



LUMPKIN COUNTY
Board of Commissioners
Work Session II Agenda
Commissioners Boardroom

December 21, 2021
5:30 P.M.

- **CALL TO ORDER** Chairman Dockery
- **PROCLAMATIONS**
 1. Lumpkin County Indians 2021 2nd Grade Football Super Bowl Champions
 2. Lumpkin County Indians 2021 K/1st Grade Football Super Bowl Champions **Regular Meeting**
- **CONSIDERATION OF MINUTES**
 3. Board of Commissioners - Work Session - Nov 2, 2021 4:00 PM
 4. Board of Commissioners - Work Session II - Nov 16, 2021 5:30 PM
 5. Board of Commissioners - Regular Meeting - Nov 16, 2021 6:00 PM
 6. Board of Commissioners - Special Called Meeting - Nov 23, 2021 9:00 AM
- **RESOLUTIONS**
 7. 2021 - 66 - December Surplus Property (*Finance Director Abby Branan*)
 8. 2021 - 67 - Appoint/Reappoint Members to Audit Committee
 9. 2021 - 69 - Appoint Member to Park & Rec Citizens Advisory Board - Seat 5, Hank Haynes term expiring 12/31/2023
 10. 2021 - 70 - Resolution to Amend the Character Area Map (*Planning Director Bruce Georgia*)
 11. 2021 - 71 - Resolution Requesting General Assembly Approval of Revised Lumpkin County District Map (*Special Projects Director Ashley Peck*)
 12. 2021 - 72 - Hazardous Waste Trust Fund Application (*Finance Director Abby Branan*)
 13. 2021 - 73 - Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law
 14. 2021 - 74 - Appoint Member to Board of Health - Brigitte Barker with a term expiring 12/31/2025
 15. 2021 - 75 - Set Qualifying Fees - Candidates Seeking Election to Certain Offices (*Special Projects Director Ashley Peck*)
- **CONTRACTS/AGREEMENTS**
 16. 2021-074 - Halls Mill Enterprises LLC d/b/a Chestatee River Adventures – Canoe Launch Sublease Renewal (*Public Works Director Larry Reiter*)
 17. 2021-075 - Canoe Georgia, Inc. d/b/a Appalachian Outfitters c/o Ben LaChance – Canoe Launch Sublease Renewal (*Public Works Director Larry Reiter*)
 18. 2021-076 - Classic Cleaners – 2022 Lease (*Special Projects Director Ashley Peck*)

19. 2021-077 - Tourism Development Services – Chamber of Commerce (*Finance Director Abby Branan*)
20. 2021-078 - LC Wimpy Airport Fencing Contract Extension (*Public Works Director Larry Reiter*)
21. 2021-079 - Legacy Link SFY-2022 Addendum #1 (*Senior Center Manager Linda Kirkpatrick*)
22. 2021-080 - CJCC VOCA – Financial Administration – District Attorney (*Finance Director Abby Branan*)
23. 2021-081 - CJCC VOCA (Victims of Crime Act) - MOA (*Finance Director Abby Branan*)
24. 2021-082 - Development Authority IGA Payment in Lieu of Taxes (*Development Authority Director Rebecca Mincey*)
25. 2021-083 - District Attorney's MOA for Coronavirus Emergency Supplemental Funding Program (*Finance Director Abby Branan*)

- **OTHER ITEMS**

26. Alcoholic Beverage License – Real Hospitality Ventures Inc. d/b/a Mountain Laurel Creek Inn & Spa (*County Clerk Melissa Witcher*)

- **ALCOHOLIC BEVERAGE LICENSE RENEWALS**

27. 2022-01 Michele Kraft Deblois/Forrest Hills Gifts & Treasures
28. 2022-02 Craig H. Kritzer/Frogtown Cellars LLLP
29. 2022-03 Jeffrey Grindle/Tomato House Farm LLC
30. 2022-04 Michele Kraft Deblois/Hideaway Restaurant
31. 2022-05 Salman H. Ali/Ash Business, Inc. d/b/a Quick Mart 3
32. 2022-06 Charles Clinton Crane/C.L. Crane Grocery
33. 2022-07 Umamaheswari Devi Meruga/Saketh, Inc. d/b/a Lucky Food Mart
34. 2022-08 Darren E. Glenn/Riverside Tavern, LLC
35. 2022-09 Sharon Paul/Chestatee Valley Vintners, LLC d/b/a Three Sisters Winery
36. 2022-10 Michael Davis/Georgia Farm Wines, LLC d/b/a Seven Day Bottoms Farm Winery
37. 2022-11 Salman Ali/Afshar Inc. d/b/a Quick Mart #7
38. 2022-12 E. Karl Boegner/Dahlonge Wine Co., LLC d/b/a Wolf Mountain Vineyards
39. 2022-13 Matthew C. Garner/ZA2GA Wine Company, LLC d/b/a Montaluce Winery, La Vigne Restaurant
40. 2022-15 Blair Housley/Etowah Meadery, Corp./The Dahlonge Brewery
41. 2022-16 Suzanne Reilly Tebor/Neverland Farms, Inc.
42. 2022-17 Seth E. Hunt/Turners Corner General Store
43. 2022-18 Evelyn Claire Livingston/Cavender Creek Winery, LLC d/b/a Cavender Creek Vineyards & Winery
44. 2022-19 Truptiben Patel/Clay Creek Falls Grocery
45. 2022-20 James Rider/JR's BBQ & Country Store
46. 2022-21 Robert Warner/White Oaks LLC d/b/a White Oaks Bistro
47. 2022-22 Bhupendra Kumar Patel/Vaho Enterprises, LLC
48. 2022-23 Jigna Patel/Shalina Business, LLC d/b/a Mart 24/7

49. 2022-24 Becky Lynn Fuller/AGEA Enterprises, LLC d/b/a The Corner Store #2
50. 2022-25 James E. Pruitt/MR2Wings d/b/a Roosters Café
51. 2022-26 Tushar V. Patel/Yogis Quickstop, Inc. d/b/a Cutie Gas & Grocery
52. 2022-27 Sonika Ahluwalia/Aspen Gold, LLC d/b/a Disco Marathon
53. 2022-28 Salma Panjwani/SMS Express LLC d/b/a Cavenders Corner
54. 2022-29 Joseph Hannan/Barefoot Hills LLC
55. 2022-30 Kari McCann/Red Wine & Blue Vineyard & Winery LLC d/b/a Dahlonaga Resort & Vineyard
56. 2022-32 Heather Breedlove/CGN Properties, LLC. d/b/a The Mountain Top Lodge
57. 2022-33 Michael Davis/Convenience Stores, Inc. d/b/a JP Dahlonaga
58. 2022-34 Ghanshyam Ramanbhai Patel/ Jay Jalaramji LLC d/b/a Iron Mountain Mart
59. 2022-35 Craig Stansberry/Iron Mountain Park, LLC d/b/a The Grille at Iron Mountain

- **COUNTY MANAGER**
- **COUNTY ATTORNEY**
- **COMMISSIONERS**
- **PUBLIC COMMENT (Agenda Specific)**
- **ADJOURNMENT**

LUMPKIN COUNTY
Board of Commissioners
Work Session II Minutes
Commissioners Boardroom



December 21, 2021
5:30 P.M.

CALL TO ORDER

The meeting was called to order at 5:32 PM by Chairman Chris Dockery

Attendee Name	Title	Status	Arrived
Chris Dockery	Chairman	Present	
Tucker Greene	District 1 Commissioner	Present	
Bobby Mayfield	District 2 Commissioner	Present	
Rhett Stringer	District 3 Commissioner	Present	
Jeffrey Moran	District 4 Commissioner	Present	

PROCLAMATIONS

1. Lumpkin County Indians 2021 2nd Grade Football Super Bowl Champions

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CONSIDERATION OF MINUTES

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RESOLUTIONS

7. 2021 - 66 - December Surplus Property (Finance Director Abby Branan)

December Surplus Property. Consideration of list of County inventory items to be declared surplus.

8. 2021 - 67 - Appoint/Reappoint Members to Audit Committee

Appoint/Reappoint Members to Audit Committee

9. 2021 - 69 - Appoint Member to Park & Rec Citizens Advisory Board - Seat 5, Hank Haynes term expiring 12/31/2023

Appoint Member to Park & Rec Citizens Advisory Board - Seat 5, Hank Haynes with a term expiring 12/31/2023.

10. 2022 - 01 - Resolution to Amend the Character Area Map (Planning Director Bruce Georgia)

Amicalola Propane, Inc. has submitted a Character Area Map Amendment (CAMA) for approval for 283 Red Oak Flats Loop, Dahlonega, GA 30533, parcel 098-015 Resolution to Amend the Character Area Map.

Commissioner Stringer asked Deputy Planning Director Mary Catherine Beutel about the definition of light industrial. She reviewed the definition from the regulations which included things such as wholesaling, assembly, and manufacturing in a way that would not affect neighboring properties through smoke, noise, vibration, or other impacts. The Planning Commission has recommended this amendment with the stipulation that light industrial only will be allowed. Commissioner Mayfield asked why all 60+ acres need to be labeled as light industrial, and Ms. Beutel said it hasn't been subdivided yet, though the property owner will sell some of it in the future.

Chairman Dockery said this parcel is adjacent to the rock quarry, an asphalt plant, and other industrial uses, but it is also adjacent to some residential areas. He said he is in favor of the area being for light industrial but he questioned how you quantify noise, smoke, odor, and vibration? What is an acceptable amount of noise? Commissioner Mayfield agreed that we should have clear definitions. Chairman Dockery said if we label it "light industrial" with vague terms, he cannot support it. Commissioner Stringer commented that he didn't think anyone foresaw what would happen with IsoNova, and we need to avoid that.

Commissioner Moran suggested possibly tabling this item. Public Works Director Larry Reiter commented and said the definition of "light industrial" is more of an issue with the Land Use Code. This will be worked on when the BOC revisits the Land Use Code. Chairman Dockery said his understanding is that whatever the definition of industrial is today, it will apply to this property if the amendment is approved. Commissioner Stringer asked if the property owner has submitted a plan, and Ms. Beutel responded no. The Chairman asked her if they approve this tonight, the current code definitions will apply? She believed that was correct. Commissioner Mayfield shared the concern that the current code does not differentiate between industrial and light industrial. Mr. Reiter said we can put in a stipulation that the area is only for light industrial, but the current term is fairly vague, and the vague definition will continue on with the property in his opinion. Chairman Dockery suggested having staff look into developing quantifiable definitions.

11. 2021 - 71 - Resolution Requesting General Assembly Approval of Revised Lumpkin County District Map (Special Projects Director Ashley Peck)

Resolution Requesting General Assembly Approval of Revised Lumpkin County District Map.

12. 2021 - 72 - Hazardous Waste Trust Fund Application (Finance Director Abby Branan)

Hazardous Waste Trust Fund Application. Georgia Department of Natural Resources Environmental Protection Division Hazardous Waste Trust Fund Application & Authorizing Resolution

13. 2021 - 73 - Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law

Resolution Supporting Reform to Georgia's Annexation Dispute Resolution Law

14. 2021 - 74 - Appoint Member to Board of Health - Brigitte Barker with a term expiring 12/31/2025

Appoint Member to Board of Health - Brigitte Barker with a term expiring 12/31/2025

15. 2021 - 75 - Set Qualifying Fees - Candidates Seeking Election to Certain Offices (Special Projects Director Ashley Peck)

The governing authority of each county must fix and publish the qualifying fee for each county office to be filled in the upcoming primary or election.

CONTRACTS/AGREEMENTS

16. 2021-074 - Halls Mill Enterprises LLC d/b/a Chestatee River Adventures – Canoe Launch Sublease Renewal (Public Works Director Larry Reiter)

Halls Mill Enterprises LLC d/b/a Chestatee River Adventures c/o Rhett Stringer – Canoe Launch Sublease Renewal. Recommendation on renewing contract with Chestatee River Adventures for use of the Chestatee River Access Park.

17. 2021-075 - Canoe Georgia, Inc. d/b/a Appalachian Outfitters c/o Ben LaChance – Canoe Launch Sublease Renewal (Public Works Director Larry Reiter)

Canoe Georgia, Inc. d/b/a Appalachian Outfitters c/o Ben LaChance – Canoe Launch Sublease Renewal. Recommendation on renewing contract with Canoe Georgia for use of the Chestatee River Access Park.

18. 2021-076 - Classic Cleaners – 2022 Lease (Special Projects Director Ashley Peck)

Classic Cleaners – 2022 Lease. Annual renewal of lease at 235 E. Main Street.

19. 2021-077 - Tourism Development Services – Chamber of Commerce (Finance Director Abby Branan)

Tourism Development Services – Chamber of Commerce

20. 2021-078 - LC Wimpy Airport Fencing Contract Extension (Public Works Director Larry Reiter)

LC Wimpy Airport Fencing Contract Extension. (Contract: 2021-021-N-P Airport Fencing Project - TriScapes, Inc.) Extend contract Airport fence and parking lot as per airport CIP.

21. 2021-079 - Legacy Link SFY-2022 Addendum #1 (Senior Center Manager Linda Kirkpatrick)

Legacy Link SFY-2022 Addendum #1. CONTRACT ADDENDUM #1 - SFY2022 This amends the contract that Lumpkin County Board of Commissioners entered into with Legacy Link, Inc. (Contract #2021-028-A-S approved on July 20, 2021) for the Lumpkin County Senior Center to provide nutrition and wellness services, nutrition screening and support services, and Transportation for senior adults in Lumpkin County.

22. 2021-080 - CJCC VOCA – Financial Administration – District Attorney (Finance Director Abby Branan)

CJCC VOCA – Financial Administration – District Attorney. District Attorney Langley is requesting Lumpkin County maintain its existing roll as the financial administrator for its VOCA grant awards for the upcoming grant cycle.

23. 2021-081 - CJCC VOCA (Victims of Crime Act) - MOA (Finance Director Abby Branan)

CJCC VOCA (Victims of Crime Act) - MOA The Prosecuting Attorneys' Council of Georgia (PAC) has submitted VOCA grant application renewals for base funds for the 2022 Federal Fiscal year. Criminal Justice Coordinating Council (CJCC) has indicated to PAC that this year's allocations will be continued next year at current levels.

Base Federal Funds	\$143,580	Base Match Waiver	\$35,895
Grant Period:	October 1, 2021 – September 30, 2022		

24. 2021-082 - Development Authority IGA Payment in Lieu of Taxes (Development Authority Director Rebecca Mincey)

Development Authority IGA Payment in Lieu of Taxes. IGA between County, Development Authority, Tax Commissioner and Tax Assessor

25. 2021-083 - District Attorney's MOA for Coronavirus Emergency Supplemental Funding Program (Finance Director Abby Branan)

District Attorney's MOA for Coronavirus Emergency Supplemental Funding Program This MOA is for the Coronavirus Emergency Supplemental Funding (CESF) Program. The Prosecuting Attorneys' Council of Georgia (PAC) has submitted CESF grant application renewals for comp advocate funds for the 2022 Federal Fiscal year. The purpose of the funds is to prevent, prepare, and respond to the Coronavirus. Funding supports essential personnel who can respond to the backlog of victim cases or increased services needs due to the pandemic. CESF Funding Comp Advocate \$43,500 Grant Period: October 1, 2021 – September 30, 2022 The Coronavirus Emergency Supplemental Funding (CESF) Program is funding the DA's portion that was formerly funded by the VOCA Comp Advocate program.

OTHER ITEMS

26. Alcoholic Beverage License – Real Hospitality Ventures Inc. d/b/a Mountain Laurel Creek Inn & Spa (County Clerk Melissa Witcher)

Alcoholic Beverage License – Real Hospitality Ventures Inc. d/b/a Mountain Laurel Creek Inn & Spa. This is for the issuance of an alcoholic beverage license for beer or wine consumption on premises located at 202 Talmer Grizzle Road, Dahlonega, GA 30533.

ALCOHOLIC BEVERAGE LICENSE RENEWALS

27. 2022-01 Michele Kraft Deblois/Forrest Hills Gifts & Treasures
28. 2022-02 Craig H. Kritzer/Frogtown Cellars LLLP
29. 2022-03 Jeffrey Grindle/Tomato House Farm LLC
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COUNTY MANAGER

COUNTY ATTORNEY

COMMISSIONERS

PUBLIC COMMENT (Agenda Specific)

Adam Smith of 85 East Gate Drive, Dawsonville, addressed the Commissioners regarding the CAM amendment request. He explained they had requested for the entire area to be amended into industrial because it is currently one parcel, which will be split up later, and they want to begin developing soon. They will have use for about 20 acres, but they are unsure about the rest. They currently are situated within the Dawsonville city limits. They perform refurbishing of old propane tanks and store them on site. They also will need a small maintenance shop for their own trucks. Mr. Smith said they would like to begin first quarter of 2022.

Chairman Dockery said it is helpful to know what their intent is. He suggested an opaque fence to help shield the propane tanks from view. He told Mr. Smith the Commissioners certainly do not want to hold up their development, but they also do not want to push through without discussion.

Steve Sylvester, resident of Lumpkin County, said he was concerned with the change from residential to industrial and how it will impact the residents in the area. We do not have a specific "light industrial" character area category. Chairman Dockery asked if there were any neighbors in the audience so they could provide their input, but none were present. Commissioner Stringer said he had spoken to several of the nearby property owners and none of them had an issue with the business being located there.

ADJOURNMENT

The meeting was adjourned at 6:05 PM.

January 18, 2022

Date

A handwritten signature in blue ink, appearing to read "Melissa Witcher", written over a horizontal line.

Melissa Witcher
County Clerk, Lumpkin County

A handwritten signature in blue ink, appearing to read "Chris Dockery", written over a horizontal line.

Chris Dockery, Chairman
Lumpkin County Board of Commissioners