



LUMPKIN COUNTY
Board of Commissioners
Special Called Meeting Agenda
Commissioners Boardroom

May 3, 2022
5:30 P.M.

- **CALL TO ORDER**
- **CONSIDERATION OF AGENDA**
- **RESOLUTIONS**
2022 - 20 - Revisions to Chapter 27 Land Use Code (*Planning Director Bruce Georgia*)
- **ADJOURNMENT**

Chairman Dockery

LUMPKIN COUNTY
Board of Commissioners
Special Called Meeting Minutes
Commissioners Boardroom



May 3, 2022
5:30 P.M.

CALL TO ORDER

The meeting was called to order at 5:31 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	

CONSIDERATION OF AGENDA

Motion: A motion was made by Chairman Dockery to approve the agenda with "public comments" being added after agenda approval. The motion was seconded by Commissioner Mayfield. The motion was approved and carried.

PUBLIC COMMENTS

Clinton Crane reminisced about Dahlonega years ago before Highway 400 was built, and how you can see the changes Highway 400 has brought. It has caused Cumming and Dawsonville to be built up, and Lumpkin County will be the same way. Mr. Crane said he has spoken to some officials in Dawsonville and they blamed the population explosion on townhomes, apartments, and multi-family housing. He mentioned how heavy the traffic can become on Highway 53 and 60, which is something that did not happen years ago. Mr. Crane said the bigger our population gets, the more services we will need like police and EMTs. It will also cause increased wear on the roads. Some people have been saying "Do all of the expansion near Longbranch and Red Oak Flats," but there are people that live down there too, he said. We can drive down to Dawsonville if we want to go out to eat or go to Publix. Mr. Crane asked the BOC if they had considered stopping townhomes and multifamily housing.

Chairman Dockery said the BOC would not debate with anyone tonight, but he understood what Mr. Crane was saying. He said since we have limited infrastructure in Lumpkin County, it naturally limits the number of townhomes and multifamily housing that can be built here. Ten years ago when he ran for office, the Chairman said everyone wanted to be like Dawson County, and now they want the opposite. Mr. Crane said most people want to preserve our small-town atmosphere, and it doesn't take a rocket scientist to see what Highway 400 is bringing. He also urged the BOC to consider his proposal regarding a minimum 1-acre lot requirement in subdivisions regardless of how much greenspace they have.

Steve Sylvester said he considers this moratorium to be a missed opportunity, and there seemed to be some confusion over what the goals of this process were. Initially it appeared to be a complete overhaul of the Land Use Code, but then later it was changed to "clarifying ambiguities." Mr. Sylvester said after the two five-hour special work sessions, the draft changed drastically from the original. Many of the restrictions were eased or eliminated, and Restricted Development areas became less protected due to the changes. Mr. Sylvester

questioned why, as the majority of public input, whether via surveys or public comments, has been in favor of increased restrictions. He heard Commissioners say during meetings, "I don't understand why these uses have such high acreage requirements." The goal was to limit development in the Restricted Development areas. Mr. Sylvester also questioned why the minimum lot size is one acre, and he said it would be better if we required two acres. He said the issues that spurred these revisions were things like Iron Mountain, the gun range, and the RV park, yet they are all still going to be allowed. He asked the BOC when they will allow a public referendum on zoning.

RESOLUTIONS

2022 - 20 - Revisions to Chapter 27 Land Use Code (Planning Director Bruce Georgia)

Revisions to Chapter 27 Land Use Code

Motion: A motion was made by District 3 Commissioner Stringer to approve the resolution. The motion was seconded by District 1 Commissioner Greene. The motion was approved and carried unanimously.

ADJOURNMENT

Motion: Commissioner Mayfield moved to adjourn the meeting, and was seconded by Commissioner Greene. The motion was approved and carried.

The meeting ended at 5:48 PM.

June 28, 2022

Date



Melissa Witcher
County Clerk, Lumpkin County



Chris Dockery, Chairman
Lumpkin County Board of Commissioners