



LAMAR COUNTY BOARD OF COMMISSIONERS

Public Hearing

Courthouse

September 19, 2023, 6:30 PM

Agenda

1. Call to Order
2. Rezoning and Minor Subdivision-Kyle Johnson- McLean Road-Tax Map 007, Parcel 006
 - i. Rezoning and Minor Subdivision-Kyle Johnson- McLean Road-Tax Map 007, Parcel 006
3. Public Comment
4. Adjournment



Lamar County
Planning and Community Development
408 Thomaston Street
Barnesville, Georgia 30204

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**PUBLIC HEARING NOTIFICATION
TO NEARBY PROPERTY OWNERS**

August 18, 2023

Dear Property Owner:

Kyle Johnson has applied to rezone property for a minor subdivision that is within 300' of property that tax records show you as the owner. This request requires two public hearings, both held at the Lamar County Courthouse, so that everyone has an opportunity to voice their questions or concerns. The Board of Commissioners will make a final decision after the second public hearing. The details of the application and dates/times of the public hearings are below:

- Applicant: Kyle Johnson**
- Request: Rezoning from Agricultural to Residential 2; minor subdivision with variance request of 10 lots**
- Location: McLean Road (tax map 007 parcel 006)**
- 1st Public Hearing: September 7, 2023 at 6:00 pm**
- 2nd Public Hearing: September 19, 2023 at 6:30 pm**

The Lamar County Courthouse is located at 326 Thomaston Street, Barnesville GA 30204. If you have any questions concerning this application, please contact me at 770-358-5364. Attached is a rendering of the applicants request. If you would like to view the entire application, please stop by the office anytime Monday through Friday 8:00 am to 4:30 pm.

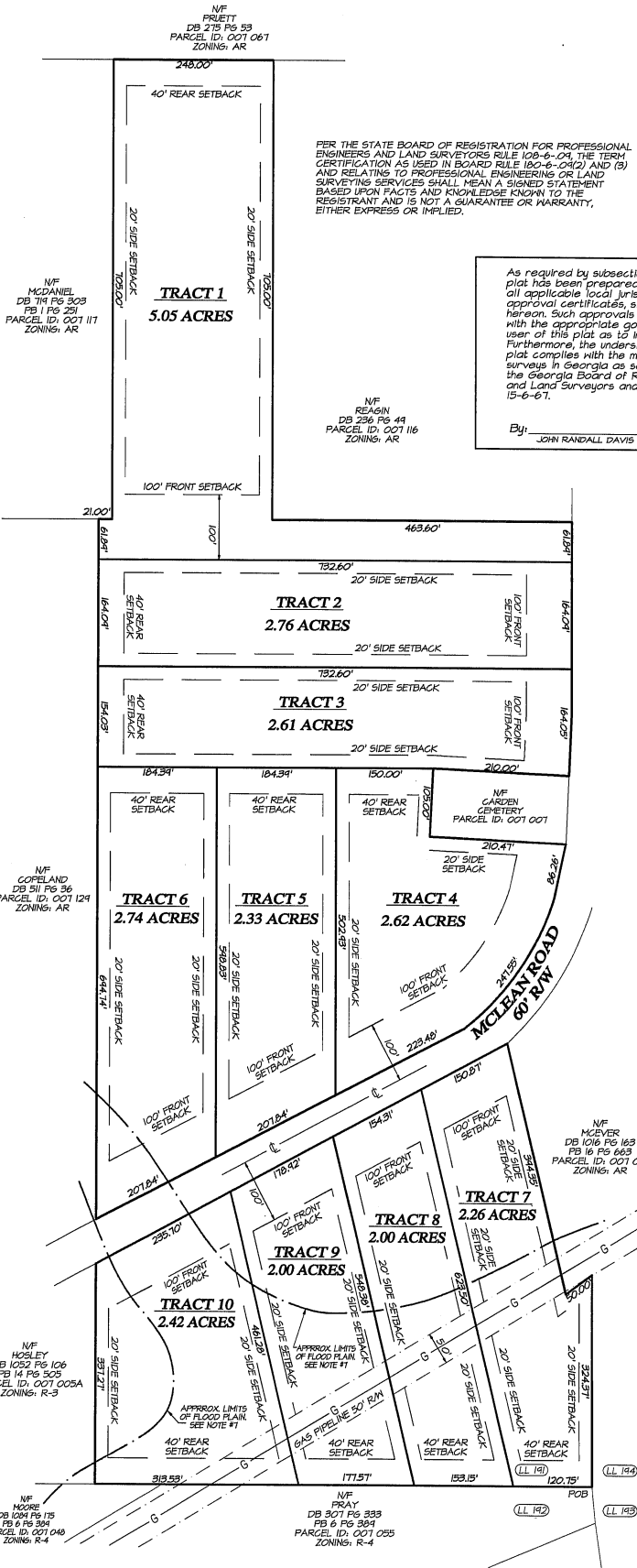
Respectfully,

Anita Buice
Director, Planning and Community Development

LEGEND

- IPS IRON PIN (1/2" rebar with cap) OR CORNER MONUMENT SET
- IFF CORNER MONUMENT FOUND
- R/W RIGHT-OF-WAY
- LL LAND LOT
- N/F NWA OR FORMERLY
- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- RB REBAR
- POB POINT OF BEGINNING
- COMPUTED POINT
- - - APPROXIMATE FLOOD PLAIN
- G GAS LINE
- CENTERLINE OF ROAD

GA WEST



PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 100-6-.04, THE TERM CERTIFICATION AS USED IN BOARD RULE 100-6-.04(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

FOR CLERK OF SUPERIOR COURT

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: JOHN RANDALL DAVIS, PLS #3448 08/11/2023
DATE

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE A) AS PER INSURANCE RATE MAP NUMBER 13171 C0025C, WITH AN EFFECTIVE DATE OF SEPT. 25 2009. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

PROPOSED R-2 ZONING

FRONT YARD SETBACK, (UNLESS NOTED OTHERWISE)
100' FROM CENTERLINE OF ROAD

REAR YARD SETBACK - 40 Feet
SIDE YARD SETBACK - 20 Feet
MIN. LOT AREA - 1.00 ACRE
MIN. LOT WIDTH - 150 Feet
MIN. FLOOR AREA OF DWELLING - 1,600 SQ. FT.

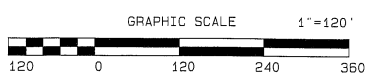
PROPOSED COVENANTS

- NO VINYL SIDING ON HOUSES
- MINIMUM 1 ACCENT MATERIAL
- SIDE ENTRY GARAGES
- SHUTTERS ON MIN. 2 FRONT WINDOWS
- COVERED FRONT PORCH ENTRY
- NO MASS CLEARING OF LOTS

GENERAL NOTES

1. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE TITLE REPORT); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
2. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BURNERS AND SETBACKS IS BEYOND THE SCOPE OF THIS PLAT.
3. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
5. 60' RIGHT-OF-WAY (30' FROM MEAN CENTERLINE) FOR MCLEAN ROAD PER DB 183 PG 25-45.
6. LOT DIVISION OF PARCEL ID: 007 006
7. APPROXIMATE LIMITS OF FLOOD PLAIN SHOWN HEREON SCALED FROM REFERENCED FEMA FLOOD MAP AND LAMAR COUNTY TAX MAP AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
8. EXISTING AR ZONING, PROPOSED R-2 ZONING.

**CONCEPTUAL PLAT OF:
CREEKWOOD
ESTATES**



**TERRA SERVICES
COMPANY, LLC**

Randy Davis
Georgia Registered Professional
Land Surveyor # 3448
Randy.tsc11c@gmail.com
770-468-9838

CONCEPTUAL PLAT FOR REZONING PREPARED FOR:			JOB NUMBER: 2023.116	
KYLE JOHNSON			REV.	DATE: DESCRIPTION:
LAND LOT 191	2ND DISTRICT	LAMAR COUNTY		
DATE OF FIELD WORK:	DATE OF SURVEY PLAT:	CITY:	SCALE:	DRAWN BY:
N/A	N/A	N/A	1" = 120'	JRD