



LUMPKIN COUNTY
Board of Commissioners
Regular Meeting Minutes
99 Courthouse Hill
Dahlonega, GA 30533

October 21, 2025
6:00 PM

CALL TO ORDER

The meeting was called to order at 6:15 pm

INVOCATION & PLEDGE OF ALLEGIANCE

CONSIDERATION OF AGENDA

***Motion:** Commissioner Stringer moved to approve the agenda and was seconded by Commissioner Moran. The motion was approved unanimously.*

PUBLIC COMMENT (Agenda Specific)

Mark Townsend, 172 Wild Azalea Trail, made some comments regarding the Character Area Map amendment request for the Antler Ridge development. He said there were many concerns raised at the public hearing about traffic, but we must also consider the impacts to the Sheriff's Office, Fire/EMS, our schools, and other operating costs.

Pam Dietz, Larmon Forks Road, thanked the Commissioners for the hard work they do. She said she wanted to comment on the requested CAM amendment for Antler Ridge. Ms. Dietz read aloud some passages from the comprehensive plan and said we need to rely on it when making decisions about our growth. She asked if the County would be prepared for the additional strain on resources that this development might impose, and she said our quality of life must be preserved. Ms. Dietz also commented on the dangers posed by this development's proposed driveway and floated the idea of a moratorium on multifamily housing developments. Ms. Dietz stated she would send a copy of a powerpoint presentation she created to the Board.

Robin Chapman, Bull Creek Road, said the County needs to ensure they are communicating with the University of North Georgia about traffic, housing, and how many students they plan to accept. She said perhaps they could suggest ideas to UNG, such as a cap on new students or how many cars can be on campus.

Chairman Dockery said we do have regular contact with the University of North Georgia; however, we cannot tell them how many students they can have. He said we also have to be cautious of housing discrimination. We can't force developments to exclude tenants just because they are college students. UNG also provides great economic benefits to the County, he observed. Commissioner Mayfield added that as a member of the alumni association, he received briefings from the President of UNG every quarter. They have no plans on reducing the number of students, but they do try to direct students to their other campuses to ease the burden

as needed.

Robert Reid spoke on behalf of United Family Homes, developers of Antler Ridge. He said that with the development being planned for the area right around Home Depot and the hospital, it is a perfect area for growth. It was reduced from 188 units to 150, and 70% of the land will be undisturbed, making the development unobtrusive when viewed from the highway. Mr. Reid said they have already paid the required permit and tap fees, and they do not plan on using Brandy Mountain Road for anything other than emergencies. The right-in, right-out driveway might not be ideal, he said, but it is what suits this situation.

MINUTES

Motion: Commissioner Moran moved to approve the minutes by acclamation and was seconded by Commissioner Greene. The motion was approved unanimously.

1. Board of Commissioners - Work Session - September 2, 2025 4:00 PM
2. Board of Commissioners - Public Hearing - Character Area Amendment - September 16, 2025 4:30 PM
3. Board of Commissioners - Work Session II - September 16, 2025 5:30 PM
4. Board of Commissioners - Regular Meeting - September 16, 2025 6:00 PM
5. Board of Commissioners - Public Hearing - Proposed Budget - September 16, 2025 6:30 PM
6. Board of Commissioners - Special Called Meeting - Establish Millage Rate & Adopt Budget - September 30, 2025 4:30 PM

RESOLUTIONS

7. 2025-52 Resolution to Update Alcoholic Beverage Ordinance (*County Clerk Melissa Witcher*)
Motion: Commissioner Mayfield moved to approve the resolution and was seconded by Commissioner Moran. The motion was approved unanimously.

8. 2025-53 Resolution Appointing Members to Hospital Authority - Reesa Crisson-Shedd to Seat 3, with a term expiring 03/01/2029, and Jill Holman to Seat 6, with a term expiring 03/01/2026

Motion: Chairman Dockery moved to appoint Reesa Crisson-Shedd to seat 3 and was seconded by Commissioner Stringer. The motion was approved unanimously.

Motion: Chairman Dockery moved to appoint Jill Holman to seat 6 and was seconded by Commissioner Mayfield. The motion was approved unanimously.

9. 2025-54 Resolution for the Recreational Trail Program Grant Pre-Application Authorization Letter, Project Schedule, and Project Cost Estimate (Rebecca Mincey)
Motion: Commissioner Stringer moved to approve course of action B, which is to fund at 40% with an increase in the footage of the trail to include the .25 loop at Rock House Road Park. His motion was seconded by Commissioner Moran, which was approved unanimously.

REPORTS

ELECTED OFFICIALS

Sheriff Jarrard said there will be several community events coming up, including the Thanksgiving Turkey Trot, Christmas 5k, and Breakfast with Santa at the R-Ranch.

CONTRACTS/AGREEMENTS

10. 2025-099 Ninth District Opportunity Inc. Lease - Head Start Building (Assistant County Manager Ashley Peck)

Motion: Commissioner Greene moved to approve the lease and was seconded by Commissioner Mayfield. The motion was approved unanimously.

11. 2025-100 Sandy Springs Vehicle Transfer to Lumpkin County Sheriff Department - 2 Sheriff Department Vehicles (Fleet Maintenance Manager Randy Allison)

Motion: Commissioner Moran moved to approve the transfer and was seconded by Commissioner Mayfield. The motion was approved unanimously.

12. 2025-101 Dawson County - Fire/EMS Automatic Aid Agreement (EMS Director David Wimpy)

Motion: Commissioner Stringer moved to approve the agreement and was seconded by

Commissioner Greene. The motion was approved unanimously.

13. 2025-102 E911 Central Square Additional Field Ops Licenses/Subscriptions Contract (E911 Director Carlton Chester)
Motion: *Commissioner Mayfield moved to approve the agreement and was seconded by Commissioner Moran. The motion was approved unanimously.*
14. 2025-103 Banking Services Contract (Finance Director Abby Branan)
Motion: *Commissioner Greene moved to approve the contract and was seconded by Commissioner Moran. The motion was approved unanimously.*
15. 2025-104 Document Destruction Contract - A1 Shredding & Recycling (Finance Director Abby Branan)
Motion: *Commissioner Moran moved to approve the contract and was seconded by Commissioner Stringer. The motion was approved unanimously.*
16. 2025-105 Vendor & Bid Management Contract – Bidnet (Finance Director Abby Branan)
Motion: *Commissioner Stringer moved to approve the contract and was seconded by Commissioner Greene. The motion was approved unanimously.*
17. 2025-106 Mobile Communications Contract - Lumpkin County Radio Tower Dish Alignment (E911 Carlton Chester) **Ratify**
Motion: *Commissioner Mayfield moved to approve the agreement and was seconded by Commissioner Stringer. The motion was approved unanimously.*
18. 2025-107 Display Case in Administration Building - Dahlonaga's Military Heritage Museum (County Clerk Melissa Witcher)
Motion: *Commissioner Moran moved to approve the loan and was seconded by Commissioner Mayfield. The motion was approved unanimously.*
19. 2025-108 Legacy Link Contract for SFY 2026 (Senior Center Manager, Marc Bottoms)
Motion: *Commissioner Stringer moved to approve the contract and was seconded by Commissioner Greene. The motion was approved unanimously.*

20. 2025-109 Verida, Inc. SFY 2026 Sub-Contractor Coordinated Transportation Agreement
(Senior Center Manager, Marc Bottoms)
Motion: Commissioner Moran moved to approve the contract and was seconded by Commissioner Stringer. The motion was approved unanimously.
21. 2025-110 Georgia Natural Gas – Natural Gas Agreement (Finance Director Abby Branan)
Motion: Commissioner Moran moved to approve the agreement and was seconded by Commissioner Greene. The motion was approved unanimously.
22. 2025-111 County Roads Safety Improvements Bid Award — Blount Construction Co.
(Special Projects Manager Charles Trammell)
Motion: Commissioner Mayfield moved to approve the bid award and was seconded by Commissioner Moran. The motion was approved unanimously.
23. 2025-112 Enotah Public Defender Indigent Defense Contract – Four Counties (Finance Director Abby Branan) **Ratify**
Motion: Commissioner Greene moved to ratify the agreement and was seconded by Commissioner Mayfield. The motion was approved unanimously.

OTHER ITEMS

24. Special Event Permit - The Highland Masquerade at Wimpy Farms - Etowah Meadery
(County Clerk Melissa Witcher)
Motion: Commissioner Moran moved to approve the permit and was seconded by Commissioner Greene. The motion was approved unanimously.
25. Transfer of Property at 120 Riley Road to LC Development Authority (County Manager Alan Ours)
Motion: Commissioner Mayfield moved to approve the transfer and was seconded by Commissioner Moran. The motion was approved unanimously.
26. Secure Rural Schools Act - Title III Money - Certification on Use of Funds (Finance Director Abby Branan)
Motion: Commissioner Moran moved to approve the item and was seconded by Commissioner Stringer. The motion was approved unanimously.

27. Decision on Ramakrishnan Srinivasan for Character Area Map Amendment on Parcel 083 100 - Residential Growth to Gateway Corridor Overlay District (*Community Development Director Vanessa McGrath*)

Motion: *Commissioner Greene moved to deny the Character Area Map amendment request to change from Residential Growth to Gateway Corridor Overlay. His motion was seconded by Commissioner Moran, which was approved unanimously.*

Commissioner Mayfield read some comments he had prepared regarding this item. He said he was disappointed in many of the comments from the CAM amendment public hearing because of the litany of misinformation. He said no one accomplishes anything by accusing Commissioners and County officials of being bought or bribed by developers; this Board is composed of people with integrity. Secondly, Commissioner Mayfield stated there is the issue of supply and demand. He purchased his house many years ago for less than \$150,000, but today that same house is valued at \$380,000. More buyers than houses will mean house prices go up. If we want more affordable housing, we have to increase the supply, he stated. Commissioner Mayfield also stated that while he supports our senior tax exemption, it is a tax shift to the younger generations. Allowing more development around the Hwy 400 area will help to ease some of the tax burden off of homeowners. Commissioner Mayfield clarified that he is only opposed to this development because of the bad location for the driveway plan.

Chairman Dockery said the main issue is the entrance. The GDOT approved driveway plan has only right-in, right-out, which will force people to make a U-turn somewhere down the line. He said the development itself is not concerning to him as much as the danger posed by the right-turn exit. The problem will be, where do people leaving the neighborhood choose to turn around? The intersections at Red Oaks Flats and Seven Mile Hill are already dangerous enough, stated the Chairman. Even GDOT's own analysis said there is no ideal place to make that maneuver. Chairman Dockery said if we lost even one life because of that, he would not want to live with it. He said his issue is not with the development, just the driveway.

28. Request for ARPA Funding Allocation – Cane Branch WWTP Collection System Improvements (*W&S Authority Director Sean Phipps*)

Motion: *Commissioner Mayfield moved to approve the allocation and was seconded by Commissioner Greene. The motion was approved unanimously.*

29. Recommendation on Scope of Work for Energy Savings Project (*Assistant County Manager Ashley Peck*)

Motion: *Commissioner Greene moved to approve option A, which is to approve the recommended scope of work that includes the Community Center mechanical, Community Center roof, and Justice Center mechanical (two large rooftop units.) Commissioner Mayfield seconded the motion, which was approved unanimously.*

COUNTY MANAGER

ASSISTANT COUNTY MANAGER & DEPARTMENT HEADS

COMMISSIONERS

Chairman Dockery gave a presentation addressing the history and future of Lumpkin County's strategic planning. The presentation also went over traffic, infrastructure, GDOT projects, and comparisons to other counties.

PUBLIC COMMENTS

Citizen Katherine James asked if the developer of Antler Ridge would be able to go back and re-submit this plan. Chairman Dockery said if he does find a solution to the issues and makes a revised plan, he could present it to the Board later on.

ADJOURNMENT

The meeting was adjourned at 7:21 pm.

Date

Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:

Melissa Witcher
Clerk, Lumpkin County