



LUMPKIN COUNTY

Board of Commissioners

Work Session Agenda

Commissioners Boardroom

January 4, 2022
4:00 P.M.

The purpose of the work session is to discuss agenda items for the Regular Meeting.

- **CALL TO ORDER** Chairman Dockery
- **PRESENTATIONS**
 1. Lumpkin County Employee Service Awards ***Regular Meeting***
- **MINUTES**
 2. Board of Commissioners - Work Session - Dec 7, 2021 4:00 PM
 3. Board of Commissioners - BOC Retreat - Dec 11, 2021 8:00 AM
 4. Board of Commissioners - Public Hearing - Dec 21, 2021 5:00 PM
 5. Board of Commissioners - Public Hearing - Dec 21, 2021 5:15 PM
 6. Board of Commissioners - Work Session II - Dec 21, 2021 5:30 PM
 7. Board of Commissioners - Regular Meeting - Dec 21, 2021 6:00 PM
- **RESOLUTIONS**
 8. 2022 - 01 - Resolution to Amend the Character Area Map (*Planning Director Bruce Georgia*)
 9. 2022 - 02 - Reappoint Members to the Airport Authority - Jackie Lee & Dean Lemoine both terms exp 02/19/2026
 10. 2022 - 03 - Reappoint Members Public Building Authority - Chris Dockery & Ruth Bohac terms exp 02/21/25
 11. 2022 - 04 - January Surplus Property (*Finance Director Abby Branan*)
 12. 2022 - 05 - Resolution to Adopt the Road Within Camp Creek Overlook Subdivision (*Public Works Director Larry Reiter*)
- **CONTRACTS/AGREEMENTS**
 13. 2022-001 - Health Department Request to Install Generator Back-Up System (*Special Projects Director Ashley Peck*)
 14. 2022-002 - Mauldin & Jenkins - 2021 Audit Engagement Letter (*Finance Director Abby Branan*) ***Work Session II***
- **OTHER ITEMS**
 15. Election of Vice Chairman
 16. Alcoholic Beverage License - Trattoria Restaurant (*County Clerk Melissa Witcher*)

17. 2020 SPLOST 2022 Work Plan (*Finance Director Abby Branan*)

18. 2019 TSPLOST 2022 Work Plan (*Finance Director Abby Branan*)

19. Animal Shelter Funding Update (*Finance Director Abby Branan*) **Work Session II**

- **COUNTY MANAGER**
- **COUNTY ATTORNEY**
- **COMMISSIONERS**
- **PUBLIC COMMENT (Agenda Specific)**
- **EXECUTIVE SESSION - Personnel**
- **ADJOURNMENT**

LUMPKIN COUNTY
Board of Commissioners
Work Session Minutes
Commissioners Boardroom



January 4, 2022
4:00 P.M.

CALL TO ORDER

The meeting was called to order at 4:00 PM by Chairman Chris Dockery

Attendee Name	Title	Status	Arrived
Chris Dockery	Chairman	Present	
Tucker Greene	District 1 Commissioner	Present	
Bobby Mayfield	District 2 Commissioner	Present	
Rhett Stringer	District 3 Commissioner	Present	
Jeffrey Moran	District 4 Commissioner	Present	

PRESENTATIONS

1. Lumpkin County Employee Service Awards

Lumpkin County Employee Service Awards

MINUTES

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RESOLUTIONS

8. 2022 - 01 - Resolution to Amend the Character Area Map (Planning Director Bruce Georgia)

Amicalola Propane, Inc. has submitted a Character Area Map Amendment (CAMA) for approval for 283 Red Oak Flats Loop, Dahlonega, GA 30533, parcel 098-015 Resolution to Amend the Character Area Map.

Commissioner Mayfield asked why we need to recategorize the entire area just because it is one parcel. Could we just amend the character area for part of the parcel instead? Mr. Reiter said we are not obligated to do the entire property, but they like to keep Character Areas along property lines to make it easier. The property owner wants to be able to divide up the larger parcel and sell some of the other parcels later. Commissioner Moran asked why the property owner wants this parcel changed to "industrial" if any business could technically go into

any Character Area? Mr. Reiter said part of it is the moratorium, but he also plans for this area to become an industrial park. He believes that according to our regulations, an industrial park must be within an Industrial Character Area.

Commissioner Stringer said he is in favor of the proposed conditions but he wants to discuss the 8 foot opaque fence requirement to screen outdoor storage. He said trees or a similar vegetative buffer would seem better to him than a tall fence. Mr. Reiter said the screening is not to shield industrial uses from seeing each other, but to prevent neighboring property owners from having to see the outdoor storage areas. Any place along the perimeter or the right of way next to a non-industrial parcel would have to have the visual screening. He said they could change the wording from opaque fence to a vegetative screen. Commissioner Greene said he would hope the fencing or screening would only be required around the outdoor storage areas, and not the entire parcel. Mr. Reiter said that was the intent.

Commissioner Moran asked if it would be possible to mail all neighboring property owners a notification when something like this is occurring. He said not everyone looks at the paper or notices the yellow sign on the property about upcoming public hearings or similar things. Mr. Reiter said that is doable; it would be simple to determine the nearby neighbors who would be affected using GIS, and they could use the address on file with the Assessor's office to mail a letter.

Commissioner Stringer asked why do we have it stating that no chicken houses would be allowed when there used to be some there? Mr. Reiter explained they were trying to avoid uses that would be a nuisance due to odor. Commissioner Stringer mentioned that the property owner had considered putting a home on the property as well, and stated he should be able to if he owns 65 acres, regardless of the Character Area. Chairman Dockery suggested that in such a scenario, the plat should include a note mentioning the industrial area when it is submitted for approval. Commissioner Greene made some comments about the definition of vegetative screening, and asked what would be a sufficient vegetative buffer.

9. 2022 - 02 - Reappoint Members to the Airport Authority -Jackie Lee & Dean Lemoine both terms exp 02/19/2026

Reappoint Members to the Airport Authority - Jackie Lee to Seat A & Dean Lemoine to Seat C both terms expiring 02/19/2026

10. 2022 - 03 - Reappoint Members Public Building Authority - Chris Dockery & Ruth Bohac terms exp 02/21/25

Reappoint Members Public Building Authority - Chris Dockery to Seat 1 & Ruth Bohac to Seat 2 both with terms expiring 02/21/25.

11. 2022 - 04 - January Surplus Property (Finance Director Abby Branan)

January Surplus Property. Consideration of list of County inventory items to be declared surplus.

Chairman Dockery asked the Finance Director, Abby Branan, about the new vehicle tracking policy and how we were ensuring the proper replacement of old vehicles. Human Resources Director Alicia Davis explained that in situations where a vehicle is totaled, sometimes it can be more complicated due to insurance reasons, and the process of getting rid of it will take longer. The Chairman said he wants the Commissioners to be informed of all incoming and outgoing vehicles, whether they are totaled or just too old. He also would like to know which specific new vehicles are replacing the old vehicles, and the justification for the types of vehicles purchased. He said it is one thing to know the amount budgeted for vehicle replacement, but it is important to understand the types of vehicles being purchased as well.

Commissioner Greene asked questions about how long it normally takes for a vehicle to be replaced once it is surplus. Mr. Reiter explained it sometimes takes a long time to obtain a replacement vehicle once it is ordered. Ms. Branan gave an example of when the Sheriff's Office uses SPLOST funds to obtain new vehicles, they don't surplus the old vehicles until the new ones are ready. The Chairman said they just want to ensure that the fleet size is remaining the same.

12. 2022 - 05 - Resolution to Adopt the Road Within Camp Creek Overlook Subdivision (Public Works Director Larry Reiter)

Resolution to Adopt the Road Within Camp Creek Overlook Subdivision. Greg Hayes has requested that the road in Camp Dr. be accepted into the County Maintenance System

Chairman Dockery had some concerns over the liability of the County adopting a one lane, one way road. Mr. Reiter explained that one way, one lane roads are allowed in subdivisions in certain scenarios involving the right-of-way, and this one meets the criteria. The Chairman said this should be an exception, not the rule, since the County could end up inheriting an issue which could become a burden to taxpayers. He said this might be a good time to re-examine the subdivision regulations.

Commissioner Stringer said many of the road complaints he receives are about small, one lane roads like this. We need to decide what we want and don't want, and then change the regulations to suit it. Mr. Reiter was asked if this street is curbed and guttered, and he responded negatively, though he pointed out it would be eligible for LMIG funding. Chairman Dockery said a cheaper cost for the developer is not an adequate reason for making a one-way road, and he said perhaps we can re-evaluate the subdivision regulations soon.

CONTRACTS/AGREEMENTS

13. 2022-001 - Health Department Request to Install Generator Back-Up System (Special Projects Director Ashley Peck)

Health Department Request to Install Generator Back-Up System. The Lumpkin County Health Department is requesting permission to install a back-up generator system.

14. 2022-002 - Mauldin & Jenkins - 2021 Audit Engagement Letter (Finance Director Abby Branan)

Mauldin & Jenkins – 2021 Audit Engagement Letter. 2021 Audit engagement letter that identifies the applicable financial reporting framework, single audit standards, and the expected form and content of auditor's report.

Chairman Dockery asked Ms. Branan to find out if they would have a different auditing team than the one from last year.

OTHER ITEMS

15. Election of Vice Chairman

Election of Vice Chairman

16. Alcoholic Beverage License - Trattoria Restaurant (County Clerk Melissa Witcher)

Alcoholic Beverage License - Trattoria Restaurant. This is for the issuance of an alcoholic beverage license for Beer/Wine & Distilled Spirits Consumption sales located at 946 Via Montaluce, Dahlonega, GA 30533.

17. 2020 SPLOST 2022 Work Plan (Finance Director Abby Branan)

2020 SPLOST 2022 Work Plan. Request to approve work plan on 2020 SPLOST.

18. 2019 TSPLOST 2022 Work Plan (Finance Director Abby Branan)

2019 TSPLOST 2022 Work Plan. Request to approve work plan on the 2019 TSPLOST.

Commissioner Stringer asked about the progress on the Oak Grove Roundabout, and there was discussion over the retaining wall's appearance. Chairman Dockery said the wall serves its purpose, but it isn't aesthetically

pleasing. We may have responsibility for part of the cost of improving the wall. He wanted suggestions on a cap for the cost, but he said he did not want to hold up the entire project. Mr. Reiter said the company will surely ask for a cost share on the wall improvements, but he doesn't know the value yet. Commissioner Moran said he doesn't want to put too much of a burden on the taxpayers.

19. New Animal Shelter Update (Special Projects Director Ashley Peck, Finance Director Abby Branan)

New Animal Shelter Update Authorize staff to obtain the services of an owner's representative

Authorize staff to move forward with obtaining an architect Authorize staff to move forward with using the CM at Risk build model

COUNTY MANAGER

Larry Reiter gave an update on the road clearing progress.

COUNTY ATTORNEY

COMMISSIONERS

The Commissioners thanked the Public Works road crew for their hard work on clearing the debris from the recent storm.

PUBLIC COMMENT (Agenda Specific)

EXECUTIVE SESSION - Personnel

Motion: Commissioner Mayfield moved to enter executive session and was seconded by Commissioner Greene. The motion was approved and carried, and executive session began at 5:01 PM.

There were no announcements following executive session.

ADJOURNMENT

The meeting was adjourned at 5:52 PM.

February 16, 2022

Date



Melissa Witcher

County Clerk, Lumpkin County



Chris Dockery, Chairman

Lumpkin County Board of Commissioners