

LAMAR COUNTY BOARD OF COMMISSIONERS

Public Hearing Minutes

August 19th, 2025, 6:00 PM

Administration Building

Present for the meeting were Chairman Traylor Vice-Chairman Fletcher, Commissioner Lovett Commissioner Gilles, Commissioner Boyles, County Administrator Townsend, County Clerk Davidson, and County Attorney Mayfield. The meeting was called to order at 6:41 p.m.

Planning and Community Development Director Buice addressed the board with the following Public Hearings. (Ms. Buice).

Public Hearing for Zoning on August 19th, 2025 at 6:00 p.m.

1) REZONING APPLICATION-FROM C-2 TO M-1 HIGHTOWER COLLISION

The applicants have purchased the 4 acre tract that fronts on Highway 41. Hightower Collision initiated an application to change the zoning classification of the 4 acre property located on Highway 41, TAX ID 033 059B, from C-2 (Highway Commercial) to M-1 (Manufacturing). The request is to develop an auto body shop which requires an M-1 zoning. The Lamar County Comprehensive Plan shows this parcel as part of the Gateway Corridor, which is a mix of commercial, industrial, and residential. Development along the corridor should implement development ordinances that address signage, lighting, and landscaping that promotes a positive impression for people leaving and entering the county and cities." The current zoning of the surrounding properties are C-2 along the highway and AR along the county roads. This property is also in the Eady Creek Watershed Protection area and the maximum impervious surface is 25%. The Joint Planning Commission recommended approval with some conditions.

- Access for business activities must be approved by Georgia Department of Transportation and installed before building permits are issued;
- Security lighting should be downward facing and shielded;
- A 100' treed buffer required along the back property line and a 25' buffer along all other property lines;
- If security fencing is chain link, applicant will use slats and not plastic sheeting; and
- This property is located in the Eady Creek watershed and has a maximum 25% impervious surface area requirement.

There were a few neighbors that came to the Joint Planning Commission meeting, and their noise concerns were addressed. They also visited the current location of the business.

2) REZONING APPLICATION-FROM C-2 TO M-1 JOE SIMS FOR SINJAY KUMAR

The applicants have contracted to purchase this 5.4 acre tract located at 2863 Hwy 36 E. The request is to change the zoning from Highway Commercial to Light Manufacturing. The Lamar

County Comprehensive Plan shows this parcel as Suburban Residential; however, it is directly across from Industrial and about 500' to the south of more industrial. The current zoning of the surrounding properties is a mix of agricultural, residential, commercial, and industrial. The below zoning map has not been updated. The updates are as follows: 086045 is C-2; 086043 is C-2; 086044 is C-2; 086042 is C-2. No one attended the Joint Planning Commission meeting to speak against the application. One of the neighbors was not able to attend the meeting but they contacted her by phone. They have working farm; chickens, goats, etc. and they asked that these be protected. The Joint Planning Commission recommended approval with some conditions. The applicant and their representatives were present for the meeting.

- Access for business activities must be approved by Georgia Department of Transportation and installed before building permits are issued;
- Security lighting should be downward facing and shielded;
- A 50' treed buffer required along property lines adjoining agriculture/residential properties and a 25' buffer along all other property lines;
- If security fencing is chain link, applicant will use slats and not plastic sheeting;
- A maximum 50% impervious surface area requirement including buildings and parking.

Adjournment

Commissioner Lovett made a motion to adjourn the Public Hearing at 6:50 p.m. Commissioner Gilles seconded the motion. The motion passed unanimously.

Lamar County Board of Commissioners

Ryran Traylor, Chairman

Jarrod Fletcher , Vice-Chairman

Jason Lovett, Commissioner

Ashley Gilles, Commissioner

Truman Boyle, Commissioner

Attest: _____ Carlette Davidson, County Clerk