



# **Lumpkin County Land Use and Development Regulations Review Committee**

**342 Courthouse Hill Planning Commission Meeting Room**

**July 20, 2026**

**5:00 PM**

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

Staff Present: Alan Ours

Meeting called to order at 5:00 pm

Minutes from July 14, 2026 were approved by motion and raised hands with the elimination of flag lots, allow driveway easements serving no more than four lots. Require shared maintenance agreements on the driveway easements.

## **Class I Subdivision**

- Remove the requirement that each lot have a minimum of 30 feet of public road frontage.
- Only the parent parcel must have county road frontage, internal lots may be accessed via shared driveways/

## **Gateway Corridor Strategy and Zoning Alignment**

- Broad support for concentrating higher-density development within the Gateway Corridor to manage aesthetics, density, infrastructure, and sewer availability, while avoiding disruption to in-progress projects.
- Clarified intent to limit Class 5 and Class 6 developments to sewer service areas.
- Recognized corridor constraints (floodplain, rock, steep terrain, shallow parcels).
- GDOT limits on new curb cuts to Highway 400.
- Preference for access via local roads with expanded setbacks and screening.
- Emphasis on preserving rural small-town character along Highway 400: stronger screening, building setbacks, low lighting, and cohesive aesthetics to minimize intrusive views.
- Landscaping standards and enforcement gaps noted; desire for stronger, enforceable requirements balanced with local staffing capacity and HOA maintenance responsibilities.

## **Class Five and Class Six Regulations**

- Ongoing effort to align or potentially merge Class 5 and Class 6 regulations and harmonize them with the Gateway Corridor overlay to avoid gaps and contradictions.
- Preliminary agreement to set green space at 20% for both classes, consistent with corridor standards; prior 40% Class 5 requirement considered overly restrictive and a driver of multifamily over single-family.
- Discussion of minimum acreage: Class 5 currently 20 acres; Class 6 30 acres. Options include unifying minimums (e.g., both at 20 acres) or

merging classes to allow mixed commercial and single-family subject to Planning Commission site plan review.

- Requirements under consideration include master plans, defined sewer service areas, interconnectivity (sidewalks, trails, potential river greenway), and clearer landscaping standards.
- Caution about removing requirements from one code section while assuming coverage in another; proposal to adopt a 90% consolidated draft now and refine remaining items later.

### **Green Space, Aesthetics, and Enforcement**

- General support for 20% shared green space across Class 5 and Class 6 within the Gateway Corridor, owned/maintained by HOAs; align standards to avoid over-restricting shallow parcels.
- Interest in minimizing impervious surfaces and preserving native undisturbed areas; concern about “disturbed soil” presented as natural.
- Landscaping code revisions needed: move away from fixed counts per disturbed acre toward performance-based survival and growth criteria; consider external models (e.g., City of Savannah).
- Gateway Corridor overlay enforcement: maintain landscape buffers, screen developments from Highway 400, and clarify setback distances (commonly 100–150 feet; consideration for greater setbacks such as 300 feet).

### **Sewer Capacity, Density Planning, and Housing Balance**

- Residential sewer capacity is limited; capacity measured by bedrooms.
- Plan density within current sewer service areas; avoid overcommitting capacity; long-term expansion (15–20 years) subject to board decisions.
- Balance desired commercial activity with multifamily and workforce housing; ensure quality standards to maintain community character and reduce roadside visibility.
- Example projects:
  - Long Branch Subdivision behind Home Depot reduced from ~300 lots to just over 115 under current rules; case study for corridor standards.
  - Proposed Class 5 single-family with ~120 lots and 40% green space
  - Eliminating Class 5 could push higher-density multifamily (12–16 units/acre)?

### **Access, Safety, and Fire Code**

- GDOT has declined some entrances/exits on Highway 400; minimize direct interaction with 400 and route access via local roads.
- State adoption of IFC Appendix D: apparatus access road minimums are 20-foot width, 13’9” height clearance, and maximum 10% grade
- Community driveways serve up to two structures, more requires a 20-foot private road.

- A general statement of minimum access requirements will be provided to guide future developments, acknowledging local topographic challenges.

### **Interconnectivity, Greenways, and Setbacks**

- Desire for interconnectivity (sidewalks, trails) and a river greenway within the corridor; interconnectivity ROWs not counted as green space, but greenway features may be.
- Proposal to request funding in the 2028 budget for a river greenway study.
- Clarifications needed on exact corridor setback distances from right-of-way and intersections; some shallow strips may be best as buffers.
- Combining Class Five and Six and Clarifying Water System Requirements

### **Commercial vs. Multifamily and Economic Realities**

- Aim to attract jobs and appropriate commercial uses while avoiding excessive multifamily concentration; standards should not favor only corporate developers.
- Economic feasibility concerns include land prices, terrain, grading, road costs, and access limitations.
- Recognized market dynamics: developers often make projects shovel-ready and sell to large builders.

Meeting adjourned at 6:36 pm

## **Next Arrangements**

- ☐ Conduct AI-assisted comparison of Class 5, Class 6, and Gateway Overlay texts to identify overlaps, mismatches, and gaps; produce a side-by-side analysis and a 90% consolidated draft for adoption, flagging remaining items for later refinement.
- ☐ Draft language to:
  - ☐ Remove 30-foot frontage requirement for internal lots in Class One subdivisions.
  - ☐ Set 20% green space for Class 5 and Class 6 consistent with the Gateway Corridor overlay.
  - ☐ Define shared driveway easements (max four lots) with maintenance via restrictive covenants.
- ☐ Clarify whether Class 5 and Class 6 are restricted to the Gateway Corridor or broader sewer service areas; confirm minimum acreage alignment (propose both at 20 acres) and evaluate merging versus alignment.
- ☐ Define master plan requirements for Class 5 and Class 6, including sewer service boundaries and interconnectivity.
- ☐ Verify setback standards and GDOT curb-cut limitations for Highway 400; specify exact setback distances and intersection offsets.

- ☐ Develop enforceable landscaping and tree maintenance standards, with accountability (developer vs. HOA) and inspection schedules.
- ☐ Document a policy for “exceptions of policy” as an alternative to variances and outline its implementation.
- ☐ Prepare a 2028 budget request outline for a river greenway study within the Gateway Corridor.
- ☐ Reaffirm variance policy language: financial hardship is not grounds for setback/density variances.