



LUMPKIN COUNTY
Board of Commissioners
SLUA Public Hearing Agenda
Commissioners Boardroom

May 6, 2021
5:00 P.M.

- **Call to Order**
- **Consideration of Agenda**
- **SLUA Presentation (Larry Reiter)**
- **SLUA Hearing Rules (Chairman Dockery)**
- **Proposed Flea Market Land Use**
Proposed Flea Market Land Use
- **Public Comment in Support of the SLUA**
- **Public Comment Opposed to the SLUA**
- **Rebuttal**
- **Commissioner Comments**
- **Adjournment**

Chairman Dockery



Lumpkin County, Georgia

Planning Department

Date: May 6, 2021

Agenda Item: Proposed Flea Market Land Use

Item Description: Proposed Flea Market Land Use

Attachments:
COMPLETED SLUA Application for - Deer Field Street Market - Tommy Rainey



Special Land Use Application

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

General Information:

1. Name of Development: Deer Field Street Market
2. Applicant's Name: Tommy Rainey Email: _____
Phone: 706-362-4653 Fax: _____
Company Name: Deer Field Street Market
Address: 5738 Chestatee St, Dahlonega, GA 30533
3. Parcel(s) tax ID number(s): _____
4. Present Character Area: _____ 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: Street Market

FOR PLANNING DEPARTMENT USE ONLY:

Proposed Use	Land Use Code/Section Number

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: *Felton T Rainey* Date: 4/13/21
 Printed Name: *Felton T Rainey*

Planning Department Use:

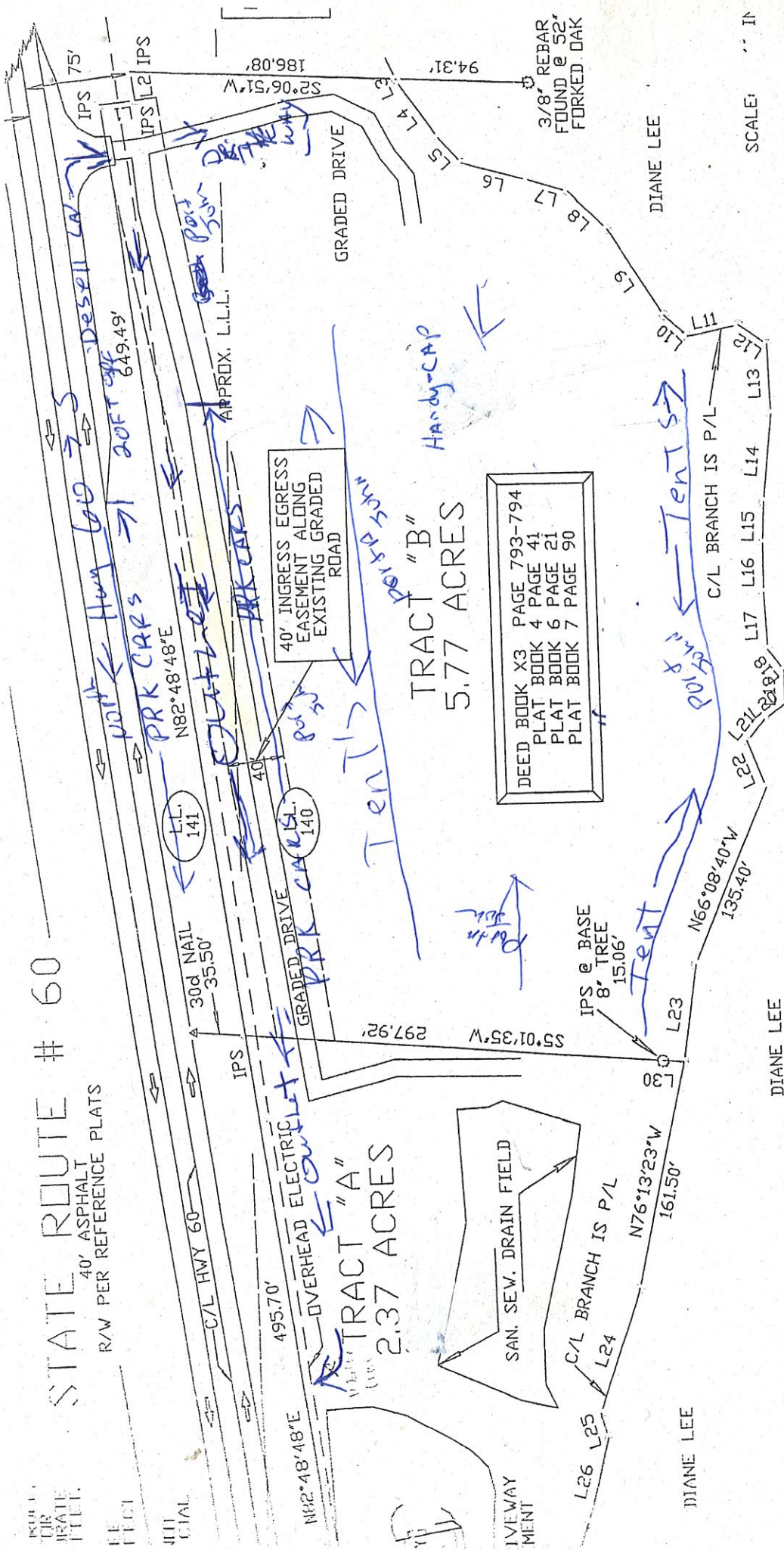
File Number: _____ Date Received: _____

Fee Paid: _____ Receipt Number: _____

STATE ROUTE # 60

40' ASPHALT
R/W PER REFERENCE PLATS

DEED BOOK X3
PLAT BOOK 4
PLAT BOOK 6
PLAT BOOK 7



FLEA
Market

PLAT OF SURVEY
HOYT ROBINSON F

8.14 ACRES
LAND LOTS 140 & 141
11TH LAND DISTRICT ORIGINALLY
HALL COUNTY NOW
LUMPKIN COUNTY, GEORGIA

SCALE: 1" = 100'

EQUIPMENT USED: TOPCON GPT 1003 TD

LEGEND: 1" = 100' 1" = 100'

THIS SURVEY WAS PREPARED BY

Attachment: COMPLETED SLUA Application for - Deer Field Street Market - Tommy Rainey (2059 : Proposed Flea Market Land Use)



Attachment: COMPLETED SLUA Application for - Deer Field Street Market - Tommy Rainey (2059 :

Parcel # 083-119
5738 S. Chestatee Street
Flea 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 outdated accuracy.



Attachment: COMPLETED SLUA Application for - Deer Field Street Market - Tommy Rainey (2059 :

Legend
 0831192R
 083119
 Road Centerline

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

Scale bar showing 0, 20, 40, 60 Feet.
 1:1,000
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PUBLIC NOTICE

A PUBLIC HEARING PERTAINING TO THIS PROPERTY
WILL BE HELD BY THE LUMPKIN COUNTY ~~BOARD OF~~
COMMISSION AT THE LUMPKIN COUNTY COURTHOUSE
COMMISSIONERS' BOARDROOM - 2ND. FLOOR

DATE: 05 / 6 / 2021 TIME: 5:00 PM

APPLICANT REQUESTS THE FOLLOWING:

The purpose of the Public Hearing is to receive public comment regarding the Special Land Use Approval (Ch. 27 Sec. 27-73) for the outdoor sales (flea market) within the Gateway Corridor, located at 5738 South Chestatee Street.

THE LUMPKIN COUNTY PLANNING DEPARTMENT
25 SHORT STREET, SUITE 10 - DAHLONEGA, GA 30533
PHONE: 706.864.6894 FAX: 706.867.7272

PUBLIC HEARING N a

The Lumpkin County Board of Commissioners will hold a Public Hearing on Thursday, y 6, 2021 at 5:00 p.m. in the Commission s Boardroom, 99 Courthouse Hill, Dahlor t, GA 30533. The purpose of the public hea g is to conduct the Special Land Use Appi l process for the outdoor sales (flea ma) located at 5738 South Chestatee St ; Dahlonega, GA 30533 as per Chapter 27, sec. 27-73 – Special Land Use Approval. The public is encouraged to attend.

Attachment:

Packet Pg. 9

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**