

**LAMAR COUNTY BOARD OF COMMISSIONERS
ORDINANCE NO. 2023-17**

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 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 October 9, 2023, Christian Hardy initiated an application to change the zoning classification of the within described property from A-R (Agricultural Residential) to R-2 (Residential 2); 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 November 9, 2023, 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 November 14, 2023, 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:

2.452 acres in Land Lot 183 of the 3rd Land District, more particularly shown on the plat attached hereto as Exhibit "A" and incorporated herein

From A-R (Agricultural Residential) to R-2 (Residential 2).

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 14th day of November, 2023.



RYRAN TRAYLOR, Chairman

ATTEST:



CARLETTE DAVIDSON, County Clerk

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A THE SECOND ORDER, THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) WITH AN ACCURACY OF 1:50,000. AN ANGULAR PRECISION OF 4" IN THE TRAVERSE WAS ACHIEVED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT IS 1/250,000. MATTERS OF TITLE ARE EXCEPTED.

REFERENCES:
 BUTTS COUNTY RECORDS
 DB 348 PG 632

REFERENCES:
 LAMAR COUNTY RECORDS
 DB 375 PG 29
 FB 16 PG 498

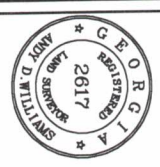
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, ENCUMBRANCES, SUBSEQUENT CONDITIONS, COVENANTS OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER OR ANY AGENTS THEREOF. THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON LAMAR COUNTY GENERAL FLOOD HAZARD MAP COMMUNITY PANEL NUMBER J1111111111. SEE GENERAL RECORDS.

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	58.25	3887.34	58.25	N82°53'02"W

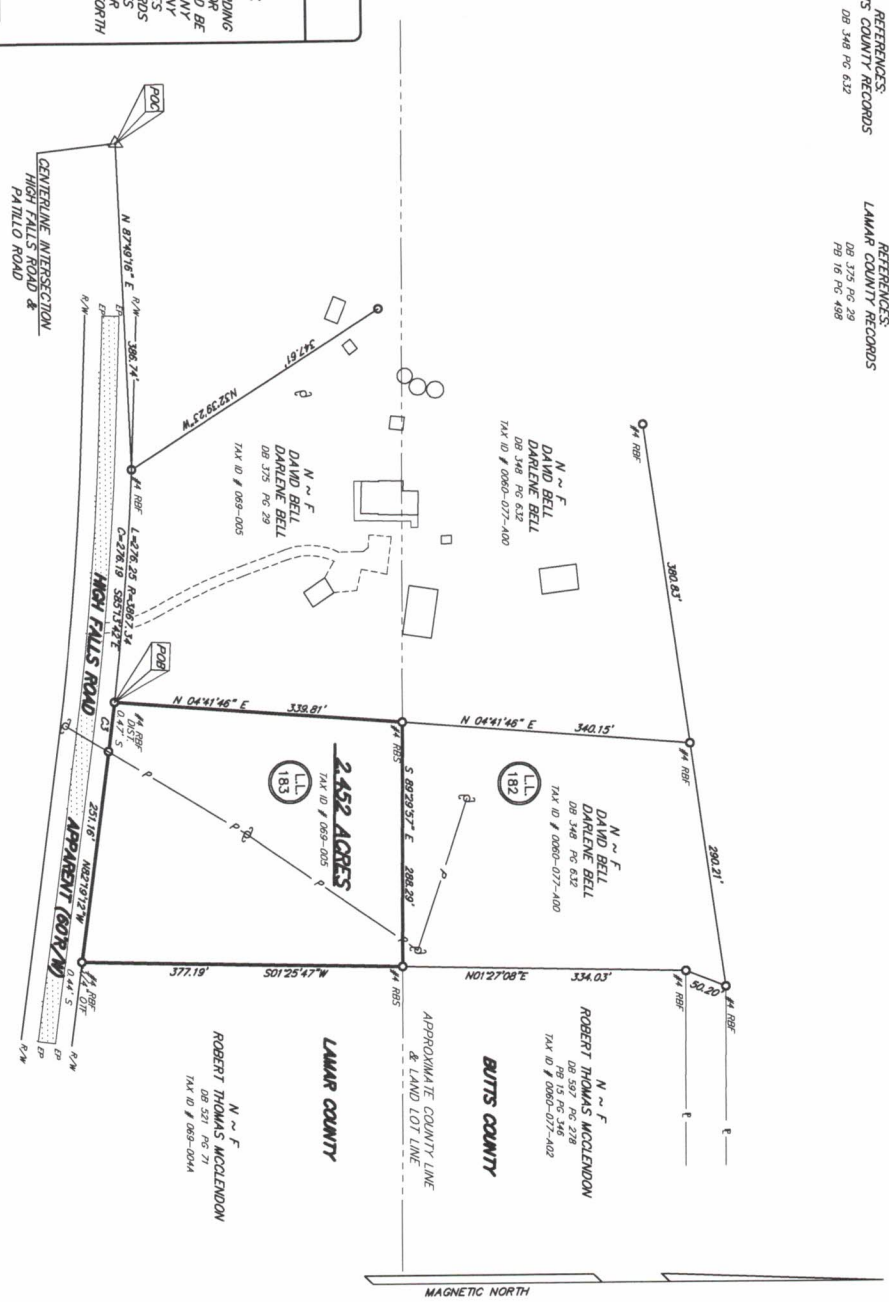
SURVEYOR'S CERTIFICATION

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 APPROVAL CERTIFICATES SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE OBTAINED 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 COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

AMITA BUICE LAMAR COUNTY ZONING ADMINISTRATOR DATE



ANDY WILLIAMS GA#2617 DATE



DATE	REVISIONS
7/28/2023	
1-1-180	
DRAWN BY: AM	
CHECKED BY: AM	
DWG NAME: BELL, DAVID (FORM 1)	

ANDY WILLIAMS SURVEYING, INC.

1085 HIGHWAY 42 SOUTH
 JACKSON, GEORGIA 30233
 770-773-0966

BOUNDARY RETRACEMENT SURVEY FOR:
BRANDON HARDY
CHRISTIAN HARDY

LAND LOT 183
 3rd DISTRICT
 LAMAR COUNTY, GEORGIA