



LUMPKIN COUNTY Board of Commissioners

Work Session Minutes
99 Courthouse Hill
Dahlonega, GA 30533

**October 7, 2025
4:00 PM**

CALL TO ORDER

The meeting was called to order at 4:08 pm. Present were Chairman Chris Dockery and Commissioners Tucker Greene, Rhett Stringer, and Jeff Moran. Commissioner Mayfield was absent.

PRESENTATIONS

1. Lanier Tech Adult Learning Center Presentation (*Jennifer Parker*)
2. Friends of the Animal Shelter Presentation

MINUTES

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

Budget - September 30, 2025 4:30 PM

RESOLUTIONS

9. 2025-52 Resolution to Update Alcoholic Beverage Ordinance (*County Clerk Melissa Witcher*)
10. 2025-53 Resolution Appointing Members to Hospital Authority
11. 2025-54 Resolution for the Recreational Trail Program Grant Pre-Application Authorization Letter, Project Schedule, and Project Cost Estimate (*Rebecca Mincey*)

CONTRACTS/AGREEMENTS

12. 2025-099 Ninth District Opportunity Inc. Lease - Head Start Building (*Assistant County Manager Ashley Peck*)
13. 2025-100 Sandy Springs Vehicle Transfer to Lumpkin County Sheriff Department - 2 Sheriff Department Vehicles (*Fleet Maintenance Manager Randy Allison*)
14. 2025-101 Dawson County - Fire/EMS Automatic Aid Agreement (*EMS Director David Wimpy*)
15. 2025-102 E911 Central Square Additional Field Ops Licenses/Subscriptions Contract (*E911 Director Carlton Chester*)
16. 2025-103 Banking Services Contract (*Finance Director Abby Branan*)
17. 2025-104 Document Destruction Contract - A1 Shredding & Recycling (*Finance Director Abby Branan*)

18. 2025-105 Vendor & Bid Management Contract – Bidnet (*Finance Director Abby Branan*)
19. 2025-106 Mobile Communications Contract - Lumpkin County Radio Tower Dish Alignment (*E911 Carlton Chester*) ***Ratify***
20. 2025-107 Display Case in Administration Building - Dahlonega's Military Heritage Museum (*County Clerk Melissa Witcher*)
21. 2025-108 Legacy Link Contract for SFY 2026 (*Senior Center Manager, Marc Bottoms*)
22. 2025-109 Verida, Inc. SFY 2026 Sub-Contractor Coordinated Transportation Agreement (*Senior Center Manager, Marc Bottoms*)
23. 2025-110 Georgia Natural Gas – Natural Gas Agreement (*Finance Director Abby Branan*)
24. 2025-111 County Roads Safety Improvements Bid Award — Blount Construction Co. (*Special Projects Manager Charles Trammell*)
25. 2025-112 Enotah Public Defender Indigent Defense Contract – Four Counties (*Finance Director Abby Branan*)
The Commissioners were in agreement to move forward and ratify the contract at the regular meeting.

OTHER ITEMS

26. Special Event Permit - The Highland Masquerade at Wimpy Farms - Etowah Meadery (*County Clerk Melissa Witcher*)
27. Transfer of Property at 120 Riley Road to LC Development Authority (*County Manager Alan Ours*)

28. Secure Rural Schools Act - Title III Money - Certification on Use of Funds (*Finance Director Abby Branan*)
29. 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*) **Regular Meeting**
Chairman Dockery said he has looked over what was originally presented when this CAM amendment was first granted, compared to now. He said the driveway plan submitted to GDOT is concerning to him because it has two right turns: a right turn going in and a right turn going out. If everyone leaving the neighborhood is forced to turn right, they will have to turn around somewhere, and Chairman Dockery was concerned with how that might impact other driveways nearby. Commissioner Greene and Commissioner Moran agreed that it seems dangerous. The Chairman said our Gateway Corridor Overlay district was designed to encourage some high-density housing because we do need some affordable housing options in our County. There is a need for that because not everyone can afford an \$800,000 house. He said he will state publicly that he does believe there is a need for some projects like this, but he is concerned with the traffic and how the right-in, right-out driveway will affect the area around it. Commissioner Stringer said there are already existing issues where Red Oaks Flats Road and Seven Mile Hill Road intersect with the highway, so this could be an extra issue on top of that.
30. Request for ARPA Funding Allocation – Cane Branch WWTP Collection System Improvements (*W&S Authority Director Sean Phipps*)
31. Recommendation on Scope of Work for Energy Savings Project (*Assistant County Manager Ashley Peck*)
Commissioner Greene and Commissioner Stringer said there needs to be more transparency about the pricing breakdown of the project. Commissioner Stringer said it was presented like an all-or-nothing deal, and he does not want to be backed into a corner. He and Commissioner Greene will meet with Schneider before the regular meeting to get some clarification.

COUNTY MANAGER

Mr. Ours said there will be two upcoming public input sessions relating to traffic in Dahlonega and Lumpkin County. The first session is tonight from 6 to 8 pm at the Park & Rec Community Center, and the next session will be at the same time and place on October 28th. There is also an online survey that citizens can take. Mr. Ours also announced that the ribbon-cutting ceremony for the new recycling center at the Transfer Station on Barlow Road will take place on Monday, October 13, at 9 am. He said he is very pleased with how it looks, and he thanked the Commissioners, Charles Trammell, Ashley Peck, and Randy Allison, for their work on the

project.

ASSISTANT COUNTY MANAGER & DEPARTMENT HEADS

Charles Trammell said the roundabout at Burnt Stand Road is now functioning.

COMMISSIONERS

Chairman Dockery said Lumpkin County and the City of Dahlonega have been working jointly with the Georgia Mountains Regional Commission on the traffic study, though GMRC was a bit slow to get everything in motion. He also made comments about how the new recycling center will have an attendant, which will solve a lot of the issues we had back when we had the unattended recycling bins.

Commissioner Greene encouraged everyone to spread the word about the traffic survey and the public input sessions. He also said there had been some worries that the recycling materials would be dumped at a landfill, but he assured everyone that this is not the case.

PUBLIC COMMENT (Agenda Specific)

Pam Dietz thanked Alicia Davis for adding the link to the meeting portal on the weekly meeting announcements post on the County's Facebook page. She also asked the Commissioners to consider all of the concerns raised about the Antler Ridge development at the previous BOC meeting.

Frank Goss, former deputy Coroner and Magistrate Judge, shared some of his concerns about the Character Area Map amendment request from the proposed Antler Ridge Development. As a resident of Brandy Mountain Road, Mr. Goss said he was concerned about Antler Ridge's proposed plan to connect to Brandy Mountain Road as an emergency exit. He said he has not seen a drawing of the proposed connection, but he is concerned this could cause issues for the Brandy Mountain community. He was also concerned that these units would become low-income housing, which could bring more crime.

Richard Ward said he totally disagrees that Lumpkin County needs any high-density housing. He said low-income people will flood our community and cause more traffic and crime. He moved here sixteen years ago because it is a quiet mountain community, and he doesn't think it is the right course of action for our community to allow this development. Chairman Dockery said he would be interested to speak to Dahlonega Police Chief George Albert about the existing low-income housing inside the city to see if it has resulted in increased crime.

ADJOURNMENT

The meeting was adjourned at 5:03 pm.

Date

Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:

Melissa Witcher
Clerk, Lumpkin County