



LUMPKIN COUNTY
Board of Commissioners
SLUA Public Hearing Agenda
Commissioners Boardroom

May 27, 2021
5:00 P.M.

- **Call to Order** Chairman Dockery
- **Consideration of Agenda**
- **SLUA Presentation (Planning Director Bruce Georgia)**
- **SLUA Hearing Rules (Chairman Dockery)**
- **Proposed Weekend Mini Market Special Land Use Request**
 - 1. Proposed Weekend Mini Market Special Land Use Request *(Tommy Rainey)*
- **Public Comment in Support of the SLUA**
- **Public Comment Opposed to the SLUA**
- **Rebuttal**
- **Commissioner Comments**
- **Adjournment**



Lumpkin County, Georgia

Planning Department

Date: May 27, 2021

Agenda Item: Proposed Weekend Mini Market Special Land Use Request

Item Description: Proposed Weekend Mini Market Special Land Use Request

Attachments:
SLUA Final Packet - Weekend Mini Market



Special Land Use Application

Planning Department
25 Short Street, Suite 10
Dahlonega, Georgia 30533
(706)

General Information:

1. Name of Development: Week-End Mini Market
2. Applicant's Name: Tommy Rainey Email: _____
Phone: 706-362-4653 Fax: _____
Company Name: Week-End Mini Market
Address: 5738 Chestatee Street Dahlonega, GA 30533
3. Parcel(s) tax ID number(s): 083 119
4. Present Character Area: Gateway Corridor Overlay Acres: 5.77 acres

Property Information:

5. The property location for which approval is requested: (circle one) N S E W
side of Red Oak flat and 60 Hwy Road
between Hwy 400 and Red Oak Flats Roads
6. Current use of property: None
7. Proposed use(s) of property: week-end market

FOR PLANNING DEPARTMENT USE ONLY:

Proposed Use	Land Use Code/Section Number
Neighborhood Commercial	Chapter 27 Section 27-58

Attach the following statements and/or depict on plan:

8. A statement as to the source of domestic water supply.
9. A statement as to the provision for sanitary sewage disposal.
10. The approximate location of proposed stormwater detention facilities.
11. The approximate location of proposed access to the county road system.
12. Such additional information as may be useful to permit an understanding of the proposed use and development of the property and helpful for the County to consider the potential impacts of the development on adjacent land uses and the health, safety, and welfare of the larger community.
13. The planning department may waive those requirements that are not necessary to assess the impacts of the proposed changes.

**** SEE SECTION 27-73 FOR ADDITIONAL REQUIREMENTS FOR THIS APPLICATION****

Signature of Applicant: _____

Date: _____

Printed Name: _____

Planning Department Use:

File Number: SLUA - 2021 -3

Date Received: 5/10/21

Fee Paid: _____

Receipt Number: _____



Parcel # 083-119
5738 S. Chestatee Street
Weekend Mini Market
Location Map

Legend
083119
Road Centerline

0 50 100 150 Feet
1:5,000
Landscape Imaging, Inc. (LII)
cannot accept any responsibility
for errors, omissions, or projected accuracy.



Legend
0831192R
083119
Road Centerline

Parcel # 083-119
5738 S. Chestatee Street
Weekend Mini Market Site Map

0 20 40 60 Feet
1:1,000
Landscape Group, Inc.
cannot accept any responsibility
for errors, omissions, or professional accuracy.

Special Land Use General Criteria Questions

On a separate sheet of paper, please demonstrate how the application satisfies the following general criteria questions for Special Land Use approval.

1. Whether or not the proposed plan is consistent with all of the requirements of the character area as designated in CAM in which the use is proposed to be located, including required, loading, setbacks, and buffers.
2. Compatibility of the proposed use with land uses on surrounding properties and other properties within the same character area including the compatibility of the size, scale, and massing of proposed buildings in relation to the size, scale, and massing of adjacent and nearby lots and buildings.
3. Adequacy of public facilities and services, including roads, stormwater management, schools, parks, sidewalks, and utilities, to serve the proposed use. Explain.
4. Whether or not the proposed use will create adverse impacts upon any surrounding properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use
5. Whether or not the proposed use will create adverse impacts upon any surrounding land use by reason of the manner of operation or the hours of operation of the proposed use.
6. Whether or not the proposed use will impact the safety of the public.

**Please Note: A LOCATION MAP
AND A COPY OF THE
CONCEPT PLAN MUST BE
ATTACHED WITH THIS
APPLICATION**