



Lamar County  
Planning and Community Development  
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**PUBLIC HEARING NOTIFICATION  
TO NEARBY PROPERTY OWNERS**

September 13, 2024

Dear Property Owner:

An application has been received to rezone property that is located within 300' of your property.

This request requires two public hearings, both held at the Lamar County Administration Building, so that everyone has an opportunity to voice their questions or concerns. The Board of Commissioners may make a final decision after the second public hearing. The details of the application and dates/times of the public hearings are below:

**Applicant: High Falls 75, LLC**

**Request: Rezoning and Special Exceptions (concept plan attached)**

**Location: approximately 1037 acres along the western edge of I-75 from Hwy 36 E to High Falls Park Road along with approximately 57 acres on the eastern side of I-75**

**1<sup>st</sup> Public Hearing: October 3, 2024 at 6:00 pm with the Joint Planning Commission**

**2<sup>nd</sup> Public Hearing: October 15, 2024 at 6:00 pm with the Board of Commissioners**

The Lamar County Administration Building is located at 790 Veterans Parkway, 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 4:00 pm.

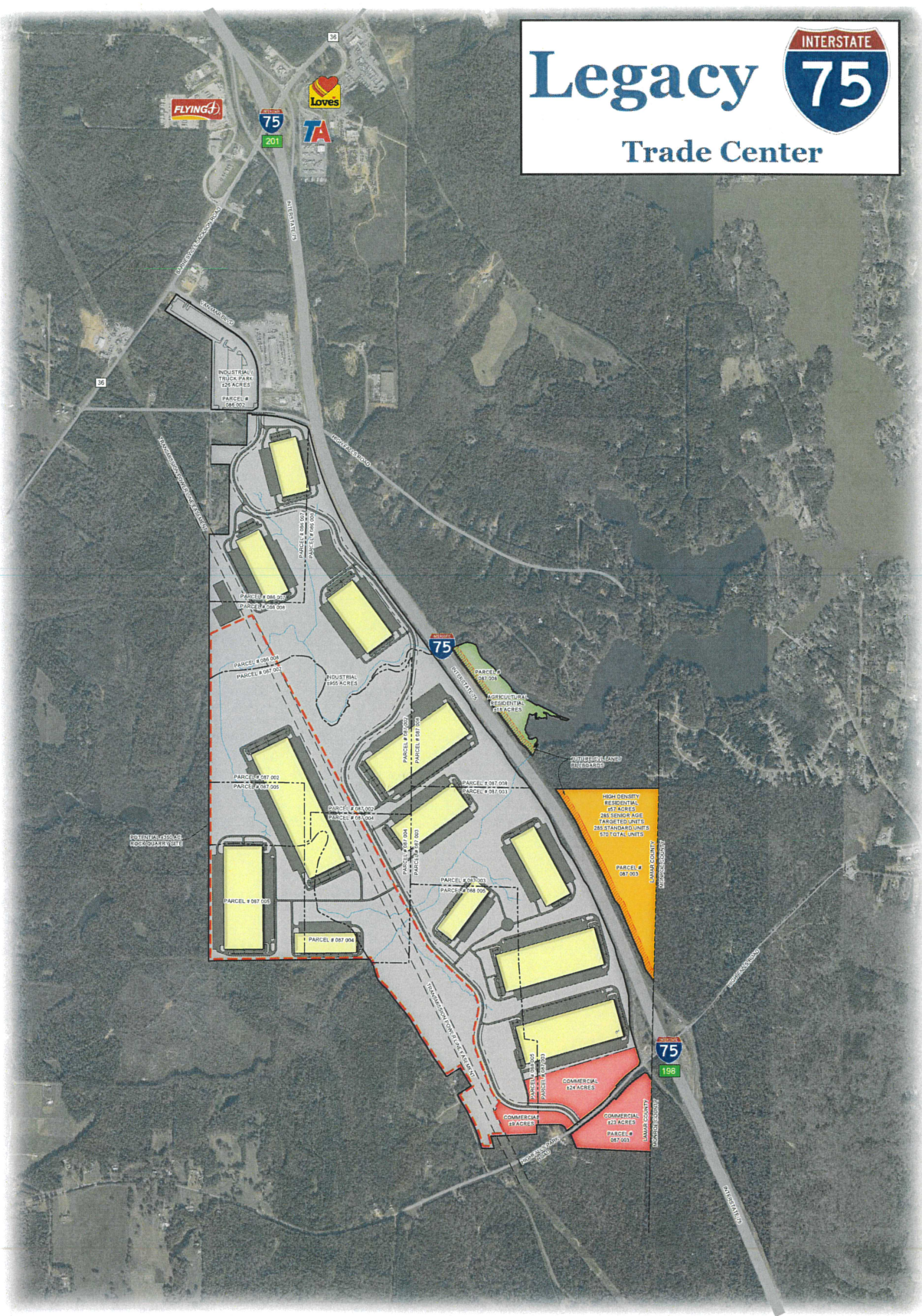
Respectfully,

Anita Buice

Director, Planning and Community Development

# CONCEPT PLAN

# Legacy 75 Trade Center



CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
LAND SURVEYING  
LANDSCAPE ARCHITECT  
LAND PLANNING



**FALCON DESIGN CONSULTANTS**

STOCKBRIDGE OFFICE  
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STOCKBRIDGE, GEORGIA 30254  
PH: 770.934.7774

WINNAN OFFICE  
540 FIRELICKER RD., STE. C  
WINNAN, GEORGIA 30689  
PH: 770.867.7100

LAMAR COUNTY LEGEND - 1,112 ACRES TO BE REZONED		
USE	ACRES	INTENT
INDUSTRIAL	8581 ACRES	UP TO 19,000,000 sq. ft.
SPECIAL USE	8350 ACRES	ROCK QUARRY
COMMERCIAL	456 ACRES	UP TO 500,000 sq. ft.
AGRICULTURAL RESIDENTIAL	±18 ACRES	
HIGH DENSITY RESIDENTIAL	±57 ACRES	UP TO 870 UNITS

# LEGACY 75 TRADE CENTER LAMAR COUNTY, GA