

**Workshop Meeting**  
**Lamar County Board of Commissioners**  
**8-14-2025**  
**12:30 p.m.**

**Call to Order**

The meeting was called to order at approximately 12:30 p.m.. on August 14<sup>th</sup>, 2025. Present for the meeting were Chairman Traylor, Vice-Chair Fletcher, Commissioner Lovett, Commissioner Gilles, Commissioner Boyle, County Administrator Townsend, County Clerk Davidson and County Attorney Mayfield. The meeting was available via Teams.

**Workshop Meeting Items for Discussion**

**Presenting the Recreation Facility Concept and 10-year Master Plan: With approval of moving forward with phase 1 under current SPLOST.**

Recreation Director Tiffany Lowe ( Mrs. Lowe) welcomed and recognized Recreation Board members T.J. Imberger and Roger (Bubba) Samples. Mrs. Lowe gave a presentation to the board created by students from the University of Georgia Erica DiDonato, Alexander Fouraker, & Austin Ramirez Pineda for the Lamar County Parks & Recreation Master Plan Development

**Current Site Challenges**

Parking: 290 spaces versus up to 1,000 visitors during peak sports season. Traffic: Narrow roads and inefficient flow lead to congestion, Parking Layout: Poorly optimized use of space, Facilities: Many need resurfacing or upgrades; visitors desire more modern amenities.

**Site Survey**

Due to limited public records and planning documentation, as well as minimal online county resources, the team conducted an on-site survey using GPS equipment. Hundreds of data points were collected and integrated into the project's drawing files to produce a more accurate representation of the parks.

**Community Survey**

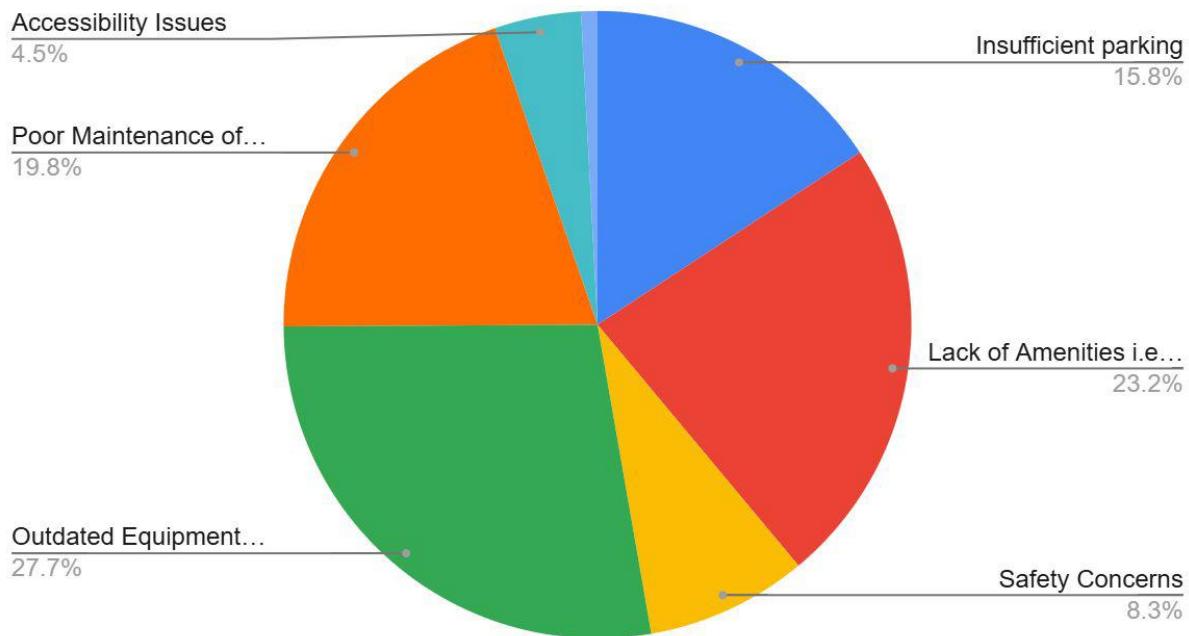
To gauge what was most important to the community, a questionnaire was made by the team and distributed by the client on Facebook.

Questionnaire:

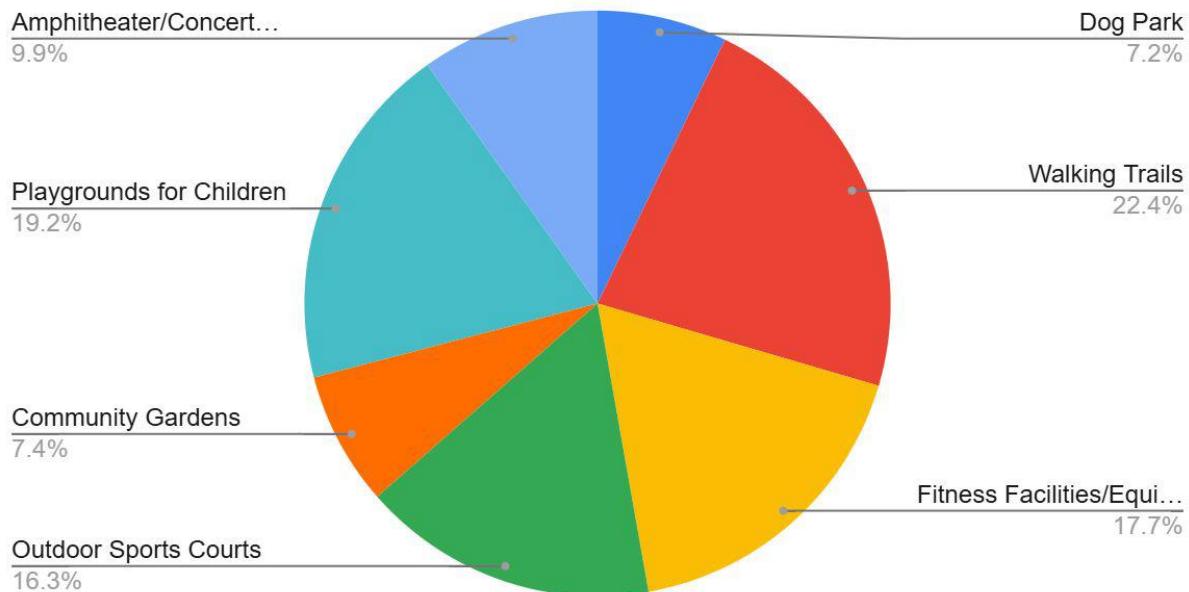
- What sports or recreational activities are you most interested in?
- How satisfied are you with the current style of the park facilities (e.g., colors, materials, scenery, signage)?

- What new amenities or activities would you like to see offered at the parks?

## What are your dissatisfactions, if any, with the park currently?



## What new amenities or activities would you like to see offered at the parks?



## Final Site Layout

The main work done in the park were: The reconfiguration of the parking lots and traffic pattern, regrading the baseball fields, replacing the 100 yard southeast field with two 70 yard fields, relocating the north concessions building, the suggested plan for the lighting systems and the traffic signage.

### **New Facilities & Features**

New additions to the recreation complex were based on input and requests from the Recreation Department and the general public.

These new features include: 2 new 70 yard baseball fields, a new 33 yard little league field, a baseball plaza, new pickleball courts, dog parks, 3 quarter-mile walking trails, a material and tool storage area, and a disc golf course.

### **Traffic & Parking Elements**

1,000 parking spaces distributed across both parks to improve accessibility, new roundabout enables two-way flow between Ed Taylors main and hill sections, with one-way exit to reduce neighborhood congestion, ADA compliant bays with parking medians and walkways for safe travel.

### **Lighting Plans**

The team could not get in contact with MUSCO Lighting, so standard light fixtures were assumed, parking lots: double headed 25' light poles (~60 radii), fields: 80 four headed stadium lights (~120 radii)

### **Signage Plans**

Researched and proposed signage types for wayfinding, safety, and education. Identified strategic sign locations to manage traffic flow and enhance visitor experience.

### **Erosion Control**

Various standard erosion control measures noted for during preparation, construction, and after. Double silt fencing around the lower end of the grading extents to protect the creek.

### **Cost Estimates**

Sanitary Sewer System: \$107,160.00

Site and Earth Work: \$604,500.00

Storm and Drainage Systems: \$715,200.00

Pavement: \$3,988,620.00

- 9' MSHA Concrete Paving: \$194,000.00
- MSHA Type A/B Concrete Curb: \$250,000.00
- MSHA Asphalt Base & Surface (>300 tons) : \$3,333,000.00
- 4" Graded Aggregate Base Course: \$211,620.00

Marking and Signage: \$26,250.00

Erosion Control: \$66,644.44

Buildings: \$1,025,000.00

Lighting Systems: \$729,000-

- 25' Parking Lot Light Pole ( 2 Led Fixtures) \$2,500 x 69
- 80' Sports Lightning Pole (4 Led Flood Fixtures) \$12,500 x 41
- Underground Electrical Wiring \$8.00 x 5500

Planting: \$9,730.00

Design and General Costs: \$2,181,631.33

Total Cost: \$ 9,453,735.78

The Conceptual Site Master Plan for the Park is attached to the minutes.

**Public Hearing for Zoning on August 19<sup>th</sup>, 2025 at 6:00 p.m.**

Planning and Community Development Director Anita Buice presented two Rezonings.

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

The applicants have purchased the 4 acre tract that fronts on Highway 41. The request is to develop an auto body shop which requires an M-1 zoning. The Lamar County Comprehensive Plan shows this parcel (outlined in blue) 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 restrictions

From C-2 to M-1 subject to the following 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 meeting, and their noise concerns were addressed.

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's 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. The Joint Planning Commission recommended approval with some restrictions

From C-2 to M-1 with the following 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 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.

### **Regular Meeting Discussion**

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Minutes Approval
6. Old Business
7. New Business
  1. Ordinance 2025-14 REZONING APPLICATION-FROM C-2 TO M-1 HIGHTOWER COLLISION
  2. Ordinance 2025-15-REZONING APPLICATION-FROM C-2 TO M-1 JOE SIMS FOR SINJAY KUMAR
  3. Lamar County Animal Services Agreement ("Shelter") and Dr. Karen Thomas  
The board addressed the concerns of Attorney Mayfield with some of the fees being a "blank check". " From a legal standpoint this is fine. Obviously I think she needs to get paid for work she does, but I am concerned that Sec. 3 gives her a blank check for services rendered." The board agreed to table until next month.
4. RFP-2025 LMIG

This bid has been released for the paving of Howard, Piedmont, and Zebulon Roads and will be received on August 19<sup>th</sup>, 2025 at 2:00 p.m. A recommendation of approval will be given then.

5. Surplus of 2017 Caterpillar Track Loader 259D
6. Purchase of New Caterpillar Track Loader 265

Will sale the 2017 Caterpillar Truck Loader 259D for \$30,000.00 and purchase a new caterpillar truck loader 265 for a price of \$60,402.00. It will be used for cutting the edges of the road before the paving is done on the roads. This quote is from Yancey/CAT.

#### 8. Administrator's Report

County Administrator Townsend reported that he will have updates from the GDOT at the Regular Business Meeting. There will also be more information on the Tower. He reported there were plumbing issues fixed at the Animal Shelter; a sweeping pipe. There were also four bids from various companies received for fixing the floors at the animal shelter.

Chairman Traylor reported that there will be daily educational updates on the millage rate posted on the Lamar County Facebook page.

Chairman Traylor noted that the Administrator's Contract would be added to the Regular Business Meeting agenda.

Fire Chief Matthews presented items to un-surplus and surplus. The board discussed auctioning off the 1989 Engine 4 Vin # 6259 at the Fire Station. It could be advertised as an auction with sealed bids.

- Un-Surplus 1989 Engine 4 Vin # 6259
- Surplus 1981 Engine 5 Vin # 3728
- 1981 Engine 8 Vin # 5179
- 1998 Volvo Semi Truck and Trailer Vin # 3434

#### 9. Public Comment

Elaine Hallada of 131 Steeplechase addressed the Board. Mrs. Hallada stated that two years ago she had spoken regarding the Solid Waste Authority and had learned that the project was originally scheduled to begin in 2017, with revenue expected for the County. During the meeting, she also presented pictures of the Recreation Department facilities, taken while attending her grandsons' ball games, and expressed concern about their condition. Mrs. Hallada said she attended the meeting to hear the presentation on the Recreation Department and its long-range plans, noting that the future of Lamar County lies in its children. She suggested that AmWaste consider purchasing naming rights to the Recreation Department fields as a way to recover some of the revenue lost due to the Solid Waste Authority project not moving forward.

Donald Hartman of 507 Old Milner Road addressed the Board. Mr. Hartman thanked the Board of Commissioners for their service and wished Commissioner Gilles a Happy Birthday. He expressed appreciation to Commissioner Boyle for his work on

the emergency tower project. Mr. Hartman raised concerns about signage on Old Milner Road, particularly at the lumber yard. He reported that several trucks have had to back up due to the lack of a turnaround and noted that one truck nearly went sideways and blocked the road. He cautioned that this situation could prevent a firetruck from being able to access the road in an emergency. Mr. Hartman also commented on the Animal Shelter project, noting the difference between the original estimated cost and the final construction cost. Regarding recreation facilities, he encouraged the Board to consider using a concept plan and to remain focused on cost control, citing the animal shelter as an example of costs exceeding initial estimates.

#### 10. Round Table

Commissioner Lovett wished Commissioner Gilles a Happy Birthday

Commissioner Gilles reported that \$540.00 was raised for the Old Jail Museum for the Halloween Haunted House event. The Barnesville Chamber is also going to participate in the event with a craft village in the United Bank parking lot. The Sheriff's Office is going to donate jump suits and Mitch's Towing is donating a "rage car" for the event.

Commissioner Boyle stated that Commissioner Gilles cleaned up trees with a chain saw at the Old Jail Museum. Reported he is getting a lot of complaints with the right of way mowing. Chairman Traylor reported that this is the 2<sup>nd</sup> mowing, and they missed Brent Road. They went down Abbott and McCullum Road and circled back around taking them to the lower end of the County. They will be mowing on Brent Road.

County Administrator Townsend reported there is an RFP for the mowing services. It is due on August 29<sup>th</sup>, 2025 and he will present the RFP for approval at the next Regular Scheduled meeting.

County Clerk Davidson wished Commissioner Gilles a Happy "40<sup>th</sup>" Birthday.

Chairman Traylor wished Commissioner Gilles a Happy Birthday and thanked her for the work with the Halloween event. He thanked Commissioner Boyle with the power poles and working with Southern Rivers. He reported that himself, Commissioner Boyle, County Administrator Townsend, and Mayor Kelly Hughes all went to Pike County to see an example of what Southern Rivers could possibly be able to produce for Lamar County. Chairman Traylor said he was excited to see people coming in to feel out applications for Animal Services and the Public Works Department. Chairman Traylor stated that deciding on a millage rate is challenging and if he was still in the corporate sector he would anticipate there being an increase in the millage rate instead of a decrease in the millage rate. Chairman Traylor stated that the blurbs on the millage rate posted on Facebook should help to educate the citizens about the decrease in the millage rate.

#### 11. Executive Session

1. Real Estate
2. Litigation

3. Personnel
12. Adjournment

**Adjournment and Executive Session**

Commissioner Lovett made a motion to adjourn the meeting 1:45 p.m. to go into Executive Session for Real Estate, Litigation and Personnel. Commissioner Gilles seconded the motion. The motion passed unanimously. The Board of Commissioners came out of executive session at \_\_\_\_\_

THE LAMAR COUNTY BOARD OF COMMISSIONERS

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Ryran Traylor, Chairman

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Ashley Gilles, Vice-Chair

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Jarrod Fletcher, Commissioner

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Jason Lovett, Commissioner

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Nancy Thrash, Commissioner

Attest: \_\_\_\_\_ Carlette Davidson, County Clerk