



LUMPKIN COUNTY Board of Commissioners

Work Session Minutes
99 Courthouse Hill
Dahlonega, GA 30533

December 2, 2025
4:00 PM

CALL TO ORDER

The meeting was called to order at 4:01 pm. Present were Chairman Chris Dockery and Commissioners Tucker Greene, Bobby Mayfield, and Jeff Moran. Commissioner Stringer was absent.

MINUTES

1. Board of Commissioners - Work Session - November 4, 2025 4:00 PM
2. Board of Commissioners - Work Session II - November 18, 2025 5:30 PM
3. Board of Commissioners - Regular Meeting - November 18, 2025 6:00 PM

RESOLUTIONS

4. 2025-64 Appoint/Reappoint Members to Lumpkin County Park & Rec Citizens Advisory Board - *Michael Shawn Boyd to Seat 1, and Jessica Tardonia to Seat 3, all with terms expiring 12/31/2027*
Chairman Dockery said the Park & Rec Advisory Board has requested to add two additional seats, which we can consider in January.
5. 2025-65 Appoint Member to Region One Department of Behavioral Health & Development Disabilities Advisory Planning Board DBHDD - *Melissa Line with a term expiring 10/19/2028*
6. 2025-66 Resolution to Approve a Reservoir Management Plan for the Yahoola Reservoir Pursuant to the Requirements of Georgia EPD (*County Manager Alan Ours*)
Chairman Dockery said the reservoir management plan does not include anything about cost-sharing for maintenance. The current cost-sharing agreement is spread upon the BOC

minutes, but he told the City Manager that we should have an agreement in writing that defines exactly what counts as reservoir maintenance and what counts as water treatment facility maintenance. We also need to address dredging. Chairman Dockery said there have been times when we have received a large bill, and we didn't have any input. He said perhaps large bills should be brought before the board for consideration. Commissioner Mayfield and Commissioner Moran agreed.

7. 2025-67 December Surplus Items List (*Finance Director Abby Branan*)

Chairman Dockery said we should contact other communities to see if they would have a use for the fire truck before we surplus it on GovDeals. It has a faulty pump, but they might have a spare pump to put on it.

CONTRACTS/AGREEMENTS

8. 2025-125 Tourism Service Contract with the Dahlonega-Lumpkin County Convention and Visitors Bureau, Inc. (*Finance Director Abby Branan*)

9. 2025-126 Compensation Agreement Between Lumpkin County and Lumpkin County Coroner Mark Cox (*Finance Director Abby Branan*)

Ms. Edelberg, the County Attorney, recommends we continue the compensation agreement.

10. 2025-127 Inmate Food Services Contract – Agape Food Service (*Sheriff Stacy Jarrard*)

11. 2025-128 CJCC VOCA (Victims of Crime Act) - MOA (*Finance Director Abby Branan*)

12. 2025-129 Mauldin & Jenkins – 2025 Audit Engagement Letter (*Finance Director Abby Branan*)

13. 2025-130 Peachtree Recovery Services, Inc. (PRS) Contract (*Finance Director Abby Branan*)

14. 2025-131 Workers Compensation Insurance Renewal - ACCG (*Community & Employee Relations Director Alicia Davis*)

OTHER ITEMS

15. New Alcoholic Beverage License Application - Sagar Barhe for Frogtown Junction, Inc. d/b/a Twisted Vines (*County Clerk Melissa Witcher*)
16. New Alcoholic Beverage License Application - Sean DeNardo for Stoney J's Farm & Orchard, LLC. d/b/a Stoney J's (*County Clerk Melissa Witcher*)
17. 2020 SPLOST 2025 Work Plan Amendment (*Finance Director Abby Branan*) **Ratify**
18. Bailee Praigg is requesting a variance to Section 27-2.2.3 (Chart of performance standards) Table 1: Performance Standard Chart to allow Animal Facility (Limited) to be allowed within a platted subdivision and be closer than 50 feet to the property lines. The property is located at 8493 Dawsonville Highway within the Rural Places Character Area. (*Community Development Director Vanessa McGrath*) **Regular Meeting**
Commissioner Mayfield said it appears that this use isn't allowable for the road type, the subdivision, or the fact that it is less than fifty feet from the property line. He said he is reluctant to overrule the Planning Commission. Chairman Dockery said the subdivision has no HOA, and the applicant has signatures of support from the neighbors to her sides and rear. Her parents are the actual owners of the house. Vanessa McGrath, the Community Development Director, said the applicant wants to have a dog training business, but the Planning Commission was concerned she might try to use it for dog boarding or other things besides training. There were also some questions of whether the business would need to have a certain amount of parking or handicap accessibility, and there were concerns over how to handle the animal waste.

The Chairman asked if it would be possible to put conditions on the variance, and Ms. McGrath responded affirmatively. Chairman Dockery said as far as waste, Environmental Health might have to be involved. He observed that we don't force people who teach piano lessons to have extra parking or to have a handicap-accessible house. We could put limitations on the variance to prevent unwanted uses, he said. Commissioner Mayfield said that puts the onus on the County to create a strong enough ruling that will prevent unwanted uses. He said that is what happened with the shooting range, where it was supposed to be very limited instances of shooting, and instead became a nuisance for many neighbors. If this lady decides she wants to build kennels, it could get out of hand, said Commissioner Mayfield. Commissioner Moran said he is also concerned about the possibility of additional uses, so we would have to try to limit it. The current neighbors might be fine with a dog training facility, but future neighbors might not be.

ALCOHOLIC BEVERAGE LICENSE RENEWALS

19. 2026-01 Michele Kraft Deblois - Forrest Hills Gifts & Treasures
- 2026-02 Craig H. Kritzer - Frogtown Cellars LLLP
- 2026-03 Jeffery Grindle - Tomato House Farms LLC
- 2026-04 Michele Kraft Deblois - Hideaway Restaurant LLC
- 2026-05 Salman Ali - Ash Business, Inc. d/b/a Quick Mart 3
- 2026-06 Charles Clinton Crane - C.L. Crane's Grocery
- 2026-07 Umamaheswari Devi Meruga - Saketh, Inc. d/b/a Lucky Food Mart
- 2026-08 Darren E. Glenn - Riverside Tavern, LLC
- 2026-09 Sharon Paul - Chestatee Valley Vintners, LLC d/b/a Three Sisters Winery
- 2026-11 Salman Ali - Afshar Inc. d/b/a Quick Mart #7
- 2026-12 E. Karl Boegner - Dahlonga Wine Co., LLC d/b/a Wolf Mountain Vineyards
- 2026-13 Matthew C. Garner - ZA2GA Wine Company, LLC d/b/a Montaluce Winery, La Vigne Restaurant
- 2026-14 Jeffrey Scott Cudd - Real Hospitality Ventures, Inc. d/b/a Mountain Laurel Creek Inn & Spa
- 2026-16 Suzanne Reilly Tebor - Tebor Farms, LLC d/b/a Neverland Farms
- 2026-17 Goutam Debnath - Nadia 2024 Prothom Inc. d/b/a Mountain Mart Food & Gas
- 2026-18 Evelyn Claire Livingston - Cavender Creek Winery, LLC d/b/a Cavender Creek Vineyards & Winery
- 2026-19 Truptiben Patel - BJ Creek, LLC d/b/a Clay Creek Falls Grocery
- 2026-21 Robert Warner - White Oaks LLC d/b/a White Oaks Bistro
- 2026-22 Bhupendra Kumar Patel - Vaho Enterprises, LLC d/b/a Ben Higgins Exxonmobil
- 2026-23 Jigna Patel - Shalina Business, LLC d/b/a Mart 24/7
- 2026-24 Becky Lynn Fuller - AGEA Enterprises, LLC d/b/a The Corner Store #2
- 2026-25 James E. Pruitt - MR2Wings d/b/a Roosters Café
- 2026-26 Tushar V. Patel - Yogis Quickstop, Inc. d/b/a Cutie Gas & Grocery
- 2026-27 Sonika Ahluwalia - Aspen Gold, LLC d/b/a Disco Marathon
- 2026-28 Salma Panjwani - SAMIR786 LLC d/b/a Cavenders Corner
- 2026-29 Joseph Hannan - Barefoot Hills LLC
- 2026-30 Kari Norman - Red Wine & Blue Vineyard & Winery LLC d/b/a Dahlonga Resort & Vineyards
- 2026-31 Matthew Garner - ZA2GA Wine Co, LLC d/b/a Trattoria di Montaluce
- 2026-32 Heather Breedlove - CGN Properties d/b/a The Mountain Top Lodge
- 2026-33 Elizabeth Lemus - Convenience Stores, Inc. d/b/a JP Dahlonga
- 2026-34 Ghanshyam Patel - Jay Jalaramji, LLC d/b/a Iron Mountain Mart
- 2026-35 Craig Stansberry - The Grille at Iron Mountain
- 2026-36 David Burns - Massey Burns, Inc. d/b/a 52 West Brewing
- 2026-37 Roby Jewell - Publix Super Markets, Inc. #2024
- 2026-38 Kevin Buckley - Buckley Farms & Vineyard d/b/a Buckley Vineyards
- 2026-39 Sammy Zamarripa - Familia Vineyards, LLC d/b/a Doghobble Wine Farm
- 2026-40 Guarang Kumar Patel - Om Sai Whelchel, LLC d/b/a Whelchel Food Store

COUNTY MANAGER

ASSISTANT COUNTY MANAGER & DEPARTMENT HEADS

COMMISSIONERS

Chairman Dockery told Tourism Director Sam McDuffie that his staff and volunteers did a great job at the Christmas tree lighting ceremony this past weekend.

PUBLIC COMMENT (Agenda Specific)

Steve Sylvester voiced his opposition to the variance request. He urged the Commissioners to follow the stated procedures and ordinances regarding variance requests, and he argued that this variance request is from a personal hardship, not a circumstance unique to the property. He said the Planning Commission and Planning Department staff need training on variances, and the application forms need to be updated to remove some conflicting language.

ADJOURNMENT

The meeting was adjourned at 4:24 pm.

Date

Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:

Melissa Witcher
Clerk, Lumpkin County