



LUMPKIN COUNTY
Planning Commission
Work Session Agenda
Planning Commission Meeting Room
342 Courthouse Hill
Dahlonega, GA 30533

October 2, 2023
5:30 PM

- **CALL TO ORDER**
- **DISCUSSION ITEMS**
Discussion Items
- **PUBLIC COMMENT (Agenda Specific)**
- **ADJOURNMENT**



Lumpkin County, Georgia

Planning

Date: October 2, 2023

Agenda Item: Discussion Items

Item Description:

**Facts & Historical
Information:**

**Potential Courses Of
Action:**

Budget Impact:

Staff Recommendation:

LUMPKIN COUNTY PLANNING DEPARTMENT

PLANNING COMMISSION WORK SESSION

OCTOBER 2, 2023

Rebecca Mincey, Director Community & Economic Development

Jenna Ritter, Deputy Planning Director

AGENDA

- Discussion Items
 - Sec. 26-253. - Building setback lines. (5)
 - Sec. 26-61. - Class II subdivision.
 - Sec. 26-68. - Exemptions.
 - Sec. 26-355. - Criteria for granting. (ch. 26 Variances)
 - Sec. 27-8.1.2. - Variances. (within ch. 27).

SEC. 26-253. - BUILDING SETBACK LINES. (5)

Problem Statement: Ingress/egress easements shall be treated as right-of-way for the purpose of setback requirements. Setbacks from ingress/egress easements may be reduced to less than 50 feet by the planning director with just reason.

- Suggestions:
 - General setback verification at staff level
 - Conceptual building location with setbacks shown on recorded plat/approved plan
 - Verification of setbacks within the first inspection and included in the field notes within iworq
 - ARTICLE VI. - FINAL PLAT PROCEDURE Sec. 26-166. - Inspection. I. Minimum setbacks, front, rear and side.
 - Amend Sec. 26-253. (5):
 - Reduce the building setback for an ingress/egress easement to 30'
 - Remove "just reason" and make up to 25% to correspond with other administrative setback variance allowance
 - Sec. 27-8.1.2. - Variances. 5. Administrative variances shall be submitted to the planning department for review.
 - A. Applications for an administrative variance may be reviewed and considered by the planning department if the application satisfies the following requirements:
 - I. Any reductions in building setback requirements requested shall be less than 25 percent of the originally required setback.

SEC. 26-61. - CLASS II SUBDIVISION.

Problem Statement: Variances for length/number of flagpoles, requirement of county road frontage, and no new road are regularly granted from the Planning Commission.

- Current Language:

- A class II subdivision is the division of a tract of land into no more than nine parcels where no new road is required.
- All lots must be a minimum of one acre in size and have frontage on a county road.
- A maximum of two flag lots are permitted in any class II subdivision.
- Multiple class II subdivisions may not be chained together or combined with Class I subdivision to avoid meeting the requirements for a higher class subdivision.
- No more than one Class II subdivision may be created from any tract of land without approval of the planning commission.
- Property may not be divided using class two subdivision regulations on state routes.
- A class II subdivision is prohibited on an easement or private road.
- Driveway locations and sight distance information must be shown on the plat.
- Combining or grouping of driveways is encouraged and may be required by the planning commission.



SEC. 26-61. - CLASS II SUBDIVISION.

Problem Statement: Variances for length/number of flagpoles, requirement of county road frontage, and no new road are regularly granted from the Planning Commission.

- Proposed Language:

- A class II subdivision is the division of a tract of land into no more than nine parcels where no new road is required.
- All lots must be a minimum of one acre in size, and have frontage on a county road.
- A maximum of two flag lots are permitted in any class II subdivision.
- Multiple class II subdivisions may not be chained together or combined with Class I subdivision to avoid meeting the requirements for a higher class subdivision.
- No more than one Class II subdivision may be created from any tract of land, without approval of the planning commission.
- Property may not be divided using class two subdivision regulations on state routes.
- A class II subdivision is prohibited on an easement or private road (Sec. 26-59. - Classes of subdivisions(3)Minor subdivide properties are the only division of property that is allowed off of an easement or private road.).
- Driveway locations and sight distance information must be shown on the plat.
- Combining or grouping of driveways is encouraged and may be required by the planning commission.
- Shared driveway to 3 or more houses will be considered an ingress/egress easement, need to be named, and built to Sec. 26-191. - Easements. (c)Ingress/egress easements must be of a minimum width of 40 feet, and must be cleared a full 20 feet to provide easy access for emergency vehicles.
- A road maintenance agreement for the ingress/egress easement must be provided during planning commission final plat review.

SEC. 26-68. - EXEMPTIONS.

Problem statement: the spirit of (2) within exempt divides is not kept and acts as a shortcut around other subdivision guidelines.

- Current Language:

- Sec. 26-68. - Exemptions.
- The following land subdivisions shall be defined as subdivisions but may be exempted from the requirements of these regulations if it is determined that one of the following criteria is met:
- (1)The combination or recombination of portions of previously approved platted lots where the total number of approved lots is not increased and the resultant lots meet the standards herein.
- (2)The division of land into no more than five parcels of five acres or more, with each lot having direct access to a county road. Any further subdivision of these tracts may only be approved by the planning commission.
- (3)The division of land by either a minor subdivide or a class I subdivision does not require planning commission approval, unless referred to the planning commission by the planning director because of special circumstances.

- Proposed Language:

- Sec. 26-68. - Exemptions.
- The following land subdivisions shall be defined as subdivisions but may be exempted from the requirements of these regulations if it is determined that one of the following criteria is met:
- (1)The combination or recombination of portions of previously approved platted lots where the total number of approved lots is not increased and the resultant lots meet the standards herein.
- (2)The division of land into no more than five parcels of five acres or more, with each lot having direct access to a county road by way of no more than one private road/easement. No new road is required within the boundary of the parent parcel. Any further subdivision of these tracts not prior to two years, must maintain a minimum of 5 acres, may and only be approved by the planning commission.
- (3)The division of land by either a minor subdivide or a class I subdivision does not require planning commission approval, unless referred to the planning commission by the planning director because of special circumstances.