



Lamar County
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PUBLIC HEARING NOTIFICATION TO NEARBY PROPERTY OWNERS

May 19, 2023

Dear Property Owner:

Alphonzo and Mary Watson have applied to rezone property from Agriculture-Residential to Commercial-2 within 300' of property that tax records show you as the owner.

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: Alphonzo and Mary Watson

Request: Rezoning from Agriculture-Residential to Commercial 2

Location: 4.58 acres located on High Falls Road (tax map 086, parcel 044)

1st Public Hearing: June 8, 2023 at 6:00 pm

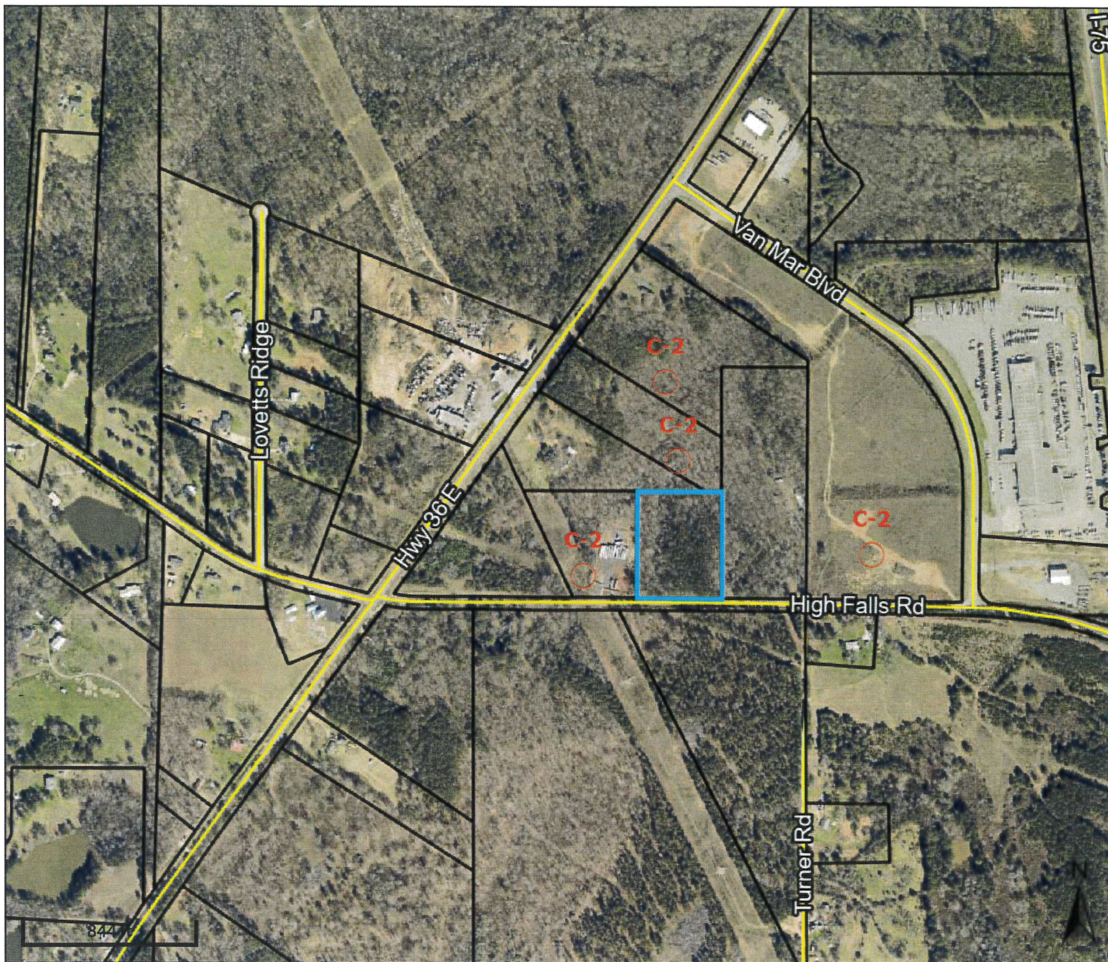
2nd Public Hearing: June 20, 2023 at 6:00 pm

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.

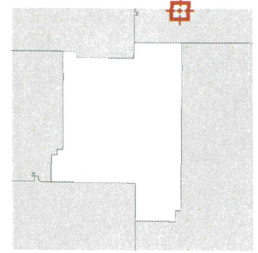
Respectfully,

Anita Buice

Director, Planning and Community Development



Overview



Legend

-  Parcels
-  Roads

Parcel ID 086 044
Class Code Residential
Taxing District COUNTY
Acres 4.58

Owner WATSON ALPHONZO D
WATSON MARY
174 BROOKWOOD EST TR
STOCKBRIDGE, GA 30281
Physical Address HIGH FALLS RD
Assessed Value Value \$38717

Last 2 Sales			
Date	Price	Reason	Qual
12/1/1987	\$13700	LM	Q
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 5/16/2023
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Applicant is requesting to have the total of his property zoned C2

Developed by  **Schneider**
GEOSPATIAL

ARTICLE 16. C-2 COMMERCIAL—GENERAL/HIGHWAY

Sec. 1601. Purpose.

C-2 (commercial—general/highway) districts are intended to establish and preserve business areas that are motor vehicle oriented, rather than pedestrian oriented. C-2 districts provide areas that are convenient and attractive for retail activities, business transactions, and services to the public designed primarily to meet the day-to-day shopping and service needs not only of residents of Lamar County, but of surrounding communities as well. Off-street parking and minimum yards are required. These areas are more suburban in nature than of a "downtown" character.

(Ord. No. 2010-16, 11-16-10)

Sec. 1602. Determining if an area is suitable for inclusion within a C-2 district.

The factors contained in section 410 of these regulations must be thoroughly considered by the planning commission as well as the Lamar County Board of Commissioners when determining in which zoning district an area of land is to be placed. This will assure that rational comprehensive planning principles are the basis upon which the decision is made. Land use decisions which are based on sound planning principles encourage the development and preservation of land use patterns that provide healthful and safe living conditions for the residents of Lamar County.

(Ord. No. 2010-16, 11-16-10)

Sec. 1603. Boundaries of C-2 districts.

The official zoning map (section 2301 of these regulations) shows the boundaries of all C-2 districts within Lamar County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

(Ord. No. 2010-16, 11-16-10)

Sec. 1604. Permitted uses.

(a) The following principal uses are permitted in C-2 districts:

- (1) Any retail business or service.
- (2) Gasoline service station that meets the following development standards:
 - a. All structures, including underground storage tanks, must be placed at least thirty (30) feet from any property line.
 - b. Curb cuts must be located at least fifteen (15) feet from the intersection of street lines.
- (3) Hotel.
- (4) Office.

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- (5) Bank.
 - (6) Radio station.
 - (7) Printing, copying, publishing establishment.
 - (8) Off-street parking lot or parking garage.
 - (9) Education or training facility.
 - (10) Lodge or club.
 - (11) Local, state, or federal government building.
 - (12) 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 a 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 C-2 districts:
 - (1) None.
 - (c) The following accessory uses are permitted in C-2 districts:
 - (1) Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
 - (2) Manufacturing in connection with the principal retail business or service on the lot meeting the following standards:
 - a. Occupies less than forty (40) percent of the floor area;
 - b. Employs no more than five (5) persons. (The intent here is to assure that activities which are primarily manufacturing in nature are directed away from commercial areas and into manufacturing areas. Establishments with five (5) or fewer manufacturing employees in connection with a commercial activity are considered to be primarily commercial and compatible with a commercial district. Manufacturing activities with more than five (5) employees would be considered large enough to belong in a manufacturing district with other such uses rather than in a commercial district.)
 - (d) The following accessory uses are permitted as special exceptions in C-2 districts:
 - (1) None.
 - (e) All accessory uses must meet the standards set forth in section 504(e).
 - (f) All uses not permitted within C-2 districts by this section are specifically prohibited.
- (Ord. No. 2010-16, 11-16-10)

Sec. 1605. Development standards for C-2 districts.

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

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- (a) *Minimum floor area for buildings:*
 - (1) *Site-built structures:* Four hundred (400) square feet.
 - (2) *Temporary/portable structures:* None.
 - (b) *Minimum lot area:*
 - (1) *Unsewered areas:* As specified by the Lamar County Health Department; a lot of record lawfully existing at the time of passage of these regulations (nonconforming) may be developed with a use which is permitted within a C-2 district if approved by the Lamar County Health Department.
 - (2) *Sewered areas:* No minimum requirement; a lot of record lawfully existing at the time of passage of these regulations (nonconforming) may be developed with a use which is permitted within a C-2 district.
 - (c) *Minimum lot width:* Fifty (50) feet.
 - (d) *Minimum front yard:*
 - (1) *Arterial streets/roads:* One hundred (100) feet. The front of all buildings must be at least thirty-five (35) feet from the front property line.
 - (2) *Collector streets and other streets/roads:* Eighty-five (85) feet. The front of all buildings must be at least thirty-five (35) feet from the front property line.
 - (e) *Minimum side yard:* Ten (10) feet.
 - (f) *Minimum rear yard:* Forty (40) feet.
 - (g) *Maximum lot coverage by building:* Forty (40) percent.
 - (h)—(x) Development standards common to most districts are listed under subsections 505(h)—(x).