



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

Anita Buice  
Director  
Office: (770) 358-5364  
Cell: (678) 603-3114

Email:  
[LCZoningOffice@lamarcountyga.com](mailto:LCZoningOffice@lamarcountyga.com)

Buddy Lanier  
Building Inspector  
Office: (770) 358-5436  
Cell: (770) 872-1360

Email: [Codeenf@lamarcountyga.com](mailto:Codeenf@lamarcountyga.com)

**PUBLIC HEARING NOTIFICATION  
TO NEARBY PROPERTY OWNERS**

June 23, 2023

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 acre tract from their 18.9 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: Paul Kunst**

**Request: Rezoning from Agriculture-Residential to Residential 1**

**Location: 147 Freeman Road (Map 039, Parcel 017)**

**1<sup>st</sup> Public Hearing: July 13, 2023 at 6:00 pm with the Planning Commission**

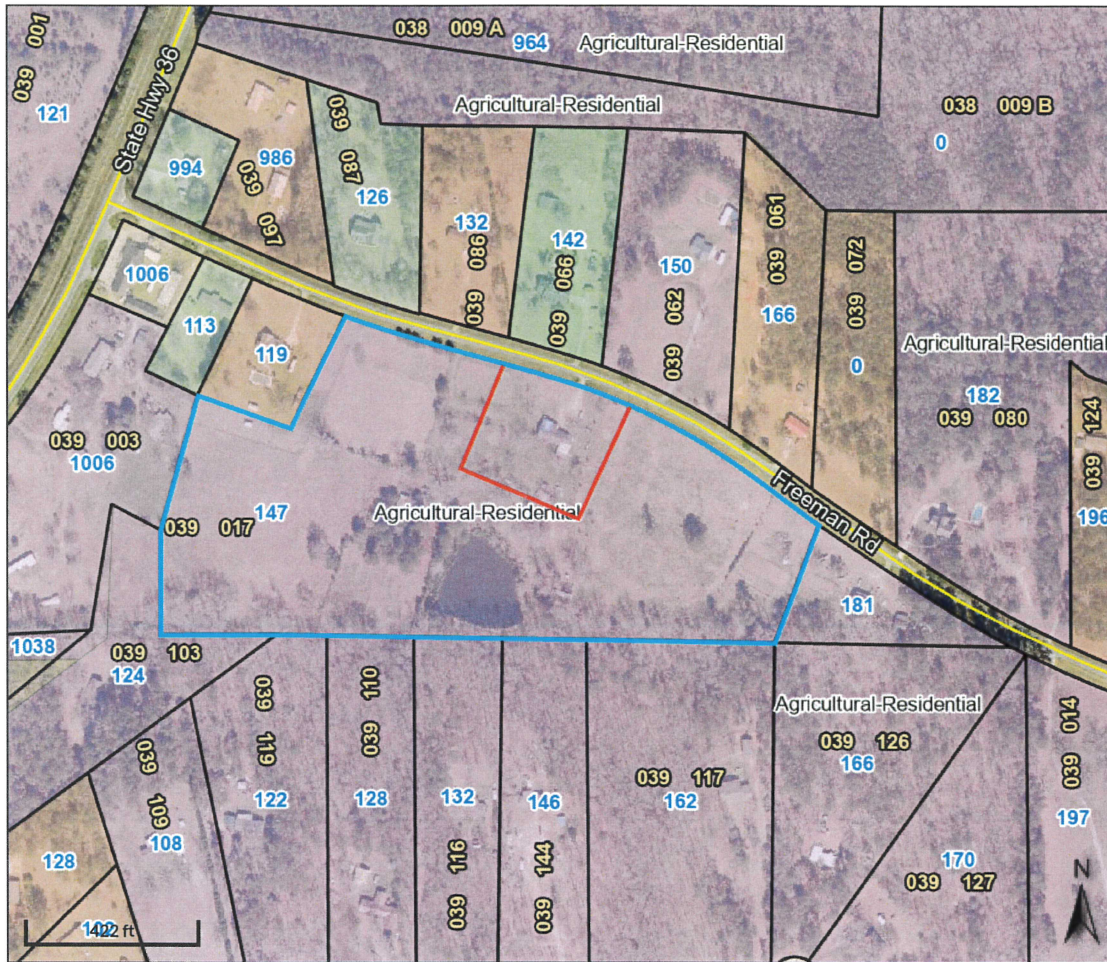
**2<sup>nd</sup> Public Hearing: July 18, 2023 at 6:00 pm with the Board of Commissioners**

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.

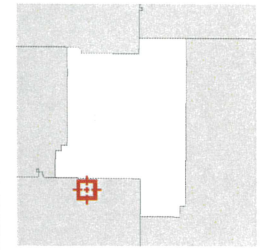
Respectfully,

  
Anita Buice

Director, Planning and Community Development



#### Overview



#### Legend

- ☐ Parcels
- ☐ Parcel Numbers
- ☐ Roads
- Zoning**
  - ☐ Agricultural-Residential
  - ☐ Estate Residential
  - ☐ General Residential-4 Residences >800 Sq Ft
  - ☐ Highway Commercial
  - ☐ Manufacturing-Light
  - ☐ Manufacturing-General
  - ☐ Neighborhood Commercial
  - ☐ Office Residential
  - ☐ Planned Residential
  - ☐ Residential-1 Single Family Residences >2000 Sq Ft
  - ☐ Residential-2 Single Family Residences >1600 Sq Ft
  - ☐ Residential-3 Single Family Residences >1200 Sq Ft

Parcel ID 039 017  
 Class Code Consv Use  
 Taxing District COUNTY  
 Acres 18.9

Owner Chute Denise L  
 332 Midway Rd  
 BARNESVILLE, GA 30204  
 Physical Address 147 FREEMAN RD  
 Assessed Value Value \$262480

Last 2 Sales  
 Date Price Reason Qual  
 4/27/2012 0 CU U  
 3/14/2012 0 PS U

(Note: Not to be used on legal documents)

Date created: 6/22/2023  
 Last Data Uploaded: 6/22/2023 2:21:59 AM

Developed by **Schneider**  
 GEOSPATIAL

APPLICANT IS ASKING TO CREATE A 2 ACRE TRACT AND REZONE TO R1

## **ARTICLE 7. R-1 SINGLE-FAMILY RESIDENTIAL—LOW DENSITY**

### **Sec. 701. Purpose.**

R-1 (single-family residential) zoning districts are intended to establish and preserve quiet, relatively low-density neighborhoods of single-family residences. The larger lot size requirements are used as a balance for the amenities that are not required in this district such as street lights and community areas. These districts are free from other uses which are incompatible with single-family homes.

(Ord. No. 2010-16, 11-16-10; Ord. No. 2020-07, § 1, 11-17-20)

### **Sec. 702. Determining if an area is suitable for inclusion within a R-1 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; Ord. No. 2020-07, § 1, 11-17-20)

### **Sec. 703. Boundaries of R-1 districts.**

The official zoning map (section 2301 of these regulations) shows the boundaries of all R-1 districts within Lamar County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

(Ord. No. 2010-16, 11-16-10; Ord. No. 2020-07, § 1, 11-17-20)

### **Sec. 704. Permitted uses.**

(a) The following principal uses are permitted in R-1 districts:

- (1) Site-built single-family detached dwelling with a floor area of at least two thousand (2,000) square feet.
- (2) Industrialized/modular home with a floor area of at least two thousand (2,000) square feet.
- (3) Class A manufactured home with a floor area of at least two thousand (2,000) square feet. All pre-owned/pre-lived in (used) manufactured homes must be inspected for health, safety and aesthetic standards 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 substations 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 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-1 districts:
    - (1) None.
  - (c) The following accessory uses are permitted in R-1 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.
    - (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, within a garage or carport.
    - (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-1 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. 705. Development standards for R-1 districts.**

In addition to the development standards contained in article 4 of these regulations, the following standards are required within R-1 districts:

(a) *Minimum floor area per dwelling unit:* Two thousand (2,000) square feet.

(b) *Minimum lot area:*

(1) *Unsewered areas without public water:* As specified by the Lamar County Health Department, but in no case less than eighty-seven thousand one hundred twenty (87,120) square feet (two (2) acres); 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-1 district if approved by the Lamar County Health Department.

(2) *Sewered areas and/or areas with public water:* eighty-seven thousand one hundred twenty (87,120) square feet (two (2) acres); 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-1 district.

(c) *Minimum lot width:* One hundred seventy-five (175) feet.

(d) *Minimum front yard:* One hundred (125) feet from the front property line.

(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).

(Ord. No. 2010-16, 11-16-10; Ord. No. 2020-07, § 1, 11-17-20)