



Lumpkin County Land Use and Development Regulations Review Committee

**342 Courthouse Hill Planning Commission Meeting Room
June 22, 2026
5:00 PM**

Members Present: Rhett Stringer, Bobby Mayfield, Vanessa McGrath, Martin Durand, Chris Adams, Kathy Lacy-Eglian, Megan Mazzola, Greg Hayes, Don Becker

Staff Present: Alan Ours, Melissa Witcher

Meeting called to order at 5:00 pm

Agenda was approved by motion and raised hands.

Committee includes two commissioners, two planning commission members, and two staff members and four residents.

Goal: Line-by-line review of Chapter 26, followed by Chapter 27; lay out a clear path forward; flush out ideas from all perspectives; board will make final adoption decisions.

Timeline and Attendance Flexibility

- Seats expire in six months; begin promptly to avoid delays.
- Not all members can attend every meeting; absent members may read ahead and submit written comments.
- Comments to be emailed to Vanessa McGrath for compilation and display.

Meeting Scheduling and Workload Plan

- Proposed meetings primarily Mondays/Tuesdays in the evenings (around 5–6 PM), subject to Planning Commission and Board of Commissioner schedules.
- Target: 15–20 pages per meeting, adjusting for charts vs. detailed lines; may resection content as needed.

Review Scope: Chapters 26 and 27; Definitions Strategy

- Focus on Chapter 26 first; Chapter 27 is shorter and follows.
- Definitions appear in both chapters; ensure coherence across chapters.
- Office will audit definitions for consistency; likely address definitions toward the end.
- Participants encouraged to suggest terms needing definitions.

Ordinance Review and Consolidation

- Aim to make ordinances clearer and consistent; resolve conflicts/duplications across Chapters 26, 27, 30.
- Locate information (e.g., setbacks) in a single appropriate chapter (e.g., Chapter 27 for land use) and reference elsewhere.
- Review past variance requests to identify recurring issues for ordinance updates.

Priority Topics to Flag Early

- Gateway Corridor: review size and scope.
- Subdivision classes: potentially excessive with limited differentiation.



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- Land use categories: classification relevance under restrictions; to be addressed in Chapter 27.
- Private roads: code conflicts with real-world cases; businesses on private roads currently disallowed.
- Data centers: evolving considerations
- Hardship definition: frequent variance issue; needs clarification.
- Administrative variances: identify and map sections for review.

Subdivision Definition and Practical Issues

- Clarified “subdivision” (splitting one parcel into more than one) vs. common perception (roads with many houses).
- Historical Class Two required 30 feet of road frontage affecting past splits.
- Chapter 26 triggers fire protection by subdivision class, not density/spacing; rationale unclear.
- Preference to align with adopted fire code/Fire Marshal standards regardless of subdivision classification.
- Define “density” due to subjective perceptions; propose tiered minimum lot sizes by character areas (3 acres Agricultural Preservation, 2 Rural Place, 1 Residential Growth).
- Current two-step process (preliminary and final plat approval) has flaws. Proposal: Preliminary plat goes to Planning Commission for public input; final plat approved administratively after construction verification.

Flexibility in Grading to Enable Gravity Sewer in Designated Service Areas

- Chapter 26 limits mass grading; developers report routine rejections.
- Gravity sewer is difficult without grading flexibility, especially in Highway 400 Gateway Overlay and adjoining parcels.
- Targeted grading flexibility within the Lumpkin County Water and Sewer Authority’s sanitary sewer service area (mirrors Highway 400 corridor).

Mandatory Connection to Water/Sewer for Developments

- Require hookup to existing water/sewer if within a set distance (e.g., 1,000 feet) inside the defined service area.
- Supports fire protection and infrastructure consistency; concerns about costs and authority caps.
- Restrictions not applicable to state-permitted community systems.

Legacy and Future Private Road Issues in Subdivisions

- Problems: one-lane roads, unfinished systems, lack of HOAs, owners unaware of history; maintenance agreements lack binding language and funding.
- Options:
 - Build to county standards and deed roads to county;
 - Have to consider costs and maintenance burdens, especially for estate lots.
 - Strengthen maintenance agreement requirements (binding, funding, management) without blanket mandate for county standards.



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Rationalizing Subdivision Classes and Minimum Road Widths

- Class 2 and Class 7 (allow private roads).
- Class 2: public access, 40' ROW, 20' drives, up to 9 lots; gravel allowed beyond first 30' (paved).
- Class 7: 40' ROW, 15' road surface; no lot limit; concern that 15' width is inadequate.
- Ideas:
 - combine Class 2 and Class 7
 - set a minimum two-lane width
 - reconsider lot limits
 - define thresholds for improvements
 - reduce classes
 - eliminating 15' road standards

Road Maintenance and County Standards

- Road maintenance agreements can be a “false assurance” when owners don't contribute later.
- Require minimum road width (possibly 20') to ease county acceptance and maintenance.
- A 60' road requirement can result in losing ~1 acre per 1,000 feet of road.
- Determine lot count threshold triggering upgrade of private roads to paved county-maintained roads.

Subdivision Regulations and Lot Sizes

- Proposal to delink lot size from agricultural preservation rules.
- One-acre minimum for non-agricultural preservation; three-acre minimum for agricultural preservation.
- One-acre lots must accommodate easements, septic, wells; proposal for a “clean acre” standard excluding easements

Duplexes and Affordable Housing

- Look at making duplexes easier on larger parcels (2–3 acres) to promote affordability; reduced grading/tree removal vs. two separate homes; potential mortgage benefits.
- Consider moving duplex/multifamily regulations from Chapter 26 (Subdivisions) to Chapter 27 (Land Use).
- Ownership complications for duplexes noted as a future issue if one owner wants to sell.

Replacement of Grandfathered Single-Wide Mobile Homes

- Consider allowing replacement of old single-wide mobile homes with new ones on the same lot to improve conditions for low-income residents.
- Current rules bar bringing single-wides into the county; concerns about misuse by new owners; enforcement of intent is difficult.



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- Conclusion: Explore codification allowing replacement while preventing abuse.

Mobile and Modular Homes Policy

- Chapter 26 prohibits mobile homes in any subdivision; many older subdivisions have mobile homes and desire newer placements.
- Chapter 30 contains mobile home specifications (e.g., roof pitch).
- Align policy between Chapters 26 and 30.

Cluster Mailbox Requirements

- Postal service requires cluster mailboxes for new roads/subdivisions with more than three homes.
- Discussed adding ordinance requirements for safe pull-off areas and protective covers; maintenance responsibility concerns if no HOA.
- Local enforcement of roof requirement varies; need to clarify official postal rules.

Vegetation and Landscape Requirements

- Desire to strengthen vegetative replanting and tree replacement requirements for residential and commercial properties.
- Gateway corridor guidelines are currently suggestions; goal to maintain natural character and buffer visual impact.
- Importance of a replanting schedule to preserve natural character.

Water Supply System Definitions

- Definition of “public water system” in Chapter 26, Section 278 differs from the chapter’s opening definition; request to clarify and unify.

Camper Living During Home Construction and Code Enforcement

- Frequent requests to live in campers during home builds; issues with enforcement and utilities.
- Suggestions:
 - tie camper permits to active building permits
 - require septic connection; define setbacks
 - establish time limits (e.g., 9–12 months)
 - inspection cadence
 - acknowledge enforcement limits.
- Explore time-bound camper permit framework with requirements.

Other Topics Discussed

- Plan to publicize committee work and gather feedback via county Facebook and document links.
- Solar farms: consider encouraging, potentially integrated with agriculture.
- Racetracks: Dawsonville ordinance referenced for potential regulation framework.

Meeting adjourned at 6:26pm



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Next Arrangements

- ☐ Email written comments and page markups to Vanessa McGrath; she will compile and display them.
- ☐ Schedule meetings on Mondays/Tuesdays in the evenings (5–6 PM), adjusted for planning commission commitments; next meeting Monday, June 29, 2026, at 5:00 PM.
- ☐ Set an initial review target of 15–20 pages per session, adjusting for complexity; review Articles 1 and 2 next.
- ☐ Create and maintain a priority tracker for flagged topics (Gateway Corridor, subdivision classes, private roads, data centers).
- ☐ Audit and harmonize definitions across Chapters 26 and 27; investigate conflicting “public water system” definitions; likely address definitions toward the end.
- ☐ Draft revisions to Chapter 26 to align fire protection requirements with adopted fire code/Fire Marshal standards.
- ☐ Propose grading flexibility policy within the defined sanitary sewer service area to facilitate gravity sewer.
- ☐ Define and adopt a mandatory connection threshold to existing water/sewer within the service area.
- ☐ Develop a camper-living permit framework: time limit, septic requirement, setbacks, linkage to active building permits, inspection schedule.
- ☐ Strengthen road maintenance agreement requirements: binding language, funding/escrow, management and enforcement provisions.
- ☐ Review and consolidate subdivision classes (focus on Class 2 and Class 7); set minimum road width standards and lot limits; determine thresholds triggering upgrades to county standards.
- ☐ Evaluate mobile home policies and decide whether to centralize in Chapter 30 or maintain references in Chapter 26.
- ☐ Send out the list of ordinance changes being considered.
- ☐ Clarify postal service requirements for cluster mailboxes (cover mandatory or not) and maintenance responsibilities.
- ☐ Research common variance requests from the last 2–5 years.
- ☐ Coordinate with Lumpkin County Water and Sewer Authority to finalize the sewer service area mirroring the Highway 400 corridor.