



LUMPKIN COUNTY
Board of Commissioners
Planned Unit Development (PUD) Hearing Agenda
Commissioners Boardroom

July 6, 2021
4:30 P.M.

- **Call to Order**
- **Public Portion**
- **Approve Agenda**
- **PUD Presentation**
- **PUD Hearing Rules**
- **Proposed PUD Request**

Chairman Dockery

Northeast Georgia Health Systems Planned Unit Development Application

- **Public Comment in Support of the PUD**
- **Public Comment Opposed to the PUD**
- **Rebuttal**
- **Commissioner Comments**
- **Adjournment**

LUMPKIN COUNTY
Board of Commissioners
Planned Unit Development (PUD) Hearing Minutes
Commissioners Boardroom



July 6, 2021
4:30 P.M.

Call to Order

The meeting was called to order at 4:51 PM by Chairman Chris Dockery

Attendee Name	Title	Status	Arrived
Chris Dockery	Chairman	Present	
Bobby Mayfield	District 2 Commissioner	Present	
Rhett Stringer	District 3 Commissioner	Present	
Jeffrey Moran	District 4 Commissioner	Present	

Approve Agenda

Motion: A motion was made by Chairman Dockery to approve the agenda with the removal of the section called "public portion" at the top. The motion was seconded by Commissioner Mayfield. The motion was approved and carried.

PUD Presentation

The Planning Director, Mr. Bruce Georgia, went over the timeline of events leading up to this Planned Unit Development hearing.

PUD Hearing Rules

Chairman Dockery read aloud the rules and procedures for the PUD hearing.

Proposed PUD Request

Northeast Georgia Health Systems Planned Unit Development Application

Northeast Georgia Health Systems Planned Unit Development Application

Emily Bagwell of Northeast Georgia Health Systems led the presentation with assistance from several other NGHS representatives. She explained the PUD application and the attached site plan cover the full scope of what could be built on the property over time. One of her associates outlined the data from NGMC Lumpkin as well as NGHS's charity care to residents. There was also a portion of the presentation dedicated to the site plan, landscaping, parking, lighting, and building materials. Chairman Dockery asked a few questions about the exterior appearance and the building elevation. Ms. Bagwell made some additional comments about the signage and wayfinding, and Commissioner Moran suggested it would be a good idea for NGHS to put up a coming soon sign so citizens would know the hospital is on the way.

Public Comment in Support of the PUD

Public Comment Opposed to the PUD

Jeramy Nye, 16 Pinewood Drive East, said he represented Lumpkin citizens against corporate encroachment. He read off a list of concerns and questions about the proposed PUD. What will the effects be on taxpayers? Will this negatively affect property values? Has a study been conducted to determine the traffic effects? Will the hospital be accessible to military TriCare patients and the 5th Ranger Training Battalion? Is the charity care federally reimbursable? Will there be negative effects on the watershed? Has the DNR been allowed to conduct a survey to see if any endangered species will be affected, such as wild hogs living there?

Rebuttal

Ms. Bagwell said NGHS does not accept direct funding from counties nor do they require county funding to operate. She explained they had to undergo a DRI (Development of Regional Impact) review with the Georgia Mountains Regional Commission already. The DRI covered traffic, environmental impacts, and many of the other concerns brought up. It was their conclusion that this development will not have any foreseeable issues. Ms. Bagwell said NGHS is committed to protecting the environment and this development should have a positive impact on land values. She said they accept many kinds of insurance and they will have a helicopter pad in the rear if any Rangers need to be brought in via helicopter. Ms. Bagwell stated most of the neighboring landowners see this as a positive thing.

Commissioner Comments

Commissioner Moran said he was happy with what he saw on the presentation and this is the type of development we want in this community. Commissioner Mayfield added that this development isn't just something that popped up today with no planning. This has been a massive project years in the making. Chairman Dockery said in his experience, the hospital does take TriCare, because that is his insurance and he has used the hospital before. He said they are also aware there is a large military presence in the area, both active and retired.

Adjournment

Motion: A motion was made by Chairman Dockery to adjourn the meeting. The motion was seconded by Commissioner Stringer. The motion was approved and carried.

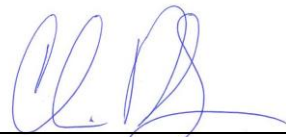
The meeting ended at 5:45 pm.

August 19, 2021

Date



Melissa Witcher
County Clerk, Lumpkin County



Chris Dockery, Chairman
Lumpkin County Board of Commissioners