

LAMAR COUNTY BOARD OF COMMISSIONERS

Public Hearing Minutes

April 15th, 6:00 PM

Administration Building

Present for the meeting were Chairman Traylor Vice-Chair Fletcher, Commissioner Lovett Commissioner Gilles, Commissioner Boyles, County Administrator Townsend, and County Clerk Davidson. The meeting was called to order at 6:00 p.m.

Applicant: Rowland Engineering, on behalf of Samaira Properties, LLC, dba Majik Market

Variance Request: Rezoning of Tax Map 049 052

Planning and Community Development Director Buice provided details of the Variance Request:

Majik Market recently reopened at 919 Veterans Parkway. The current operation is a convenient store, but the owner has future expansion plans that include a restaurant and a fueling station. Lamar County regulations require underground fuel storage tanks to be located no closer than thirty' from an adjacent property line. The owner is asking for a reduction of setback requirements to ten' to provide better access for the fueling trucks. No one came to the Joint Planning Commission Public Hearing meeting on April 3rd to speak against the request. The Joint Planning Commission recommended approval.

Applicant: Chris Butler

Special Exception: In Agricultural-Residential to allow for home-based food preparations and sales under Section 504 (B)(15) of the Lamar County Zoning Ordinance. Tax Map 055 Parcel 013, 193 High Falls Park Road.

Planning and Community Development Director Buice provided details of the Special Exception Request:

Applicant currently has state and county approved kitchen for catering and food truck for offsite sales of prepared food. Applicant would also like to be approved to make food sales from his property. This will be a pickup point only, no customers will remain on the property to dine on-site. This 4.57-acre property currently has a single-family dwelling occupied by the owners, a registered child day-care facility operated by the owners, and a commercial kitchen also operated by the owners. Brutz English and Tim Jackson were in favor of the request. No one spoke against the request at the Joint Planning Commission Public Hearing on April 3rd, and the Joint Planning Commission recommended approval.

Commissioner Lovett recommended that they set hours of operation. The time frame recommended was from 7:00 a.m. to 7:00 p.m. for the sale of food. Chairman Traylor pointed out that Mr. Butler is allowed to continue cooking things such as barbeque after this time frame recommendation. This is for the sale of food only.

Applicant: Southern Rivers Energy

Zoning Request: Change the zoning classification of the within described property from A-R (Agricultural Residential) to M-1 (Manufacturing-1. Highway 341 South, Tax Map 063 016

Planning and Community Development Director Buice provided details of the Special Exception Request:

Southern Rivers Energy has a contract to purchase adjacent property, current owner VRINDAVAN LLC, to expand their existing facilities. The property is approximately 181 acres of former farmland. The property fronts on both Hwy 341 South and Abbott Road. There are no plans to use Abbott Road for daily traffic. The current zoning of the Southern Rivers property located at 1367 Hwy 341 South is M1, the request for the new property is to match the zoning of the current property. In the 2024 update to the Lamar County Comprehensive Plan, this area is shown as a “Commercial Node” along a “Gateway Corridor” which calls for a mix of commercial and light industrial while providing buffers to adjacent agricultural properties.

From A-R (Agricultural-Residential) to M-1 (Manufacturing-1) with the following conditions:

- Approval is for the expansion of current Southern Rivers facility and uses only;
- No public access from Abbott Road; access is for operational needs only;
- Development plan to include a fifty’ treed buffer along Abbott Road and adjacent properties;
- Any new entrance shall be paved for the first fifty;’ and
- Any buildings or equipment shall maintain a one hundred’ setback from Hwy 341 South and maintain landscaping in accordance with existing Southern Rivers property.

Michael McMillian, CEO of Southern Rivers asked Planning and Community Development Director Buice said the permitted uses for the M1 zoning. She stated there is a list of permitted usages under M1 zoning. Any new owner would need to come back for their own re-zoning regulations. Mr. McMillian said down the road in the future there may be a new a warehouse with a pole layout and yard landscaping along with a new office building addition on a larger scale.

Commissioner Gilles asked if everything had been worked out with Bruce Akins. Mr. McMillian said they had been and said he had spoken to him a few times. His fear was that someone else would divide it and make a subdivision. Mr. McMillan said he had also heard from people that they were going to put in solar panels. Mr. McMillan said that this was not true.

Public Comments

No one signed up to speak.

Adjournment

Commissioner Gilles made a motion to adjourn the Public Hearing at 6:10 PM. Commissioner Boyle seconded the motion. The motion passed unanimously.

Lamar County Board of Commissioners

Ryran Traylor, Chairman

Jarrold Fletcher , Vice-Chair

Jason Lovett, Commissioner

Ashley Gilles, Commissioner

Truman Boyle, Commissioner

Attest: _____ Carlette Davidson, County Clerk

Attest: _____ Carlette Davidson, County Clerk