



**CITY OF LYONS**  
**ZONING BOARD ZONING BOARD MEETING**  
**AGENDA - SEPTEMBER 23, 2019**  
**6:00 PM**

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I. CALL TO ORDER

2. REQUEST TO REZONE L14-16A AND 4B FROM C1 TO R2-A

**REQUEST TO REZONE L14-16A AND 4B FROM C1 TO R2-A**

Randy Fisher submitted an application requesting to rezone a parcel of land located at 675 S. State Street from C1 to R2A for the purpose of expansion of a mobile home park and apartment complex. The property consists of 3.63 acres.

### Lyons Planning and Zoning Commission Application for Zoning Request

Name of Property Owner: Randy Fisher Home Phone: \_\_\_\_\_

Mobile #: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Mailing Address: 409 N. Morningside Dr.

Physical address of property: 675 S. State St.

Location of Property: LYONS GA 30436

Tax Map: L14 Parcel: 16A 44B Current Zoning Classification: C1

Requested Zoning Classification: R2A Character of Adjoining Property: C1 + R1

Describe request (in detail): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Zoning Meeting: \_\_\_\_\_ Date of Council Meeting: \_\_\_\_\_

I understand that this information is true and correct to the best of my knowledge. I also understand that I or a representative for me will need to attend the Zoning meeting and Council meeting to answer any questions regarding the request made for this property.

Randy Fisher  
Signature of Property Owner

Print Name of Authorized Agent (if acting on behalf of the property owner, must provide legal documentation)

Signature of Authorized Agent

Date of Request: \_\_\_\_\_

\$100 Non Refundable Application Fee Required

Attachment: FISHER L14 16A AND 4B (REQUEST TO REZONE L14-16A AND 4B FROM C1 TO R2-A)

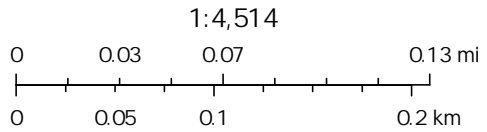
# L14 - 16A AND 4B



Attachment: FISHER L14 16A AND 4B (REQUEST TO REZONE L14-16A AND 4B FROM C1 TO R2-A)

September 11, 2019

- |                  |                       |                                |                                |
|------------------|-----------------------|--------------------------------|--------------------------------|
| Roads            | C-1: Central Business | I-2: Heavy Industrial          | R-2A: Multi Family Residential |
| Lyons Zoning     | C-2: Highway Business | R-1: Single Family Residential | R-3: Multi Family Residential  |
| A-1: Agriculture | I-1: Light Industrial | R-2: Multi Family Residential  | Tax Parcels                    |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Heart of Georgia Altam...  
USDA FSA





**Summary**

**Parcel Number** L14 004B  
**Location Address** 675 S STATE ST  
**Legal Description** 3.08 AC-SMITH'S MHP-675 S STATE ST  
 (Note: Not to be used on legal documents)  
**Class** C4-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning**  
**Tax District** LYONS (District 03)  
**Millage Rate** 27.206  
**Acres** 3.08  
**Neighborhood** N/A  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A  
**Water** Public  
**Sewer** Public Sewer  
**Electric** Electricity  
**Gas** Pipe Gas  
**Topography** Level  
**Drainage** Good  
**Road Class** City  
**Parcel Road Access** Paved

[View Map](#)

**Owner**

[RANDY J FISHER](#)  
 160 FALCON DR  
 VIDALIA, GA 30474

**Land**

| Type       | Description | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|------------|-------------|--------------------|----------------|----------|-------|-------|------|
| Commercial | 20K         | Acres              | 134,165        | 0        | 0     | 3.08  | 0    |

**Accessory Information**

| Description    | Year Built | Dimensions/Units | Identical Units | Value   |
|----------------|------------|------------------|-----------------|---------|
| Trailer Spaces | 1989       | 1x0 / 20         | 0               | \$9,999 |

**Prebill Mobile Homes**

| Account Number            | Owner            | Lot Number | Year Built | Manufacturer         | Model                         | Width x Length |
|---------------------------|------------------|------------|------------|----------------------|-------------------------------|----------------|
| <a href="#">9560</a>      | RANDY FISHER     | 2          | 1987       | TIDWELL              | BASSETT HOUSE (SGL/MULTI)     | 14x60          |
| <a href="#">9562</a>      | MINNIE HIGGS     | 14         | 1984       | FLEETWOOD            | EDGEWOOD                      | 14x70          |
| <a href="#">10104</a>     | JACKY POWELL     | 4          | 1984       | CATALINA HMS         | CATALINA (SGL/MULTI)          | 14x70          |
| <a href="#">10170</a>     | RANDY FISHER     | 3          | 1970       | FLEETWOOD            | FLEETWOOD                     | 12x50          |
| <a href="#">10173</a>     | RANDY FISHER     | 8          | 1981       | GUERDON              | STATLER                       | 12x60          |
| <a href="#">10174</a>     | RANDY FISHER     | 9          | 1980       | FAIR-MOORE CORP      | ALL MODELS FOR A MANUFACTURER | 12x65          |
| <a href="#">10175</a>     | RANDY FISHER     | 11         | 1985       | FLEETWOOD            | CROWNPOINTE                   | 14x66          |
| <a href="#">10176</a>     | RANDY FISHER     | 16         | 1985       | FLEETWOOD            | FLEETWOOD                     | 14x56          |
| <a href="#">10180</a>     | RANDY FISHER     | 17         | 1979       | HORTON HOMES INC     | ECHO                          | 12x60          |
| <a href="#">11718</a>     | RANDY FISHER     | 5          | 1986       | FLEETWOOD            | FLEETWOOD                     | 14x70          |
| <a href="#">268935716</a> | FORTINO BAUTISTA | 7          | 1970       | ALTAIR HOMES         | ALL MODELS FOR A MANUFACTURER | 12x54          |
| <a href="#">268936156</a> | RANDY FISHER     | 18         | 1997       | HORTON HOMES INC     | MIRAGE                        | 14x60          |
| <a href="#">268936923</a> | RANDY FISHER     | 12         | 1987       | SCHULT               | SANTA FE                      | 26x44          |
| <a href="#">268937390</a> | RANDY FISHER     | 20         | 1996       | GENERAL MFG HMS INC  | GENERAL                       | 14x60          |
| <a href="#">268938153</a> | RANDY FISHER     | 10         | 1980       | FLEETWOOD            | FLEETWOOD                     | 14x56          |
| <a href="#">268938362</a> | RANDY FISHER     | 13         | 2000       | FLEETWOOD            | WESTON ELITE                  | 16x80          |
| <a href="#">268938374</a> | RANDY FISHER     | 6          | 1997       | FLEETWOOD            | VALU LIMITED                  | 14x52          |
| <a href="#">268938718</a> | RANDY FISHER     | 1          | 1989       | CHANDELEUR HOMES INC | CHANDELEUR (SGL/MULTI)        | 16x76          |

**Sales**

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason           | Grantor              | Grantee              |
|-----------|------------------|------------------|------------|------------------|----------------------|----------------------|
| 1/24/2005 | 713 044          | 17 118           | \$93,000   | Multiple Sales   | TEX RENTALS INC A GA | FISHER RANDY JOSEPH  |
| 3/2/2000  | 536 528          |                  | \$1        | See Sale Comment | SALAZAR PETE         | TEX RENTALS INC A GA |
| 1/26/2000 | 534 560          |                  | \$1        | Multiple Sales   | U S 1 RENTALS, LLC   | SALAZAR PETE         |
| 2/5/1999  | 504 287          | 17 118           | \$86,702   | Multiple Sales   | COWART JOSEPH S &    | U S 1 RENTALS LLC    |
| 11/5/1997 | 463 318          |                  | \$87,500   | Multiple Sales   | HARDEN WILLIAM DAVID | COWART JOSEPH S &    |
| 5/13/1996 | 423 267          | 17 118           | \$40,000   | Multiple Sales   | BAZEMORE ERNEST SR   | HARDEN WILLIAM DAVID |

Attachment: FISHER L14 16A AND 4B (REQUEST TO REZONE L14-16A AND 4B FROM C1 TO R2-A)

**Valuation**

|                     | 2019     | 2018     | 2017     | 2016     |
|---------------------|----------|----------|----------|----------|
| Previous Value      | \$71,599 | \$71,599 | \$71,599 | \$81,198 |
| Land Value          | \$61,600 | \$61,600 | \$61,600 | \$61,600 |
| + Improvement Value | \$0      | \$0      | \$0      | \$0      |
| + Accessory Value   | \$9,999  | \$9,999  | \$9,999  | \$9,999  |
| = Current Value     | \$71,599 | \$71,599 | \$71,599 | \$71,599 |

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Permits, Photos, Sketches.

The Toombs County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Attachment: FISHER L14 16A AND 4B (REQUEST TO REZONE L14-16A AND 4B FROM C1 TO R2-A)



**Summary**

Parcel Number L13 016A  
 Location Address S STATE ST  
 Legal Description 0.55 AC-S STATE ST  
 (Note: Not to be used on legal documents)  
 Class C3-Commercial  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning  
 Tax District LYONS (District 03)  
 Millage Rate 27.206  
 Acres 0.55  
 Neighborhood N/A  
 Homestead Exemption No (S0)  
 Landlot/District N/A  
 Water Public  
 Sewer Septic Tank  
 Electric Electricity  
 Gas Pipe Gas  
 Topography Level  
 Drainage Good  
 Road Class Federal  
 Parcel Road Access Paved

[View Map](#)

**Owner**

RANDY J FISHER  
 160 FALCON DR  
 VIDALIA, GA 30474

**Land**

| Type       | Description | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|------------|-------------|--------------------|----------------|----------|-------|-------|------|
| Commercial | 500         | Front Feet         | 23,958         | 92       | 260   | 0.55  | 0    |

**Sales**

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason             | Grantor     | Grantee        |
|-----------|------------------|------------------|------------|--------------------|-------------|----------------|
| 9/21/2006 | 790 35           | 30 377           | \$35,000   | Adjoining Property | THRELKO LLC | FISHER RANDY J |

**Valuation**

|                     | 2019     | 2018     | 2017     | 2016     |
|---------------------|----------|----------|----------|----------|
| Previous Value      | \$56,824 | \$56,824 | \$56,824 | \$56,824 |
| Land Value          | \$56,824 | \$56,824 | \$56,824 | \$56,824 |
| + Improvement Value | \$0      | \$0      | \$0      | \$0      |
| + Accessory Value   | \$0      | \$0      | \$0      | \$0      |
| = Current Value     | \$56,824 | \$56,824 | \$56,824 | \$56,824 |

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