



LUMPKIN COUNTY
Board of Commissioners
Special Called Work Session Agenda
Commissioners Boardroom

April 26, 2022
9:00 AM

- **CALL TO ORDER** Chairman Dockery
- **DISCUSS LAND USE CODE REVISIONS**
 1. 2022 - 20 - Revisions to Chapter 27 Land Use Code (*Planning Director Bruce Georgia*)
- **ADJOURNMENT**

LUMPKIN COUNTY
Board of Commissioners
Special Called Work Session Minutes
Commissioners Boardroom



April 26, 2022
9:00 AM

CALL TO ORDER

The meeting was called to order at 9:04 AM 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	

DISCUSS LAND USE CODE REVISIONS

1. 2022 - 20 - Revisions to Chapter 27 Land Use Code (Planning Director Bruce Georgia)

Revisions to Chapter 27 Land Use Code

The Commissioners went over the draft regulations page by page to determine if any changes were needed. There was extensive discussion over Animal Operations and what determines whether livestock animals are personal or commercial. Chairman Dockery said we need to make it clear in the Code so that people in the future will understand the intent. The Planning Director, Mr. Georgia, said that this document does not prevent anyone from raising backyard chickens or cows or growing a garden. He said it is hard to nail down sometimes what is considered "livestock" because some people might consider a cow or pig to be a companion animal. Public Works Director Larry Reiter said if subdivisions want to exclude certain animals, an HOA might be the best way to do that. Mr. Georgia mentioned that the State does not allow them to regulate beekeeping.

There was additional discussion over Animal Operations and potentially changing the acreage requirements, and they discussed the definition of "principal activity." Commissioner Greene observed that the acreage may essentially police itself, as no one would put 20 head of cattle on one or two acres. Mr. Reiter said his concern is that someone may own a vacant lot in a subdivision that was built before 2000, and they might decide to fence it in and put some cows. There are subdivisions that have covenants but they are not always enforceable since not all of them have HOAs. Mr. Reiter said some people may not be bothered by livestock next door but it could be a source of problems for others. They decided that Animal Operations would not be allowed in platted subdivisions.

Commissioner Greene asked why Manufacturing (Limited) had so many categories within it, and Mr. Georgia said the intent is to capture as many uses as possible so there is less confusion when a new business comes in. Chairman Dockery agreed it should be kept broad.

There was a break from 10:35 AM to 10:48 AM.

The BOC went over each item in the Performance Standards Chart and recommended some changes. There was discussion over Chicken Houses and whether they would be allowed in General Development. Mr. Georgia said the intent of keeping chicken houses out of General Development is to shape the incoming growth, including in the Gateway Corridor. Commissioner Stringer said if someone wants to buy an expensive parcel in General Development to put chicken houses on it, why should we prevent them? Commissioner Greene observed that if

we want to preserve our rural heritage, why are we preventing chicken houses anywhere? The Chairman asked why we would bother regulating it if it would police itself due to the expensive land prices in General Development, and Mr. Georgia responded that metal buildings are not allowed in the Gateway Corridor anyway, so why would we allow them there if they could not exist anyway. They decided to include an exception that would allow existing operations to expand even if they were located within the General Development area.

There was some discussion over the impact of the regulations on standalone businesses versus businesses located within strip malls. At the recommendation of the County Attorney, several definitions were changed to reflect standalone businesses. The BOC also talked about places of worship versus group assemblies.

For Multi Family Developments and Multi Family Single Duplexes, Commissioner Moran was concerned over the large acreage requirements. He suggested using a rule of 2 acres per unit, so a 35-unit complex would require 70 acres. There was debate over which was preferable: a 70-acre parcel with a multifamily housing complex or 70 acres with 70 single family homes. Chairman Dockery said he would prefer the single-family housing, and multifamily housing would create a change in demographics as well. He said it would be difficult for a builder to get the topography to cooperate for 70 houses in a 70-acre parcel. Mr. Reiter said we will need affordable housing for our children or they will either have to move away or live in their parents' basements forever. If we do not have affordable housing for young people just starting out, they will be forced to leave Lumpkin County.

The Commissioners questioned why Nursing Homes were not allowed on local roads. Mr. Reiter explained that when there is an ice storm or major power outage, nursing homes located on remote, local roads will always call and insist for their roads to be cleared first because they have people on oxygen and ambulances need access. However, doing so pulls the road crew away from the important thoroughfares that need to be cleared.

Commissioner Stringer expressed some concern over the "Light and Glare" section and said he wanted to see some examples of the required lighting. Mr. Georgia explained this aligns with "dark sky" recommendations and aims to reduce light pollution. Commissioner Mayfield said if the regulations become an issue, we can fix them. Chairman Dockery said we would like more detail about the lighting, but that we can leave it as-is for now.

Chairman Dockery asked Mr. Georgia what other counties do regarding things like produce stands and boiled peanut stands. He replied that most places do have requirements on them, but many of the ones we see in Lumpkin County are located within the right-of-way. The Chairman asked if we really wanted to tangle with that. Do we want to permit them and enforce how long they can have a permit? He was concerned it could be a liability issue; if someone crashes into them or gets sick from the food, they could blame the County. It would also be difficult to monitor them on weekends. County Attorney Joy Edelberg said it is more liability for us if we permit them than if we don't. The Commissioners decided to omit that section completely from the revisions.

ADJOURNMENT

The meeting was adjourned at 1:44 PM.

May 17, 2022

Date



Melissa Witcher

County Clerk, Lumpkin County



Chris Dockery, Chairman

Lumpkin County Board of Commissioners