



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 remove the restriction of a site built house from property that was rezoned to Residential 2 with conditions last year. Included with this letter is the ordinance that placed the restrictions on this lot.

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: Andrew Shockley**

**Request: Remove restriction of a site built home only so that a manufactured home can be placed on the property.**

**Location: 2 acre tract on Ethridge Mill Road (Map 006, Parcel 023)**

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

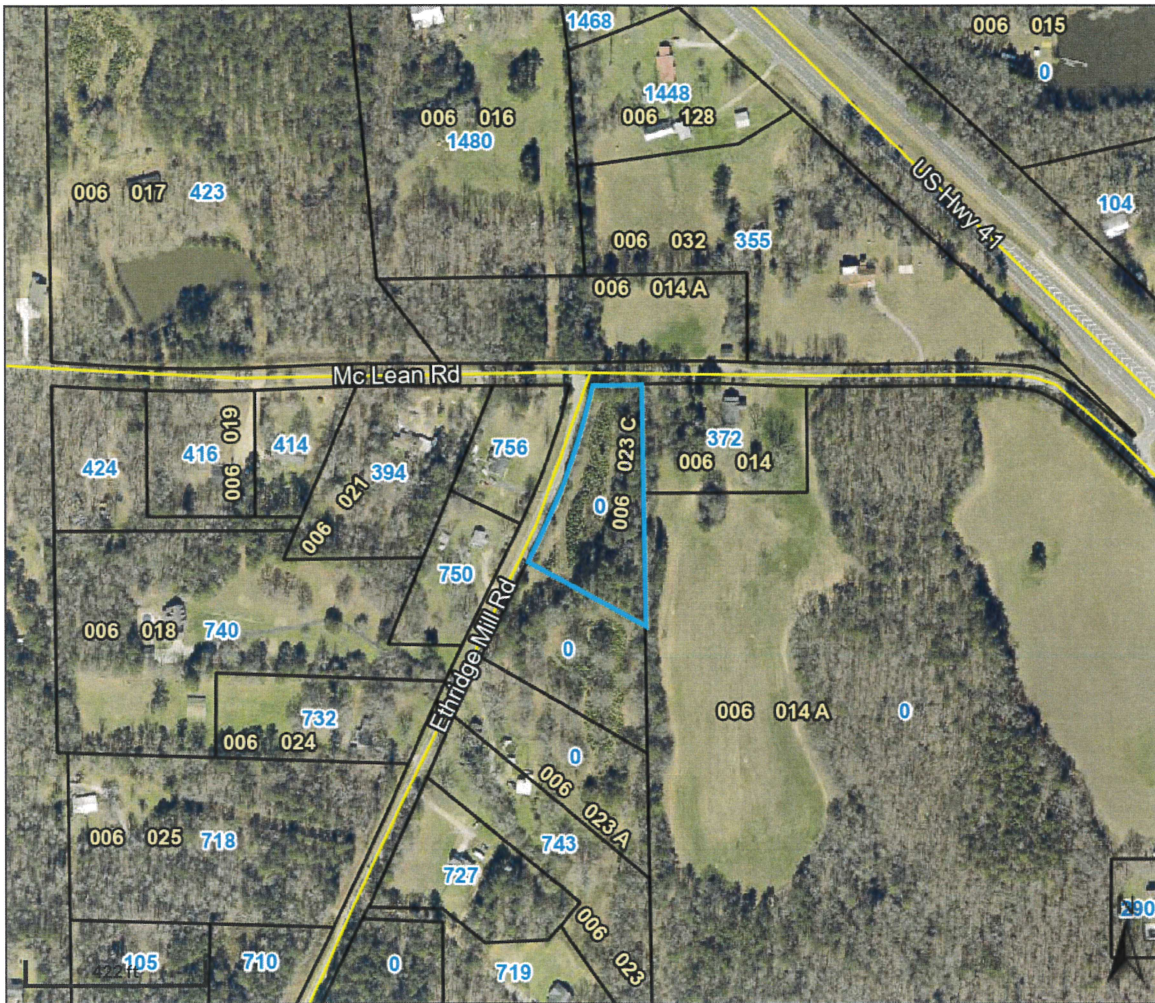
**2<sup>nd</sup> Public Hearing: July 18, 2023 at 6:00 pm with the Board of Commissioners**

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.

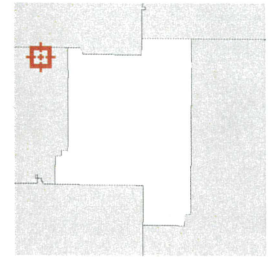
Respectfully,

  
Anita Buice

Director, Planning and Community Development



Overview



Legend

- Parcels
- 006 023 C Parcel Numbers
- Roads

Parcel ID 006 023 C  
 Class Code Residential  
 Taxing District COUNTY  
 Acres 2.03

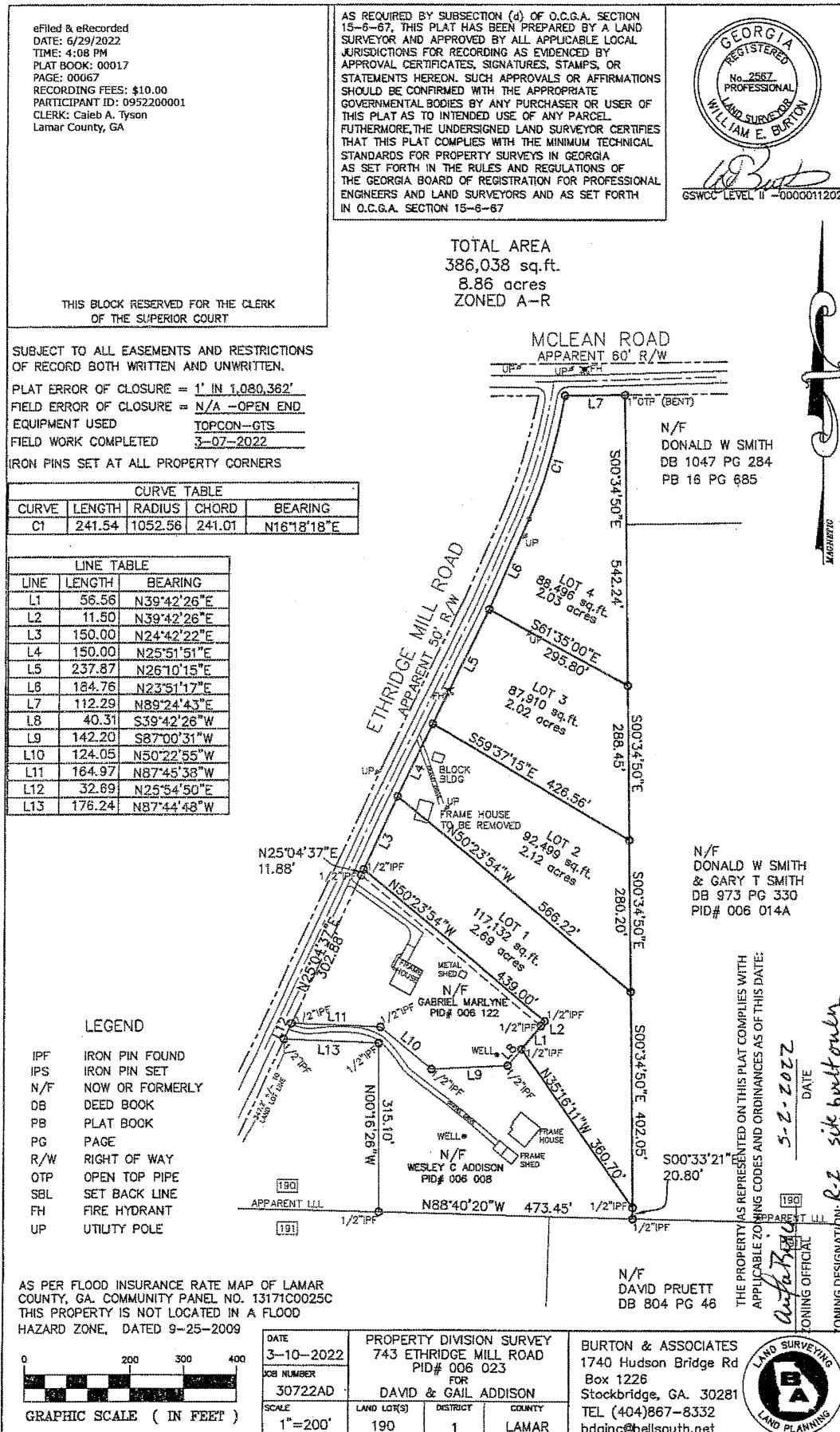
Owner Shockley James E Jr  
 Shockley Bonny  
 578 Ethridge Mill Road  
 MILNER, GA 30257  
 Physical Address ETHERIDGE MILL RD  
 Assessed Value Value \$31218

Last 2 Sales			
Date	Price	Reason	Qual
8/15/2022	\$37500	LM	Q
n/a	0	n/a	n/a

(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





**LAMAR COUNTY BOARD OF COMMISSIONERS  
ORDINANCE NO. 2022-04**

**AN ORDINANCE FOR THE PURPOSE OF REZONING PROPERTY IN LAMAR  
COUNTY, GEORGIA, AND TO AMEND THE OFFICIAL ZONING MAP OF LAMAR  
COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Lamar County, Georgia (hereinafter "County") under the authority of its County Code and the Constitution and Laws of the State of Georgia, is empowered to by virtue of its police power to regulate the health, safety and welfare of the citizens of the County, and to provide for and enact zoning and developmental regulations; and

WHEREAS, the County has enacted the current Zoning Ordinance of the County and thereby adopted the Official Zoning Map of the County; and

WHEREAS, on March 15, 2022, David and Gail Addison initiated an application to change the zoning classification of the within described property to R2 (Residential 2); and

WHEREAS, notice of this application, public hearings, and action was properly advertised in the legal organ, a sign was placed on the subject property, and letters describing the application and hearing dates were sent to property owners within 300' of the subject property; and

WHEREAS, a public hearing was held on April 7, 2022, and the application was reviewed by the Lamar County Planning Commission, and a second public hearing on the application was conducted by the County on April 19, 2022, pursuant to O.C.G.A. §33-66-1, *et seq.* and local ordinances at the Lamar County Courthouse; and

WHEREAS, the Board of Commissioners considered the proposed amendment, and all alternate proposals or amendments, the report of the Planning Commission, and all data and evidence taken at both public hearings; and

WHEREAS, it is deemed by the County that rezoning the within described property and amending the Official Zoning Map of the County is in conformance with the sound comprehensive planning principles, of substantial benefit to the public, and in promotion of the best interest and general welfare of the people of the County; Now, therefore,

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF LAMAR COUNTY,  
GEORGIA**

**Section 1:** The Zoning Ordinance of Lamar County, Georgia, and the Official Zoning Map of Lamar County, Georgia, designating the boundaries of several types or classes of zoning districts within the County, shall be, and are hereby amended so as to change the zoning classification applicable to the following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN**

From AR (Agricultural Residential) to R2 (Residential 2) subject to the following conditions:

1. Only stick-built homes shall be built on the property;
2. All lots must be a minimum of 2 acres; and
3. There must be a vegetative buffer between the homes.

**Section 2.** The Official Zoning Map of the County is hereby amended to reflect such zoning classification for the within described property.

**Section 3.**

- A. It is hereby declared to the intention of the Board of Commissioners that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Board of Commissioners to be fully valid, enforceable and constitutional.
- B. It is hereby declared to the intention of the Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- C. In the event of any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgement or decrees of any court of competent jurisdiction, it is the express intent of the Board of Commissioners that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining sections, paragraphs, sentences, clauses or phrases of the Ordinance shall remain valid, constitutional, enforceable, and full force and effect.

**Section 4.** Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.