



LUMPKIN COUNTY
Board of Commissioners
Public Hearing Agenda
Commissioners Boardroom

April 5, 2022
4:30 P.M.

- **Call to Order**
- **Public Comment on Draft Land Use Revisions**
- **Adjournment**

Chairman Dockery

LUMPKIN COUNTY
Board of Commissioners
Public Hearing Minutes
Commissioners Boardroom



April 5, 2022
4:30 P.M.

Call to Order

The meeting was called to order at 5:22 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	

Public Comment on Draft Land Use Revisions

Clinton Crane spoke regarding his concerns over subdivision lot sizes and greenspaces. He mentioned how usually houses in subdivisions are required to have a minimum 1-acre lot size, but not if they have a designated greenspace. Mr. Crane said having so many septic tanks that close together is a problem. He said Lumpkin County needs to slow down the growth or we will end up being an Atlanta suburb like Dawson County. He said duplexes and multifamily housing should be discouraged to prevent the population from increasing.

Robin Hall said we need to take adequate time for the public to see the final draft. Currently we are seeing new drafts several times per week. He asked the BOC to consider extending the moratorium so we have adequate time to finish the regulations. Chairman Dockery asked where do we stop? If we have the final draft ready and then someone wants it changed, we will change it again. Then it is no longer the "final draft," and someone may oppose it again. He said the public does need adequate time to view the final product, and we can extend the moratorium if necessary.

June Woodward, 714 Rock Chimney Lane, urged the BOC to slow down. She said she recognizes there are downsides and complications to regulations, but you need to be able to enforce the regulations. She said she lives near Crane Lake and believes it is full of silt from Iron Mountain Park, though County and State officials said they could not locate the source of the runoff. She said there is a tried and proven way to solve this issue, and she has educated herself on the subject of hydrology. Ms. Woodward said the BOC needs to put a stop to the growth before we have a sprawling urban nightmare. She came from Long Island and South Florida and said she witnessed what happened in both of those places. She said right now, we do not have a way to say "no" to development, but traditional zoning gives you the power to say "no."

Chairman Dockery addressed Ms. Woodward regarding Crane Lake. The Planning Department worked closely with the State of Georgia to try and identify if there were any runoff issues resulting from Iron Mountain Park. We do not sweep it under the rug and ignore it. The State went out numerous times and could not find the issue. Regarding sewer, that is completely regulated by the State as well, he said. No one can even install a septic system without first obtaining State approval. The Chairman said when he first took office in 2012, he was hearing the opposite of these comments. Citizens used to say "Why can't we be like Dawson County?" and questioned why we could not have a grocery store. Now here we are ten years later and he is hearing the complete opposite. He questioned if we have changed that much. When you have development, he observed, there are certain things that just come along with it. Chairman Dockery said it is not possible to stop growth, but

you can grow in a smart way.

Ms. Woodward said she understands the limits of the State, but things first come to the Board of Commissioners. Traditional zoning is what keeps it from being in my backyard, and keeps it from being near streams or water. The Iron Mountain Park was in Agricultural Preservation, but now it isn't. Ms. Woodward said traditional zoning would have prevented putting a 4,000-acre ATV park in Agricultural Preservation. She said current uses would be grandfathered in, but zoning would give us the power to say no. Property is purchased under existing law, and this will help protect owners from future growth.

William Swansy was concerned that beekeeping would be regulated. He said we have a pollinator crisis, so those regulations should not be included.

Clinton Crane brought up when Chairman Dockery first came into office years ago. He said everyone back then wanted to be like Dawson County, but if you talk to residents of Dawsonville today, they are unhappy. Highway 53 is all backed up, and Highway 400 looks like Atlanta. Everyone at the Dawson Commissioner meetings has been complaining about new subdivisions, but it's too late. Mr. Crane said if a builder meets the regulations, you can't stop him no matter how many people are angry. He said we need to keep that kind of growth from happening to our county, with all of the people and vehicles that come with it. Mr. Crane clarified some of his earlier statements regarding subdivision lot sizes and greenspaces. He would like for every home to be on at least 1 acre no matter how much greenspace the subdivision has.

Chairman Dockery apologized for making everyone wait on the Public Hearing because of the executive session. He said we will try to avoid scheduling like that in the future.

Commissioner Mayfield said we aren't going to adopt anything without full disclosure.

Executive Session - Litigation

Motion: Commissioner Mayfield moved to enter Executive Session at 5:56 PM and was seconded by Commissioner Stringer. Motion carried unanimously.

Motion: Commissioner Mayfield moved to exit Executive Session and re-enter regular session at 6:32 PM. Commissioner Stringer seconded the motion, which was approved and carried.

Adjournment

The meeting was adjourned at 6:32 PM.

May 17, 2022

Date



Melissa Witcher

County Clerk, Lumpkin County



Chris Dockery, Chairman

Lumpkin County Board of Commissioners