

**LAMAR COUNTY BOARD OF COMMISSIONERS  
ORDINANCE NO. 2022-08**

**AN ORDINANCE FOR THE PURPOSE OF REZONING PROPERTY IN LAMAR COUNTY, GEORGIA, AND TO AMEND THE OFFICIAL ZONING MAP OF LAMAR COUNTY, GEORGIA**

WHEREAS, the Board of Commissioners of Lamar County, Georgia (hereinafter "County") under the authority of its County Code and the Constitution and Laws of the State of Georgia, is empowered to by virtue of its police power to regulate the health, safety and welfare of the citizens of the County, and to provide for and enact zoning and developmental regulations; and

WHEREAS, the County has enacted the current Zoning Ordinance of the County and thereby adopted the Official Zoning Map of the County; and

WHEREAS, on July 8, 2022, Daniel and Paula Reeves initiated an application to change the zoning classification of the within described property to C1 (Commercial 1); and

WHEREAS, notice of this application, public hearings, and action was properly advertised in the legal organ, a sign was placed on the subject property, and letters describing the application and hearing dates were sent to property owners within 300' of the subject property; and

WHEREAS, a public hearing was held on August 4, 2022, and the application was reviewed by the Lamar County Planning Commission, and a second public hearing on the application was conducted by the County on August 16, 2022, pursuant to O.C.G.A. § 33-66-1, *et seq.* and local ordinances at the Lamar County Courthouse; and

WHEREAS, the Board of Commissioners considered the proposed amendment, and all alternate proposals or amendments, the report of the Planning Commission, and all data and evidence taken at both public hearings; and

WHEREAS, it is deemed by the County that rezoning the within described property and amending the Official Zoning Map of the County is in conformance with the sound comprehensive planning principles, of substantial benefit to the public, and in promotion of the best interest and general welfare of the people of the County; Now, therefore,

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF LAMAR COUNTY,  
GEORGIA**

**Section 1:** The Zoning Ordinance of Lamar County, Georgia, and the Official Zoning Map of Lamar County, Georgia, designating the boundaries of several types or classes of zoning districts within the County, shall be, and are hereby amended so as to change the zoning classification applicable to the following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN**

From AR (Agricultural Residential) to C1 (Commercial 1) subject to the following conditions that shall run with the land:

- Commercial use of the property is limited only to a data center and all other commercial uses, either permissible or special exceptions, are prohibited;
- Any outside cooling systems will be screened to help reduce any potential noise;
- Entrance to facility will be on Silver Dollar Road;
- The architectural structure shall be such to blend with the residences in the area; and
- The property shall be shielded from public view by a 6' privacy fence around the building.

**Section 2.** The Official Zoning Map of the County is hereby amended to reflect such zoning classification for the within described property.

**Section 3.**

- A. It is hereby declared to the intention of the Board of Commissioners that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Board of Commissioners to be fully valid, enforceable and constitutional.
- B. It is hereby declared to the intention of the Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- C. In the event of any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgement or decrees of any court of competent jurisdiction, it is the express intent of the Board of Commissioners that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining sections, paragraphs, sentences, clauses or phrases of the Ordinance shall remain valid, constitutional, enforceable, and full force and effect.

**Section 4.** Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 5.** Effective Date. This Ordinance shall become effective immediately upon its adoption by the Board of Commissioners of Lamar County, Georgia.

SO ORDAINED, this 16<sup>th</sup> day of August, 2022

  
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CHARLES GLASS, Chairman

ATTEST:


  
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CARLETTE DAVIDSON, County Clerk

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 64 of the 3rd Land District and Land Lot 64 of the 7th Land District, Lamar County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the northern right of way of Liberty Hill Road and the western right of way of Silver Dollar Road:

Thence running along said right of way of Liberty Hill Road, South  $46^{\circ}11'58''$  West, 406.27 feet to a point;

Thence continuing along said right of way, 88.40 feet along a curve to the right, having a radius of 1059.17 feet and being scribed by a chord bearing South  $48^{\circ}35'26''$  West, 88.37 feet to a point;

Thence leaving said right of way and running, North  $15^{\circ}49'40''$  West, 317.52 feet to a point;

Thence, North  $46^{\circ}11'58''$  East, 370.21 feet to a point on the aforementioned western right of way of Silver Dollar Road;

Thence running along said right of way, 285.18 feet along a curve to the left having a radius of 10753.07 feet and being scribed by a chord bearing South  $38^{\circ}51'23''$  East, 285.17 feet to a point and the true POINT OF BEGINNING.

Said tract contains 2.8198 acres (122,832 square feet), more or less.