



Lumpkin County Land Use and Development Regulations Review Committee

342 Courthouse Hill Planning Commission Meeting Room

July 14, 2026

5:00 PM

Members Present: Rhett Stringer, Bobby Mayfield, Vanessa McGrath, Martin Durand, Trevor Eudy, Greg Hayes, Don Becker

Staff Present: Alan Ours

Meeting called to order at 5:00 pm

Minutes from July 7, 2026 were approved by motion and raised hands.

Class I Subdivision

- Remove the public access of minimum of 30ft

Flag Lots versus Driveway Easements

- There is a limit of 2 flag lots in Class II and Class III subdivision.
- Variance have been given in the past to that requirement.
- There was a question on where that number came from can it be larger or it the limit removed completely.
- Section 26-252 Panhandles or flag lots give the requirements for them but variances have been given to that also.
 - Panhandle or flag lots may be allowed within certain classes of subdivisions where the terrain makes standard design or frontage impossible or impractical. (See classes of subdivisions.) Where such lots are allowed, the street frontage of each panhandle access shall not be less than 30 feet wide, and the panhandle access not be more than 250 feet long, at which point the property lines must diverge at an angle not less than 25 degrees unless specified differently elsewhere in this chapter.
- Questions on where the 30 feet width and 250 feet length came from.
- Width is determined by width of driveway and shoulders.
- Vanessa believed length was from fire ordinances and wanted to discuss alterations to this section with the fire marshal.
- Discussed the use of shared driveway easements instead of flag lots.
- Section 26-191
 - (d) Driveway easements serving no more than two locations shall be a minimum width of 20 feet, and must be cleared a full ten feet.
 - (e) Ingress/egress easements serving three or more locations shall be a minimum width of 40 feet and must meet the construction standards for the applicable subdivision where the subject property is located. If the subject property is not located within an approved subdivision, then the easement must be cleared a full 20 feet, have a driving surface no less than 18 feet, and adequate shoulders for easy access for emergency vehicles. Proper erosion and



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stormwater controls in compliance with article X, required improvements, must be designed.

(f) Any driveway or ingress/egress easement in excess of 200 feet in length shall be constructed with a turnaround at the closed end having a minimum diameter of 80 feet as required by section 26-282(a)(3).

- Discussion on the number of homes allowed on the driveway easement and if it was over two would the dimension on the easement need to be changed.
- Concern over emergency services locating the homes, suggested a sign at the beginning of the driveway to distinguish which home numbers are down the driveway. (Should that be a requirement).

Committee recommendation was to get rid of flag lots and allow driveway easements of no more than 4 lots to include shared maintenance agreement.

Discussion on Class Five Subdivisions and Lot Size Regulations

- Class five and six subdivisions are nearly impossible in Lumpkin County because they require both water and sewer.
- State environmental health requires a one-acre minimum for individual septic systems; this can be reduced if a public water system is provided.
- Having both water and sewer allows the smallest lot size, 0.585 acre, which is a state requirement for septic systems.
- Class five allows higher density (one gross house per acre) because it does not account for road rights-of-way, unlike class three subdivisions.

Concerns and Strategy for High-Density Development

- High-density developments, such as class five subdivisions, attract large, out-of-town developers and can lead to issues like crumbling infrastructure.
- There is concern that allowing private water and sewer systems enables high-density projects (e.g., RV parks and large subdivisions) anywhere in the county.
- Expanding infrastructure (water and sewer lines) can lead to uncontrolled sprawl and mass development, transforming rural and agricultural areas.

Proposal to Limit Class Five and Six Subdivisions to a Defined Sewer Service Area

Key proposal: restrict class five and six subdivisions to the Water Authority's designated sewer service area.



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- This would concentrate high-density development along corridors like Highway 400 and near the city, where infrastructure exists or is planned.
- This strategy would prevent sprawl while allowing targeted growth in specific zones.
- The sewer service area boundary is approved by the County Board of Commissioners, providing a control mechanism.

Combining Class Five and Six and Clarifying Water System Requirements

Suggest combining class five and six, tying both to the defined sewer service area and requiring a master plan for development.

- This would allow developers flexibility (residential, commercial, mixed-use) within the designated growth area.
- The group discussed the need to clarify the definition of “public water system” in the regulations.
- Proposed: for class five and six, the water system must be owned by a county or municipal authority, not a private entity.
- This would ensure higher standards (e.g., ductile iron pipes, fire hydrants) suitable for high-density areas, unlike less robust EPD-approved private systems.

Meeting adjourned at 6:52 pm

Next Arrangements

- ☐ Speak to Fire Marshal on any fire apparatus requirements that we need to address or reference in the Land Development Ordinance
- ☐ Review Flag Lots if it should be regulated in Class II and III Subdivisions
- ☐ Review Driveway Access or Shared Access Road within in Class III
- ☐ If Access is allowed what requirements should be met.
- ☐ Review and update regulations to limit class five and six subdivisions to the designated Water Authority sewer service area.
- ☐ Combine class five and class six subdivision regulations into a single master-planned category within the defined sewer service area.
- ☐ Clarify and standardize the definition of “public water system” for class five and six to specifically require a county- or municipal authority-owned system; establish consistent interpretation and enforcement across all development classes.



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- ☐ Draft and circulate exact ordinance language for the proposed changes to class five and six subdivisions for review.