATIAL

Sec. 804. Permitted uses.

- (a) The following principal uses are permitted in R-2 districts:
- (1) Site-built single-family detached dwelling with a floor area of at least one thousand six hundred (1,600) square feet.
 - (2) Industrialized/modular home with a floor area of at least one thousand six hundred (1,600) square feet.
 - (3) Class A manufactured home with a floor area of one thousand six hundred (1,600) square feet. All pre-owned/pre-lived in (used) manufactured homes must be inspected by a Lamar County building inspector before these homes may be brought into or relocated within Lamar County. The applicant for the used manufactured home must pay an inspection fee based on the time and distance traveled by the Lamar County building inspector to perform the required inspection.
 - (4) Local, state, or federal government building.
 - (5) Deleted.
 - (6) Publicly owned and operated park or recreation area.
 - (7) Subdivision recreation area owned, operated, and maintained by a homeowner's association exclusively for the use of residents and their guests.
 - (8) Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.
 - b. Structures must be enclosed by a woven wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with masonry footing.
 - c. No vehicles or equipment may be stored on the lot.
 - d. A buffer must be maintained along the side and rear property lines.
- (b) The following principal uses are permitted as special exceptions in R-2 districts:
- (1) None.
- (c) The following accessory uses are permitted in R-2 districts:
- (1) Private garage or carport not to exceed the storage capacity of three (3) automobiles per dwelling unit.
 - (2) Structure for the storage of equipment and supplies used in maintaining the principal building and its grounds.
 - (3) Structure for a children's playhouse and the storage of children's play equipment.
 - (4) Private swimming pool and bath house, or cabana meeting the following development standards:
 - a. All such swimming pools which are at least three (3) feet deep must be completely enclosed by a fence that is at least four (4) feet high.
 - (5) Private tennis court and/or basketball facilities; if lighted, lights must be designed so that they do not intrude upon adjacent lots. Such a court may be surrounded by a fence up to ten (10) feet high.
 - (6) Noncommercial garden, including a greenhouse and other customary garden structures not over eight (8) feet high.
 - (7) Deck, patio, barbecue grill, or other such facility.

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- (8) Fence, wall, exterior lighting fixture, or other general landscaping and site development facility.
 - (9) Antenna — Satellite, television, radio, etc.
 - (10) Temporary building for storage of materials, during construction, meeting the following development standards:
 - a. Permitted only in conjunction with construction of a building;
 - b. Allowed either on the same lot where construction is taking place or on adjacent lots;
 - c. Such a use must be terminated upon completion of construction.
 - (11) The parking of unoccupied travel trailers, motor coaches, or pleasure boats.
 - (12) Sign as permitted by the Lamar County Sign Ordinance (Appendix F).
 - (13) Home occupation, as defined in section 202.
- (d) The following accessory uses are permitted as special exceptions in R-2 districts:
- (1) Refer to section 504(d) for other accessory uses permitted as special exceptions.
- (e) All accessory uses must meet the standards set forth in section 504(e).
- (f) Any similar use may be applied for as a special exception.
- (Ord. No. 2010-16, 11-16-10; Res. No. 2012-08, 8-21-12; Ord. No. 2020-07, § 1, 11-17-20)

Sec. 805. Development standards for R-2 districts.

In addition to the development standards contained in article 4 of these regulations, the following standards are required within R-2 districts:

- (a) *Minimum floor area per dwelling unit:* One thousand six hundred (1,600) square feet.
- (b) *Minimum lot area:*
 - (1) *Unsewered areas without public water:* Not allowed; however, a lot of record lawfully existing at the time of passage of these regulations, and having an area of less than two (2) acres (nonconforming) may nevertheless be developed with a use which is permitted within a R-2 district if approved by the Lamar County Health Department.
 - (2) *Sewered areas:* Forty-three thousand five hundred sixty (43,560) square feet (one acre);
 - (3) *Unsewered areas with public water:* Forty-three thousand five hundred sixty (43,560) square feet (one (1) acre); however, a lot of record lawfully existing at the time of passage of these regulations, and having an area of less than one (1) acre (nonconforming) may nevertheless be developed with a use which is permitted within this district.
- (c) *Minimum lot width:* One hundred fifty (150) feet.
- (d) *Minimum front yard:* seventy-five (75) feet if curb and gutter. One hundred (100) feet if ditch and culvert.
- (e) *Minimum side yard:* Twenty (20) feet.
- (f) *Minimum rear yard:* Forty (40) feet.
- (g) *Maximum lot coverage by impervious surfaces:* Thirty (30) percent.
- (h)—(x) Development standards common to most districts are listed under subsections 505(h)—(x).