



LUMPKIN COUNTY
Board of Commissioners
BOC Retreat Agenda
Union County Community Center

May 24, 2021
9:00 AM

- **Call to Order**
- **Permitting & Development**
- **Variance Application Trends**
- **Lumpkin County Regulation Language**
- **Roles & Responsibilities**
- **Planning Commission Appointments**
- **Next Steps**
- **Adjourn**

Chairman Dockery

LUMPKIN COUNTY
Board of Commissioners
BOC Retreat Minutes
Union County Community Center



May 24, 2021
9:00 AM

Call to Order

The meeting was called to order at 9:00 AM 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	

Permitting & Development

Bruce Georgia reviewed the building permits for the year compared to previous years, followed by the character area map and the areas of development in the county.

Variance Application Trends

Setbacks are the number one variance request. There was discussion on whether to allow the Planning Department to have the ability to research and grant them. A letter from the HOA or all adjoining landowners may need to be required when submitting a setback variance. If the setback request is for a residential use, then that needs to be taken under consideration. The language in the variances needs to be addressed and staff will identify the issues that have become a frequent occurrence.

There was also discussion about the difference between a variance request and a character area map amendment (CAM) and what was appropriate for which procedure. If the CAM process begins to be utilized more frequently there will need to be a decision made as to how many times a year the Board will hear them.

Lumpkin County Regulation Language

Family Subdivisions were examined and what is needed to make them more enforceable. A solid definition for hardship needs to be listed, including self-imposed hardship. A sign will be posted on the property for every variance request. SLUA's need to address allowing staff the opportunity to determine if a SLUA is required for any land use, if deemed appropriate due to potential adverse effects. A process is needed to determine whether the Planning Director initiates a SLUA, and there also needs to be a clear definition for what triggers the SLUA process. Currently, the appeals process for both a variance request and a SLUA does not address allowing any aggrieved party the opportunity to appeal a Planning Department or Planning Commission decision. There needs to be some discernment of who can appeal and who can file the appeals. There will be a CUVA question added on land use request and variance request applications.

Roles & Responsibilities

If there is a question of something being a conflict of interest then the Planning Commission will read the code section that states it is allowed at the beginning of the meeting. The Planning Commission members will sign an annual conflict of interest statement paper to keep on file.

Planning Commission Appointments

The Planning Commission will receive additional training and a refresher course. They will present to the BOC semi-annually to discuss trends, issues, opportunities, and recommended Land Use/Development Regulation revisions. There was discussion of whether or not the BOC should appoint the chairman of the Planning Commission.

Next Steps

Adjourn

The meeting was adjourned at 2:50 PM.

June 16, 2021

Date



Melissa Witcher
County Clerk, Lumpkin County



Chris Dockery, Chairman
Lumpkin County Board of Commissioners