



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

May 19, 2023

Dear Property Owner:

Ivan Minks of Thousand Hills Cattle Farm has applied for Agritourism including retail sales of products grown and/or produced in Georgia. Attached is more information about the property and agritourism.

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: Ivan Minks, Thousand Hills Cattle Farm

Request: Special Exception in Agriculture: Agritourism and retail sales

Location: 156 Perdue Road (Map 027 Parcel 034)

1st Public Hearing: June 8, 2023 at 5:30 pm with the Board of Appeals

2nd Public Hearing: June 20, 2023 at 6:00 pm with the Board of Commissioners

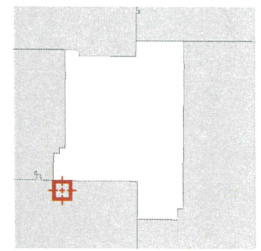
The Lamar County Courthouse is located at 326 Thomaston Street, Barnesville GA 30204. If you have any questions concerning this application, please contact me at 770-358-5364. If you would like to review the full application packet, please come by the office Monday through Friday, 8:00 am until 4:30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

Respectfully,

Anita Buice
Director, Planning and Community Development



Overview



Legend

- Parcels
- Roads

Parcel ID	027 034	Owner	Minks Ivan G	Last 2 Sales			
Class Code	Consv Use		Minks Wanda	Date	Price	Reason	Qual
Taxing District	COUNTY		156 Purdue Rd	1/26/2018	0	JT	U
Acres	17.25		Barnesville, GA 30204	5/7/2017	0	CT	U
		Physical Address	156 PERDUE RD				
		Assessed Value	Value \$351363				

(Note: Not to be used on legal documents)

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Application for Agritourism to include retail sales of Georgia grown items

Sec. 506. Agritourism development standards and procedures.

- (a) The purpose of these standards is to allow agritourism uses in Lamar County while maintaining the rural character and preserving farmland of the area and protecting the health, safety and welfare of the citizens while understanding that agriculture is not a passive activity. Agritourism presents a unique opportunity to combine aspects of tourism and agriculture to provide a number of financial, educational and social benefits to tourists, producers and communities. Agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers. It enhances the tourism industry by increasing the volume of visitors to an area and the length of their stay. Agritourism also provides communities with the potential to increase their local tax bases and new employment opportunities. In addition, agritourism provides educational opportunities to the public, helps preserve agricultural lands and allows the development of businesses that cannot later be outsourced. Agritourism is divided into two (2) categories: Small scale, which is a permitted use in AR and large scale, which is a special exception in AR. The following design standards considered and applied as is applicable to the specific request:
- (1) Establishments catering to outdoor group events must provide off-road secured parking for attending vehicles.
 - (2) Any outdoor gathering spaces, patios, pavilions, and/or other similar temporary or permanent open structures must be at least fifty (50) feet from all residentially zoned properties.
 - (3) Amplified sound or music for outdoor activities shall only be permitted between the hours specified in the approval of the special exception.
 - (4) No noise shall be so loud to be determined a public nuisance as is defined in the Lamar County Code, chapter 2-13, article IV.
 - (5) Food and/or beverages provided for sale and/or consumption on the subject property must meet all federal, state and local requirements for health and safety.
 - (6) A valid Lamar County business license must be held for any activities that are not exempt. If equine activities are planned or anticipated as part of the business, a State of Georgia "Stable License" must be held before a Lamar County business license may be issued.
 - (7) The volume of vehicle traffic with the anticipated arrival and departure times of those vehicles may be considered and specified.
- (b) *Small scale agritourism*: Facility or use that poses minimal or small impact to surrounding farms and/or residential properties. In order to maintain minimal or small impact, all uses are limited to no more than twenty-five (25) visitors at one time unless otherwise noted. Examples include:
- Cut your own/pick your own. A working farm that grows trees, fruits, vegetables, and/or nuts where sales are made directly to the public and where the customers may participate in the harvesting.
- Educational demonstrations. Demonstrations that teach the ability to create a product where raw materials are grown from a working farm.
- Farm retail sales. A working farm where products produced on the farm are sold directly to the public either from the main dwelling or from a small accessory building less than two hundred (200) square feet.
- Farm tours. Tours where members of the public are shown working farm operations and teaches the attendees about farm processes.
- Farm vacations. Overnight rentals of any residences or portions of residences for less than thirty (30) days. A Lamar County Occupation Permit is required.

Fee fishing/hunting. Offering private property for fishing or hunting for a fee to the public or to private parties.

Petting zoo. Area for visitors to interact one on one with the animals.

Seasonal events. Hay rides, Christmas lights, Easter egg hunts.

Special events, small private use of the property or a building on the property for twenty-five (25) people or less and for three (3) hours or less. All property and buildings used must be able to be used for farming activities immediately after the event. All requirements of the Lamar County Noise Ordinance will apply for these types of events.

Other uses of facilities may be approved administratively by the county planning and community development director that meet the intent of this section and where it is determined that there will be minimal impact to surrounding properties and farms.

- (c) *Large scale agritourism.* Facility or use that may pose an adverse impact to surrounding farms and/or residential properties through noise, light, traffic congestion.

Dinner on the farm. A working farm (usually organic farm products) where meals are prepared for members of the general public from products of the working farm.

Farmer's market. A farmers market is a place where a group of farmers sells their products directly to consumers. Farmers markets are subject to all state health regulations and any other requirements from the state regarding the sale of food and produce.

Farm retail sales. A working farm where products produced on the farm and products that are otherwise made in the State of Georgia are sold directly to the public from an accessory structure five hundred (500) square feet or greater.

Horseback riding. Lessons in riding to members of the public for pay. Also includes offering trails for horse owners to bring and ride their own stock. This does not include facilities open to the public to watch horses and riders train.

Special events, large. Private use of the property or a building on the property for twenty-six (26) to one hundred (100) people and for more than three (3) hours. All requirements of the Lamar County Noise Ordinance will apply for these types of events.

- (d) *Occupation tax permit.* All large scale agritourism operations are required to have a Occupation Tax Permit. The application for an Occupation Tax Permit is filled out and submitted to the Building Inspection and Zoning Department with the required fee as posted in the Building and Zoning Department. Normal and usual farming activities are not required to obtain an Occupation Tax Permit.
- (e) *Conservation use.* Any property that wishes to start an agritourism business and has property in conservation use should check with the Lamar County Property Appraisal Office prior to obtaining a business license. The property appraisal office can let a property owner know if the proposed business will cause a violation of the conservation use covenant. If the property appraisal office is unable to determine if the proposed use is a violation, then the property owner should get a determination from the Lamar County Board of Assessors.

(Ord. No. 2020-07, § 1, 11-17-20)