

Lamar County Board of Commissioners
Special Called Meeting
October 24th, 2024
7:00 p.m.

Chairman Traylor called the Special Called meeting to order at approximately 9:04 a.m. Present for the meeting were Chairman Traylor, Vice-Chair Gilles, Commissioner Fletcher, Commissioner Lovett, Commissioner Thrash, County Administrator Townsend, and County Clerk Davidson. County Attorney Mayfield was absent from the meeting.

Legacy 75 Project

Planning Commissioner Development Director Buice gave a summary update of the Legacy 75 project. The project is to rezone a mix of manufacture 2 and commercial. The properties are located along I-75 consisting of approximately 1115 acres per Tax Map (specific maps listed below).

- Parcel 086 007: 99.51 acres, more or less; zoned Manufacturing - General (M-2);
- Parcel 086 008: 125.49 acres, more or less; zoned Manufacturing-General (M-2);
- Parcel 087 002: 144.92 acres, more or less; zoned Agricultural-Residential (AR);
- Parcel 087 003: 295.89 acres, more or less; zoned Commercial - General/Highway (C-2);
- Parcel 087 004: 79.90 acres, more or less, zoned Agricultural-Residential (AR);
- Parcel 087 005: 98.15 acres, more or less; zoned Agricultural-Residential (AR);
- Parcel 087 008: 81.00 acres, more or less; zoned Agricultural-Residential (AR);
- Parcel 088 005: 158.25 acres, more or less; zoned Agricultural-Residential (AR)lasting

The original request included high density and a rock quarry but have since been removed. The majority of the acreage is already zoned for industrial and commercial but the applicant included the acreage in totality so that it all falls under one set of development conditions. The project requires a DRI (Development of Regional Impact) report and comments have been received. There has been a Q&A session for this project along with a Public Hearing held by the Joint Planning Commission on October 3rd, 2024 and again on October 10th, 2024. On October 15th, 2024 the Board of Commissioners held a Public Hearing. Because this is a large multi-phase project, it is appropriate to not only have conditions that protect the surrounding property owners but to also provide a clear set of parameters to future tenants or owners along with a set of guidelines that will follow the property forever. The only way any conditions or requirements can change is if it comes back to the Board of Commissioners. Ordinance 2024-10 and Conditions of Rezoning and implementation of Development agreement have been furnished to the Board of Commissioners. The requirements cannot be changed unless it comes back before the Board of Commissioners. The draft includes the following conditions that are above and beyond the current Ordinance that are in place for developments.

- i. 18 acres on the lake will remain preserved as undeveloped green space.
- ii. Unionville Road and Norris Road shall not be connected to or be given access to any street or road constructed to serve the project.
- iii. A Knox Box shall be located at the main entrance of each building and in every fire pump room.
- iv. Radio communications capabilities will be installed in each building in excess of 10,000 square feet.
- v. A 360° fire apparatus access road shall be located around each building.
- vi. A maintenance plan between the tenants or the owners for property repair and cleanup.

- vii. A landscaping plan for the entire property and double stream buffer requirements.
- viii. Natural undisturbed buffer of 50 ft. around all of the houses, the church and the cemetery.
- ix. An appropriate stormwater management system with a fence.
- x. Undisturbed buffer of fifty feet around other areas.
- xi. Building setbacks of 75 ft. from High Falls Road and High Falls Park Road.
- xii. A building setback of 50 ft. from I-75 from the DOT right of way.
- xiii. Architectural Standards: no metal buildings, dumpster pads will be enclosed. All those things that are extra and not found in the current ordinance.

Announcement

Chairman Traylor announced that Vice-Chair Gilles was absent due to an illness and extended his prayers.

Ordinance 2024-10

Commissioner Lovett made a motion to adopt Ordinance 2024-10. Commissioner Fletcher seconded the motion. Commissioner Thrash said on the 18 acres the homeowners requested that there be an undisturbed wilderness even though it could be taken by eminent domain. Commissioner Thrash requested to amend the motion to include no invasive construction activity on groundwater recharge areas. Commissioner Lovett was not in favor of this amendment because of the vagueness of the statement beyond the scope of what was discussed. He requested to vote on the motion as presented. Commissioner Thrash said since her motion does not get a second it will die for lack of a second. Chairman Traylor asked Commissioner Thrash if she had a concern. Commissioner Thrash said her concern was that someone could try to put a rock quarry or a landfill up there. Planning Commissioner Development Director Buice responded that in every zoning category there are a list of permitted uses and a list of special exceptions. In a manufacturing (2) category those are both special exceptions and or order to get approval for a rock quarry or a landfill they would have to come to the Board of Commissioners and have a special exception application that would need approval. Commissioner Thrash said for the record the applicant can come later and get a special exception for a rock quarry or a landfill. Planning Commissioner Development Director Buice said yes they could, the Board of Commissioners would be notified, and they would go through the Public Hearing and the Board of Commissioner approval process for a decision. Chairman Traylor called for a vote on adopting Ordinance 2024-10. The motion passed unanimously.

County Attorney Mayfield requested a motion to adopt the Conditions of Rezoning and Implementation of the Development Agreement version 8. Commissioner Lovett made a motion to approve Conditions of Rezoning and Implementation of the Development Agreement version 8. Commissioner Fletcher seconded the motion. The motion passed unanimously.

Public Comments

Comments by local residents addressed issues regarding property taxes, concerns about Hwy 36 traffic, and environmental impact considerations. Specific points included:

James Peder of 1363 Hwy 36 East : Reported that he had spoken to people in Henry County said it was untrue that this type of project will lower the property taxes. Requested action on Hwy 36 traffic,

especially truck routes. Reported that he put a blue light on an old Ford on his property to slow traffic down.

Lisa Sayers of 123 Willow Way : Prays God guides this development for the duration of time. Stated the Board of Commissioners had not done enough planning. Said a storm such as Hurricane Helene will hit Georgia and the lake in the years to come. Expressed concerns over flood risks and pollution, urging the county to prioritize environmental protection and to treat all of Lamar County equally including the residents of High Falls Lake Road. Requested the developer look out for their interest. Requested that they protect their lake and there is a need to do it more than ever before. The M2 Recharge ground water area does not make them feel safe and there was another 300 acres designed to have the rock quarry and asked what will go there now.

Mike Maddox of 120 Magnolia Farms Drive: Raised tax concerns with the developer. Stated the trucker do not like each other and they find a way to avoid each other. They will be using County side roads and no law enforcement will do anything about it. Highlighted wildlife preservation, specifically mentioning the local bald eagle habitat. Stated that they enlarged the port to bring in more ships and this area is a major hub that goes every direction.

Betty Eskew of 514 Brushy Creek Circle: Voiced concerns about the impact on rural aesthetics and quality of life in the surrounding counties. Industrialization is being placed from Exit 201 and Exit 198. Invited the Board of Commissioners to her home to see the beauty of where she lives. Stated that they will have to answer for the decisions are made when they are gone. Stated that people have worked their entire lives for what they have and indicated that there will be a storm. Cited the need for flood studies, community preservation and protection.

Round Table Discussions

Commissioner Fletcher thanked County Administrator Townsend for getting the Courthouse pressured washed. Stated he does care because he has ridden by Ms. Eskew's house multiple times and even before it was built. The Board of Commissioners are in discussion regarding Highway 36.

Commissioner Lovett said he has been around for a while and knows a few things. You know it is a good deal when everyone leaves mad and the logic behind that is that no side got exactly what they wanted. Today, you witnessed the system work whether you are on this or that side. The community a decade ago decided in the Comprehensive Plan the Development would go at the High Falls interchange. Mr. Adams brought us the plans and the community decided there were things on there that they did not like. You should actually be very proud as a community because you moved high density housing, a rock quarry and you gave a permanent vegetive buffer of 18 acres on High Falls Lake. Mr. Adams lost a few things too and he did not get everything he wanted. He decided to be a good neighbor and bring a project that the community could live with. For both sides he said thank you.

Chairman Traylor said he did not have to vote to break a tie. He said people want to know what he thinks about the project and the majority of the phone calls he gets is about taxes. For a long time, there has been a request for some type of industrial development. He said he could only image if this type of development went on the Hwy 341 Bypass and the amount of traffic it would bring to the community that we would not be able to handle. He knows there was a lot of thought that went into the location of the project on I-75. He said he continues to pray, trust and hope that God guides Mr. Adams and everyone else involved with the project. Chairman Traylor said he hopes this can be something that is beneficial to the community much like Georgia Powers is with Monroe County. He said he was speaking with the Chairman in Monroe

County and the amount of people that came out against it. A couple of hears ago when they though Georgia Power was going to close, everyone was concerned because they have gotten used to that contribution it brings to Monroe County. Chairman Traylor said he hopes this project will be something that is beneficial to our community and will not be something that is a detriment. Chairman Traylor announced the new Fire Trucks were available in the parking lot for viewing. Reported that the GDOT had cut the brush and trees on Hwy 36. Reported that discussions regarding widening Hwy 36 and possible roundabouts may be in the works. The GDOT is also working on Hwy 36 and red light issues. Stated that there is a park that was donated from the State but the turn lane into the entrance was around \$400,00.00. Stated that the County could not afford to develop the park and the entrance to the park. Reported that Vulcan spent around \$200,000,000.00 to develop with their construction and turn lanes into their facility.

Executive Session and Adjournment.

Commissioner Thrash made a motion to go into Executive Session to discuss litigation at approximately 7:32 p.m. Commissioner Fletcher seconded the motion. The motion passed unanimously. The board came out of Executive Session at approximately 7:45 p.m. and adjourned the Special Called meeting. The motion passed unanimously.

THE LAMAR COUNTY BOARD OF COMMISSIONERS

Ryran Traylor, Chairman

Ashley Gilles, Vice-Chair

Jarrod Fletcher, Commissioner

Jason Lovett, Commissioner

Nancy Thrash, Commissioner

Attest: _____ Carlette Davidson, County Clerk