



LUMPKIN COUNTY
Board of Commissioners
Public Hearing Agenda
Commissioners Boardroom

February 22, 2022
6:00 P.M.

- **Call to Order**

Chairman Dockery

- **Lumpkin County Land Use Revisions**

Lumpkin County Land Use Revisions (*Planning Director Bruce Georgia*)

- **Public Comment**
- **Adjournment**



Lumpkin County, Georgia

Planning Department

Date: February 22, 2022

Agenda Item: Lumpkin County Land Use Revisions

Item Description: Lumpkin County Land Use Revisions

Attachments:
Public Hearing for the Lumpkin County Land Use Revisions 2022



PUBLIC HEARING

LUMPKIN COUNTY

LAND USE REVISIONS

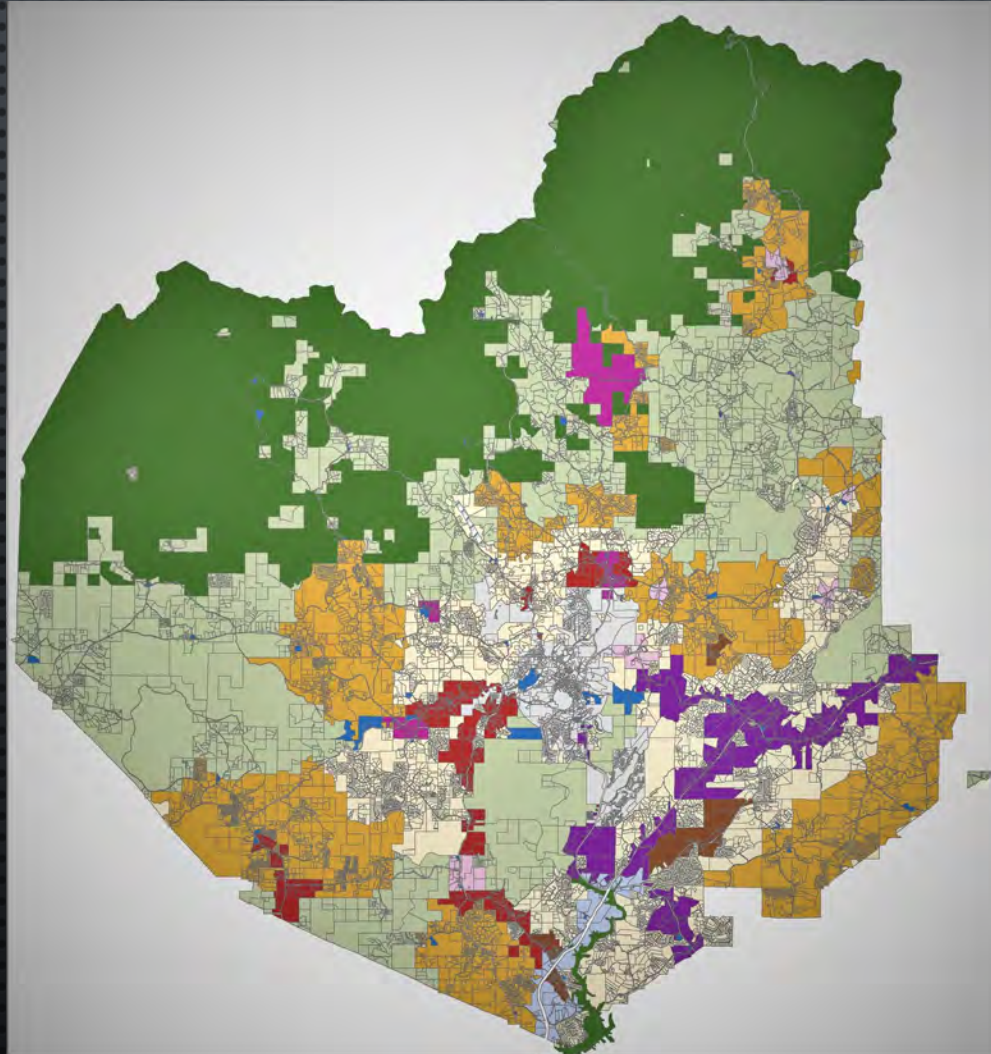
22 FEBRUARY 2022

FRAMEWORK STEPS

- ✓ **STEP #1** - MAINTAIN CURRENT CHARACTER AREA MAP (REVISE CA DEFINITIONS)
- ✓ **STEP #2** - ROAD CLASSIFICATION PLAN/MAP
- ✓ **STEP #3** - ESTABLISHMENT OF DEVELOPMENT CATEGORIES
- ✓ **STEP #4** - SCHEDULE OF PERMITTED ACTIVITIES (USES)
- ✓ **STEP #5** – DEVELOP COMPATIBILITY PERFORMANCE STANDARDS
- ✓ **STEP #6** – IDENTIFY ACTIVITIES REQUIRING CONDITIONAL USE APPROVALS
- ✓ **STEP #7** - REVISE CURRENT ADMINISTRATIVE PROCEDURES

FRAMEWORK. **STEP #1**

MAINTAIN CURRENT CHARACTER AREA MAP — (REVISE CA DEFINITIONS)



AGRICULTURAL PRESERVATION:

AGRICULTURAL PRESERVATION (AP) — AP AREAS MAKE UP **42%** OF ALL CHARACTER AREAS, WHICH IDENTIFIES IT AS THE LARGEST WITHIN THE COUNTY PLANNING AREA.

DUE TO THE SIZE OF THE AP CHARACTER AREAS, THE EFFORT TO PRESERVE AND PROTECT WHAT MAKES LUMPKIN COUNTY SUCH A SPECIAL PLACE TO LIVE IS HIGHLIGHTED THROUGHOUT THIS CHAPTER.

THE DEVELOPMENT COMPATIBILITY STANDARDS DEFINED WITHIN THIS CHAPTER SUPPORT CURRENT PERMITTED ACTIVITIES AND FUTURE DEVELOPMENT ACTIVITIES SUCH AS CONSERVATION, AGRICULTURAL COMMERCIAL USES, AND VERY LOW-DENSITY LARGE LOT RESIDENTIAL DEVELOPMENT.

THIS CHARACTER AREA DESIGNATED DEVELOPMENT CATEGORY IS RESTRICTIVE DEVELOPMENT. (RD). THIS MEANS THAT FUTURE COMMERCIAL DEVELOPMENT WITHIN AP, MUST COMPLY WITH THE ROAD ACCESS CLASSIFICATION & COMPATIBILITY REQUIREMENTS STANDARDS WITHIN THIS CHAPTER.

MAINTAINING COMPATIBILITY STANDARDS BETWEEN ACTIVE AGRICULTURAL USES AND NEW RESIDENTIAL USES OR OTHER INCOMPATIBLE USES IS UNDERSCORED.

RURAL PLACES:

RURAL PLACES REPRESENTS **25%** OF ALL CHARACTER AREAS. THE DEVELOPMENT STANDARDS DEFINED IN THIS CHAPTER SUPPORT CURRENT PERMITTED ACTIVITIES AND FUTURE DEVELOPMENT ACTIVITIES SUCH AS **IS INTENDED FOR DEVELOPMENT AS RURAL RESIDENTIAL COMMUNITIES CONNECTED TO THE AGRICULTURAL, ECONOMIC, ENVIRONMENTAL, AND AESTHETIC FEATURES OF THE RURAL AND NATURAL LANDSCAPE** THROUGH ACTIVITIES SUCH AS AGRICULTURAL, AGRICULTURAL COMMERCIAL, AND LARGER LOT SINGLE FAMILY HOMES, CONVENTIONAL SUBDIVISIONS, OR WITHIN LARGE LOT CONSERVATION AND RESIDENTIAL MASTER PLANNED DEVELOPMENTS.

THE INTENT OF THE **RURAL PLACES** CATEGORY IS **TO PROVIDE A RESIDENTIAL-AGRICULTURAL COMMUNITY**, WHICH **BENEFITS FROM ITS SCENIC RURAL LANDSCAPE** WITH MUCH OF ITS IDENTITY BASED ON ITS AGRARIAN PAST WHILE ACCOMMODATING RESIDENTIAL DEVELOPMENT.

THIS CHARACTER AREA DESIGNATED DEVELOPMENT CATEGORY IS **RESTRICTIVE DEVELOPMENT. (RD)**. THIS MEANS THAT **FUTURE DEVELOPMENT** WITHIN **RP**, **LIMITS NON-COMPATIBLE ACTIVITIES WHICH** MUST COMPLY WITH THE ROAD ACCESS CLASSIFICATION & COMPATIBILITY REQUIREMENTS STANDARDS WITHIN THIS CHAPTER.

RESIDENTIAL GROWTH:

RESIDENTIAL GROWTH REPRESENTS 20% OF ALL CA'S, WITH FUTURE DEVELOPMENT EMPHASIS THAT'S PROVIDING FOR SMALLER LOT SIZE SINGLE FAMILY HOMES ALONG WITH CONVENTIONAL AND CONSERVATION SUBDIVISIONS.

THIS CHARACTER AREA DESIGNATED DEVELOPMENT CATEGORY IS RESTRICTIVE DEVELOPMENT. (RD). THIS MEANS THAT FUTURE DEVELOPMENT WITHIN **RG**, LIMITS NON-RESIDENTIAL ACTIVITIES MUST COMPLY WITH THE ROAD ACCESS CLASSIFICATION & COMPATIBILITY REQUIREMENTS STANDARDS WITHIN THIS CHAPTER.

FRAMEWORK. STEP #2

a

THE CREATION OF A ROAD CLASSIFICATION PLAN WHICH CATEGORIZES ALL ROADS IN THE PROPOSED PLANNING AREA OF LUMPKIN COUNTY AS EITHER AN ARTERIAL ROAD, A COLLECTOR ROAD, OR A LOCAL ROAD. THESE CLASSIFICATIONS ARE BASED UPON A LONG-RANGE LOOK AT THE ULTIMATE ROLE OF THAT ROADWAY BASED ON ITS LOCATION, DESIGN CRITERIA AND CONNECTIVITY.

- ❑ Total Number of **Roads** in: 583 – 475.42 Total County & State road miles
- ❑ Number of **Arterial Roads**: 22 - 3.8% of total roads / 44.62 Miles or 9.3% of total roads mileage
- ❑ Number of **Collector Roads**: 25 – 4.2% of total roads / 77.32 Miles or 16.2% of total road mileage
- ❑ Number of **Local Roads**: 536 – 91.9% of total roads

ROAD CLASSIFICATION:

ARTERIAL ROADS:

THESE ROADS ARE STATE AND CERTAIN COUNTY-MAINTAINED ROADS OF REGIONAL IMPORTANCE THROUGHOUT THE COUNTY WHICH ARE EXPECTED TO CARRY HIGH TRAFFIC VOLUMES. ARTERIAL ROADS PROVIDE THE MAIN TRAVEL CORRIDORS WITHIN THE COUNTY AND CAN OFFER ACCESS TO NEIGHBORING COUNTIES. IN AN EFFORT TO MAINTAIN LUMPKIN COUNTY'S UNIQUE CHARACTER AND QUALITY OF LIFE, THE MAIN COMMERCIAL DEVELOPMENT EFFORT IS SUPPORTED WITHIN THE DESIGNATED GENERAL DEVELOPMENT CHARACTER AREAS. THE CHARACTER AREAS OF RESIDENTIAL GROWTH , RURAL PLACES, AND AGRICULTURAL PRESERVATION ARE DESIGNATED AS RESTRICTED DEVELOPMENT AND WILL HAVE LIMITED COMMERCIAL OPPORTUNITIES BASED ON DIRECT ARTERIAL ROAD FRONTAGE AND SHALL MEET THE COMPATIBILITY STANDARDS WITHIN THIS CHAPTER.

ROAD CLASSIFICATION:

COLLECTOR ROADS:

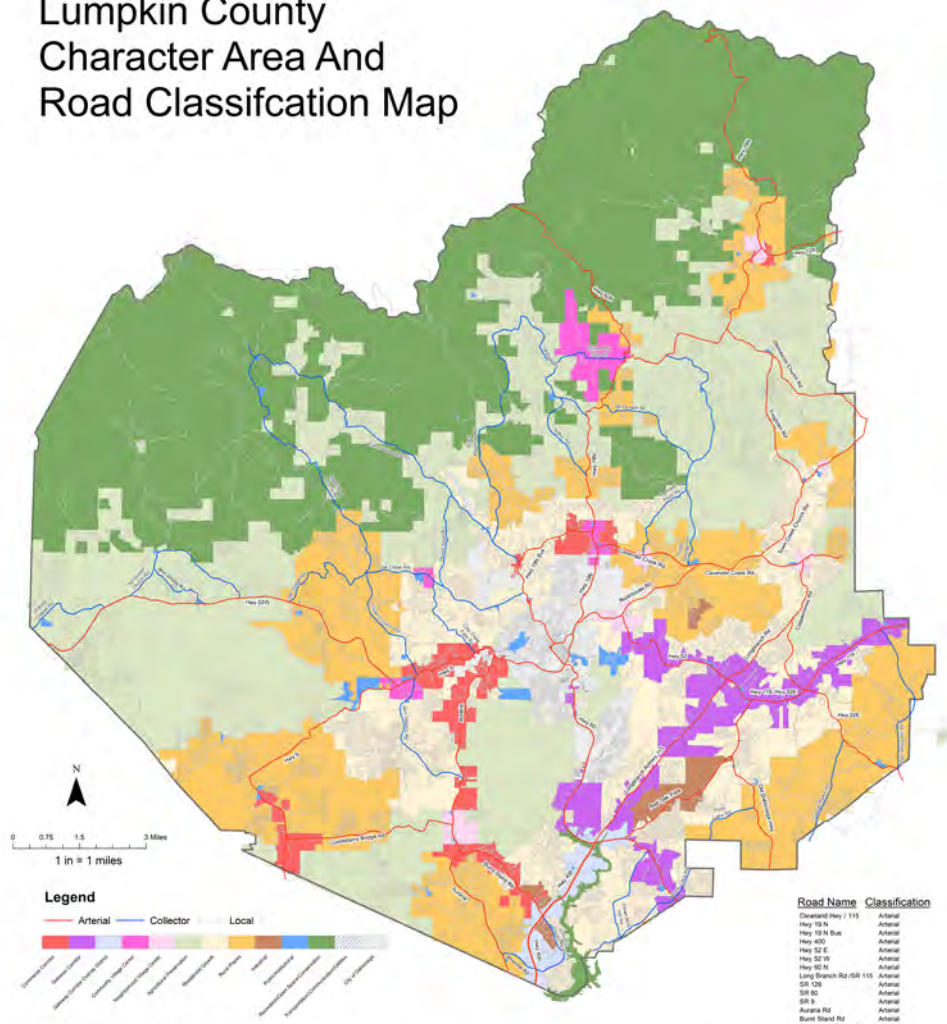
THESE ROADS ARE COUNTY MAINTAINED AND USED FOR MOVING TRAFFIC FROM LOCAL ROADS TO ARTERIAL ROADS. COLLECTOR ROADS ARE PRIMARILY CONTAINED SOLELY WITHIN THE COUNTY BOUNDARIES AND SUPPORT RESIDENTIAL ACTIVITY THAT MEET THE COMPATIBILITY STANDARDS WITHIN THIS CHAPTER. COLLECTOR ROADS SHALL HAVE LIMITED COMMERCIAL OPPORTUNITY WITHIN DESIGNATED RESTRICTED DEVELOPMENT CATEGORIES BASED ON DIRECT COLLECTOR ROAD FRONTAGE AND MEET THE COMPATIBILITY STANDARDS LAID OUT IN THIS CHAPTER. COLLECTOR ROADS CAN SUPPORT COMMERCIAL AND RESIDENTIAL ACTIVITY THAT ARE LOCATED WITHIN THE DESIGNATED GENERAL DEVELOPMENT CHARACTER AREAS AND ALSO MEET THE COMPATIBILITY STANDARDS WITHIN THIS CHAPTER.

ROAD CLASSIFICATION:

LOCAL ROADS:

THESE ROADS ARE COUNTY OR PRIVATELY MAINTAINED AND GENERALLY PROVIDE ACCESS TO CONFINED GEOGRAPHIC AREAS THROUGH OUT THE COUNTY AND GENERALLY CONNECT TO COLLECTOR AND ARTERIAL ROADS. LOCAL ROADS SUPPORT RESIDENTIAL ACTIVITIES IN BOTH DESIGNATED DEVELOPMENT CATEGORIES THAT MEET THE COMPATIBILITY STANDARDS LAID OUT IN THIS CHAPTER. THESE ROADS DO NOT SUPPORT COMMERCIAL ACTIVITY UNLESS THE ACTIVITY MEETS THE COMPATIBILITY STANDARDS WITHIN THIS CHAPTER.

Lumpkin County Character Area And Road Classification Map



Road Name	Classification
Cleveland Hwy / 115	Arterial
Hwy 10 N	Arterial
Hwy 18 N Bus	Arterial
Hwy 405	Arterial
Hwy 52 E	Arterial
Hwy 127 W	Arterial
Hwy 60 N	Arterial
Long Branch Rd aka 115	Arterial
SR 129	Arterial
SR 92	Arterial
SR 9	Arterial
Aurora Rd	Arterial
Burnt School Rd	Arterial
Caledonia Bridge Rd	Arterial
Candler Creek Rd	Arterial
Copper Mines Rd	Arterial
Dorchester Church Rd	Arterial
Fingerson Rd	Arterial
Old Okefenokee Hwy	Arterial
Red Oak Falls Rd	Arterial
Rock House Rd	Arterial
Town Creek Church Rd	Arterial
Ben Higgins Rd	Collector
Black Mountain Rd	Collector
Clayton Village Rd	Collector
Clayton Falls Rd	Collector
Clay Creek Falls Rd	Collector
Highway Church Rd	Collector
Jay Bridge Rd	Collector
Jay Grizzle Rd	Collector
Leonard Pugh Rd	Collector
Lumpkin County Hwy	Collector
Marion Ford Rd	Collector
Midway Rd	Collector
Norwood Church Rd	Collector
Old Grove Rd	Collector
Pony Lake Rd	Collector
Proper Springs Rd	Collector
Poor Whites Rd	Collector
Ridley Rd	Collector
Seven Mile Rd	Collector
Shore Church Rd	Collector
Shore Rd aka 92	Collector
Wash Ridge Rd	Collector
Winstar Chapel Rd	Collector
Whitaker Rd	Collector
Yankee Rd	Collector

Road Classification Definitions:

Arterial Roads:

These roads are state and certain county-maintained roads of regional importance throughout the county which are expected to carry high traffic volumes. Arterial Roads provide the main travel corridors within the county and can offer access to neighboring counties. In an effort to maintain Lumpkin County's unique character and quality of life, the main commercial development effort is supported within the designated General Development Character Areas. The Character Areas of Residential Growth, Rural Places, and Agricultural Preservation are designated as restricted development and will have limited commercial opportunities based on direct arterial road frontage and shall meet the compatibility standards laid out in this chapter.

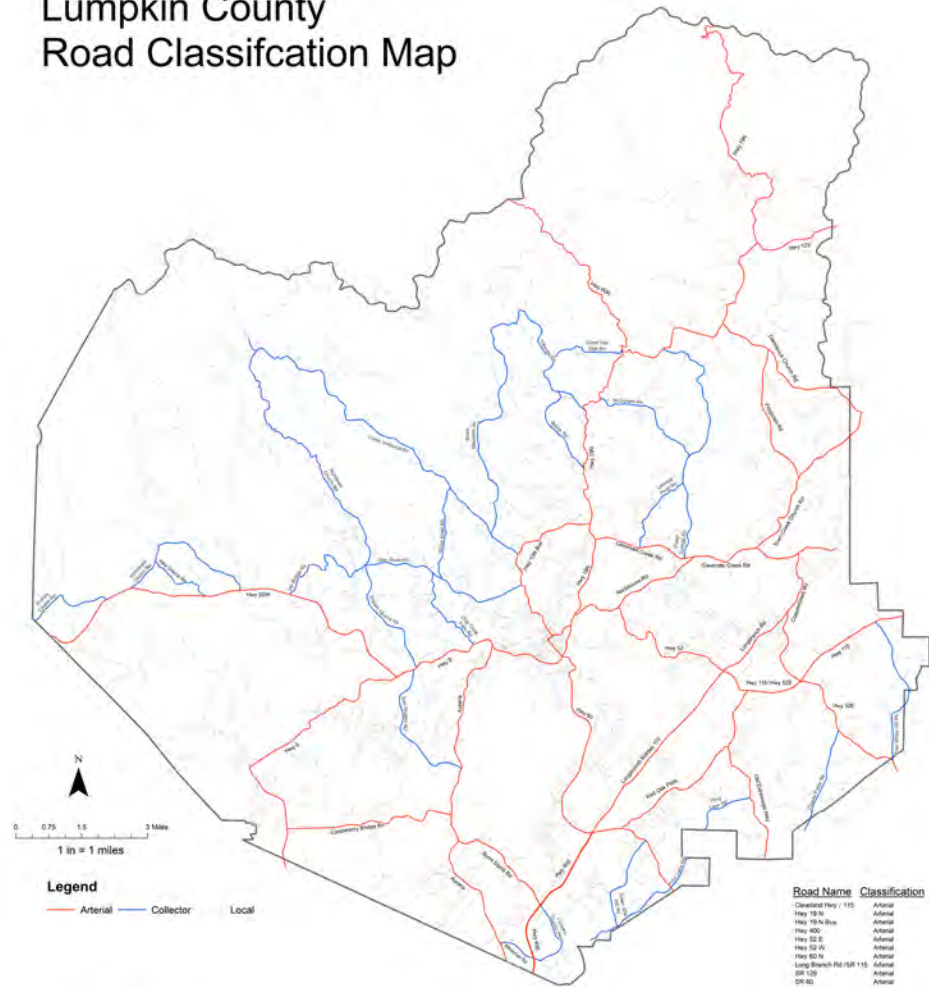
Collector Roads:

These roads are County maintained and used for moving traffic from Local Roads to Arterial Roads. Collector Roads are primarily contained solely within the County boundaries and support residential activity that meet the compatibility standards laid out in this chapter. Collector Roads shall have limited commercial opportunity within designated restricted development categories based on direct Collector Road frontage and also meet the compatibility standards laid out in this chapter. Collector Roads can support commercial and residential activity that are located within the designated general development Character Areas and also meet the compatibility standards laid out in this chapter.

Local Roads:

These roads are County or privately maintained and generally provide access to confined geographic areas throughout the county and generally connect to Collector and Arterial Roads. Local Roads support residential activities in both designated development categories that meet the compatibility standards laid out in this chapter. These roads do not support commercial activity unless the roads are located within the designated general development Character Areas and meet the compatibility standards laid out in this chapter.

Lumpkin County Road Classification Map



Legend
Arterial Collector Local

Road Classification Definitions:

Arterial Roads:

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Local Roads:

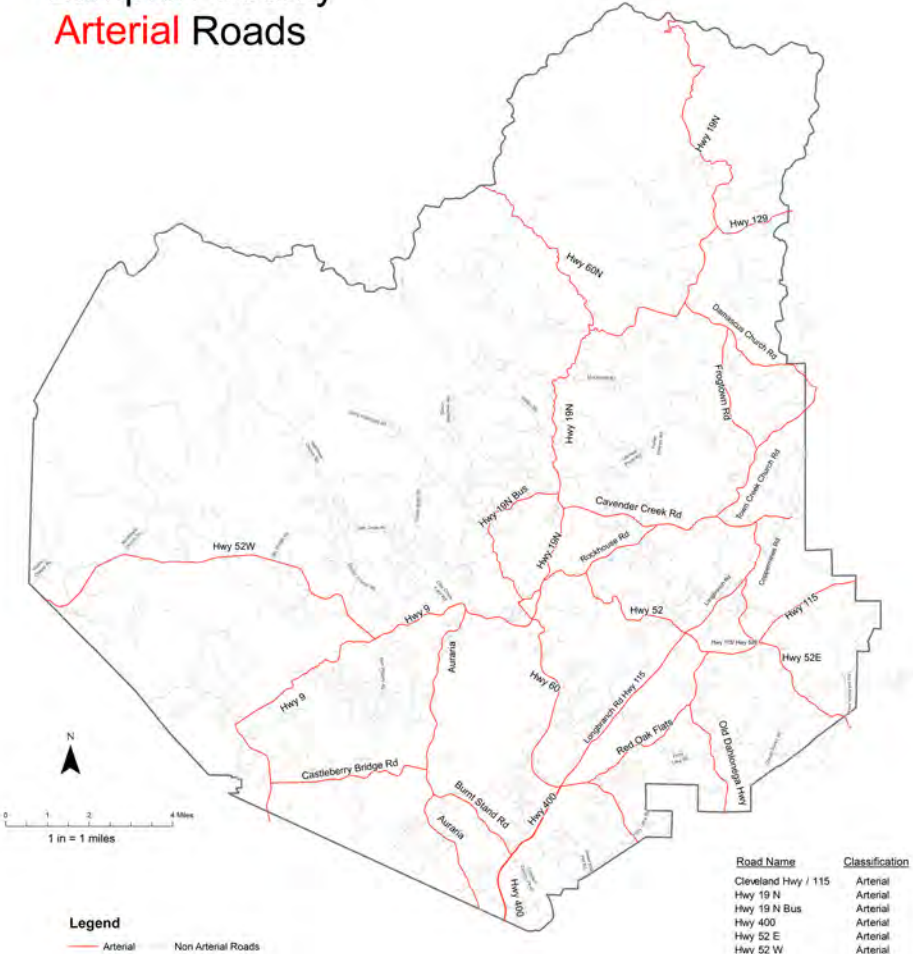
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Road Name	Classification
Cleveland Hwy - 115	Arterial
Hwy 78 W	Arterial
Hwy 78 N/Bus	Arterial
Hwy 80	Arterial
Hwy 52 E	Arterial
Hwy 52 W	Arterial
Hwy 60 N	Arterial
Long Branch Rd (SR 115)	Arterial
SR 115	Arterial
SR 60	Arterial
SR 8	Arterial
Aurora Rd	Arterial
Burnt Church Rd	Arterial
Candlerberry Bridge Rd	Arterial
Candler Creek Rd	Arterial
Copper Mine Rd	Arterial
Dunwoody Church Rd	Arterial
Frogman Rd	Arterial
SR 115/Highway 115	Arterial
Rock House Rd	Arterial
Team Creek Church Rd	Arterial
Ben Higgins Rd	Collector
Black Mountain Rd	Collector
Camp Springs Rd	Collector
Quake Ponds Rd	Collector
Clay Creek Falls Rd	Collector
Highway Church Rd	Collector
Jay Bridge Rd	Collector
Jess Grizzle Rd	Collector
Leonard Pruitt Rd	Collector
Lumpkin County Hwy	Collector
Marline Ford Rd	Collector
Northeast Church Rd	Collector
Old Stone Rd	Collector
Pony Lane Rd	Collector
Porter Springs Rd	Collector
Pratt White Rd Rd	Collector
Rolley Rd	Collector
Seven Mile Rd	Collector
Shaw Church Rd	Collector
Stone Fox Gap Rd	Collector
Wash River Rd	Collector
Whispering Creek Rd	Collector
Whispering Rd	Collector
Whispering Rd	Collector



Lumpkin County cannot accept any responsibility for errors, omissions, or positional accuracy.

Lumpkin County
Arterial Roads

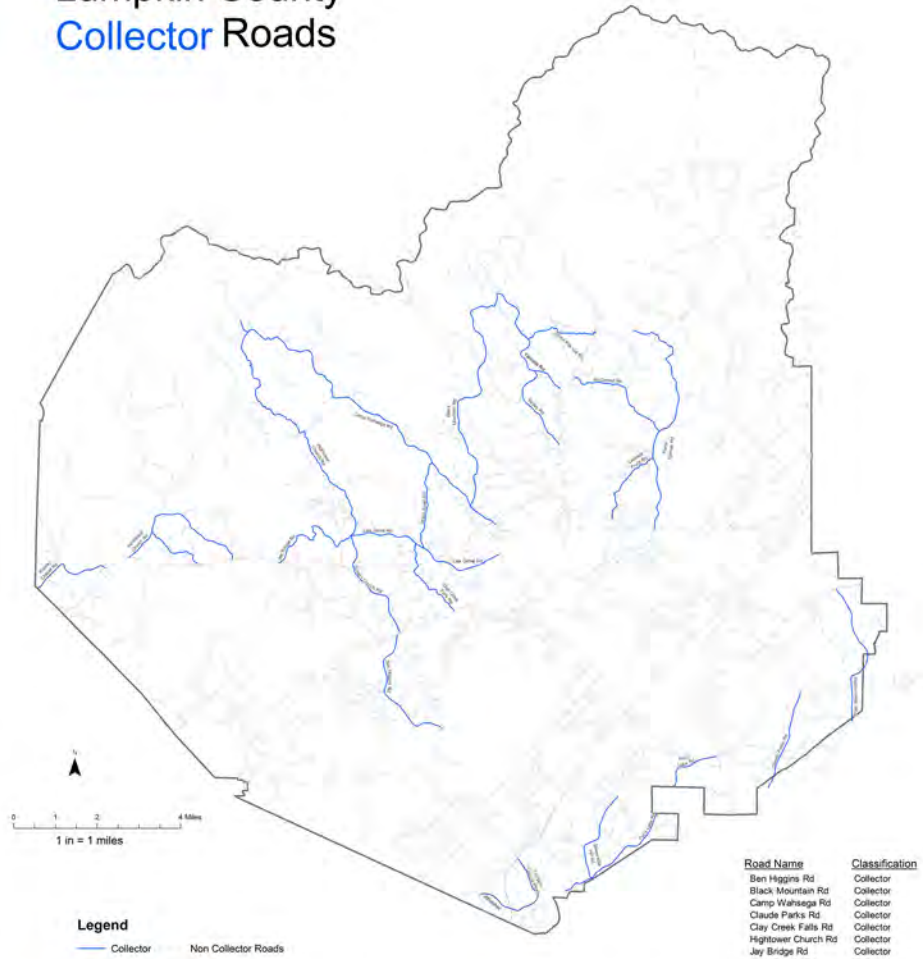


Road Name	Classification
Cleveland Hwy / 115	Arterial
Hwy 19 N	Arterial
Hwy 19 N Bus	Arterial
Hwy 400	Arterial
Hwy 52 E	Arterial
Hwy 52 W	Arterial
Hwy 60 N	Arterial
Long Branch Rd / SR 115	Arterial
SR 129	Arterial
SR 60	Arterial
SR 9	Arterial
Auraria Rd	Arterial
Burnt Stand Rd	Arterial
Castiberry Bridge Rd	Arterial
Cavender Creek Rd	Arterial
Copper Mines Rd	Arterial
Damascus Church Rd	Arterial
Frogtown Rd	Arterial
Old Dahlonega Hwy	Arterial
Red Oak Flats Rd	Arterial
Rock House Rd	Arterial
Town Creek Church Rd	Arterial

Arterial Roads:

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Lumpkin County Collector Roads



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Road Name	Classification
Ben Higgins Rd	Collector
Black Mountain Rd	Collector
Camp Wahsega Rd	Collector
Claude Parks Rd	Collector
Clay Creek Falls Rd	Collector
Hightower Church Rd	Collector
Jay Bridge Rd	Collector
Jess Grizzle Rd	Collector
Leonard Pruitt Rd	Collector
Lumpkin County Pkwy	Collector
Martins Ford Rd	Collector
McDonald Rd	Collector
Nimblewill Church Rd	Collector
Oak Grove Rd	Collector
Pony Lake Rd	Collector
Plover Springs Rd	Collector
Post White Hill Rd	Collector
Rodley Rd	Collector
Seven Mile Hill Rd	Collector
Sidam Church Rd	Collector
Stone Pile Gap Rd	Collector
Wash Rider Rd	Collector
Wesley Chapel Rd	Collector
Whitchee Rd	Collector
Yahoola Rd	Collector

FRAMEWORK. STEP #3

ESTABLISHMENT OF DEVELOPMENT CATEGORIES

RESTRICTIVE DEVELOPMENT (RD)

CHARACTER AREAS DESIGNATED AS RESTRICTIVE DEVELOPMENT (**RD**) ARE TO BE PRIMARILY USED AND PRESERVED FOR AGRICULTURAL AND RESIDENTIAL ACTIVITIES AND DEVELOPMENT. THE PERFORMANCE ZONING ORDINANCE REQUIRES **NON-COMPATIBLE ACTIVITIES** THAT LOCATE IN CHARACTER AREAS DESIGNATED RD TO **MEET MORE RESTRICTIVE ROAD & COMPATIBILITY STANDARDS**. IN THIS WAY, LUMPKIN COUNTY CAN PROMOTE & GUIDE FUTURE DEVELOPMENT, WITHOUT UNREASONABLY TAKING AWAY A PROPERTY OWNER'S LAND USE OPTIONS.

CHARACTER AREAS: **AP, RG, RP**

ESTABLISHMENT OF DEVELOPMENT CATEGORIES

GENERAL DEVELOPMENT (GD)

CHARACTER AREAS DESIGNATED AS GENERAL DEVELOPMENT (GD) ARE BETTER SUITED FOR NON-RESIDENTIAL ACTIVITIES, AND, THEREFORE, MOST ACTIVITIES ARE ALLOWED TO LOCATE IN THOSE CHARACTER AREAS DESIGNATED GD WITH LESSER RESTRICTIONS. HOWEVER, RESIDENTIAL USES DESIGNATED AS GD PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE ARE CONSIDERED “PROTECTED” AND WOULD BE GIVEN COMPATIBILITY PROTECTION IN ACCORDANCE WITH THE RD STANDARDS IN THIS ORDINANCE.

CHARACTER AREAS: INDUSTRIAL, NEIGHBORHOOD VILLAGE CENTER, COMMUNITY VILLAGE CENTER, & COMMERCE CORRIDOR, GATEWAY CORRIDOR & OVERLAY DISTRICT

FRAMEWORK. **STEP #4 (IN PROCESS)**

SCHEDULE OF PERMITTED ACTIVITIES/USES

CLASSIFY ALL USES INTO A NUMBER OF **SPECIALLY DEFINED ACTIVITIES** ON THE BASIS OF **COMMON FUNCTIONAL CHARACTERISTICS AND SIMILAR COMPATIBILITY WITH OTHER USES.** THIS CLASSIFICATION SYSTEM **PROVIDES A BASIS FOR THE REGULATION OF THESE ACTIVITIES AND THEIR ASSIGNMENT TO DEVELOPMENT CATEGORIES.**

Sec. 27-34. Description of Principal Activities

Addiction and Recovery Houses – Residential Treatment Program or transitional residence for people who are overcoming the effects of drugs or alcohol or are recovering from other diseases or addictions. This activity does not include convalescent homes, nursing facilities, or retirement centers. (See also Nursing Homes and Retirement Centers)

Animal Facility (Limited) – a fully enclosed building not exceeding 5,000 square feet, with soundproofed exterior walls meeting the noise requirements of this Ordinance, used for the temporary lodging and boarding of domestic house pets and other animals. Medical treatment, clipping, training, and grooming are also considered to be a part of this activity (See also “Kennels, Catteries, and Stables”).

Animal Facility (Extensive) – a building exceeding 5,000 square feet or any size facility with outdoor kennels and cages used for the temporary lodging and boarding of animals, including medical treatment, clipping, training, and grooming. Such a facility must meet the noise requirements of this Ordinance (See also “Kennels, Catteries, and Stables”).

Animal Operations include the keeping, grazing, or feeding of animals for animal products, animal increase or value increase. Also includes beekeeping. This activity does not include animal operations that meet the criteria of a Concentrated Animal Feeding Operation (CAFO).

Asphalt Batch Plant includes an establishment engaged in manufacturing asphalt-type roofing materials, asphalt and tar paving mixtures, paving block made of asphalt and various compositions of asphalt or tar with other materials to be used in building or construction, and the recycling of old asphalt into asphalt-type material. These facilities are also known as hot mix asphalt plants, drum mix plants, or batch mix plants among others, but does not include a temporary Asphalt Batch Plant established for road construction. *(Additional descriptions and definitions may be found in Section – Activities requiring Conditional Use Approval.)*

Brewery/Distillery a place where beer or distilled spirits is made and or sold. Food can also be sold at the location. Only entertainment activities that are a minor accessories to the principal activity are allowed. *(Additional descriptions and definitions may be found in Section – Activities requiring Conditional Use Approval.)*

CHART OF COMPATIBILITY PERFORMANCE STANDARDS

DEVELOP CHART OF PERFORMANCE STANDARDS, THAT ARE KEY COMPONENTS OF THIS ORDINANCE WHICH **STRIVE TO ACHIEVE COMPATIBILITY OF NEIGHBORING ACTIVITIES.** TO ACCOMPLISH THIS GOAL, EACH PRINCIPAL ACTIVITY CLASSIFICATION HAS A SEPARATE SET OF RECOMMENDED MAXIMUM **COMPATIBILITY STANDARDS WHICH ADDRESS ROAD FRONTAGE, ACREAGE, BUFFERS, SETBACKS, & SCREENING**

Road Classification			ACTIVITIES	Frontage/ Acres	BUFFER	SETBACKS from		SCREENING	
A	C	L				Adjoining Property	Road R. O.W.	Total	Partial
◆	◆		Addiction/Recovery Houses	R					
				G					
◆	◆	◆	Animal Facility (Limited)	R					
◆	◆	◆		G					
◆	◆		Animal Facility (Extensive)	R					
◆	◆	◆		G					
			* Applies to outdoor activities.						
◆	◆	◆	Animal Operations	R					
◆	◆	◆		G					
			Buffer, setbacks, and screenings apply to buildings only.						
◆ #	◆ #		Asphalt Batch Plant	R					
				G					
			# Additional standards are found in section – Activities Requiring Conditional Use Approval.						
◆	◆		Brewery/Distillery	R					
◆	◆	◆		G					
◆	◆		Broadcast Studio or Radio	R					
◆	◆	◆		G					
◆	◆		Business Services	R					
◆	◆	◆		G					
◆ #			Bulk Storage and Distribution	R					
◆ #	◆ #			G					
			# Additional standards are found in section – Activities Requiring Conditional Use Approval.						

FRAMEWORK. STEP #6 (IN PROCESS)

ACTIVITIES REQUIRING CONDITIONAL USE APPROVAL

ACTIVITIES THAT HAVE UNIQUE REQUIREMENTS NOT COVERED BY NORMAL PERFORMANCE ZONING REQUIREMENTS.

THE RESTRICTIONS SHALL BE IN ADDITION TO THE STANDARDS ESTABLISHED UNDER THIS ORDINANCE.

THERE ARE CERTAIN COMMERCIAL CONDITIONAL ACTIVITIES THAT WILL BE ALLOWED IN RESTRICTED DEVELOPMENT CHARACTER AREAS.

CERTAIN ACTIVITIES SHALL SUPPORT THE COUNTY'S AGRI-TOURISM, RECREATION AND TOURISM EFFORTS.

Flea Markets, Swap Meets, and Open-Air Markets

Applications

Land Use Applications for flea markets, swap meets, and other open-air markets shall include a site plan drawn to scale of the layout of buildings, sales area, driveways, walkways, and parking spaces. Farmers' markets shall be exempt from these requirements.

Regulations

The following regulations apply:

1. The use shall have a minimum of at least two acres with principal access along a Collector or Arterial Road. This activity is not allowed in the Gateway Corridor Overlay District. The requirements for this activity and cannot be considered for a variance from the Planning Commission.
2. The site shall conform to all building and mechanical codes. Any Environmental Health requirements must be met.
3. Operations are limited to Friday – Sunday and Federal holidays.
4. Customer parking and vehicular traffic shall be separated from vendor areas during operating hours. In no case shall vendors set up in the customer parking area. Customer parking and traffic shall not be allowed in vendor sales areas.
5. All sales items must be returned to storage and not left out overnight. Covering sale items with a tarp or other material is not an acceptable means of storage.
6. No RVs or campers shall be allowed on the property overnight.
7. Goods shall not be sold from enclosed trucks or trailers.
8. Owners of vacant or abandoned, non-residential properties shall not allow transient merchants or vendors to offer goods for sale on their property. Transient merchants or vendors shall not be permitted to sell from vacant or abandoned, non-residential properties notwithstanding the permission of the property owner.
9. Sale of merchandise is prohibited in road rights-of-way. In no case shall a merchant or vendor set up in a way that obscures the view of the traveling public.
10. There shall be no less than one trash receptacle per 75 feet of aisle space.
11. This Chapter does not apply to roadside agricultural stands.

FRAMEWORK. STEP #7 (IN PROCESS)

REVISE CURRENT ADMINISTRATIVE PROCEDURES

- ✓ REVISE/ENHANCE DEFINITIONS
 - VARIANCE PROCESS
 - DECISION APPEALS
 - SLUA PROCESS
- ✓ AMBIGUOUS LANGUAGE

I.E. ENCOURAGED, DISCOURAGED, SUGGESTED,

“EVERY LAWFUL LAND USE FITS INTO A LAND USE CATEGORY...”

REVISION AND IMPLEMENTATION TIMELINE.

<u>DATE</u>	<u>ITEM</u>
30 DECEMBER 2021	BOC SPECIAL CALLED WORK SESSION TO DISCUSS LAND USE REVISIONS
3 - 9 JANUARY 2022	COMMISSIONERS' INPUT PERIOD TO STAFF
10 JANUARY 2022	PLANNING COMMISSION WORK SESSION TO DISCUSS LAND USE REGULATIONS
24 JANUARY 2022	INITIAL PUBLIC HEARING FOR INPUT TO REVISIONS TO THE LAND USE REGULATIONS
22 FEBRUARY 2022	FINAL PUBLIC HEARING REGARDING REVISIONS TO LAND USE REGULATIONS
15 MARCH 2022	LEGAL REVIEW OF DRAFT LAND USE REVISION
5 APRIL 2022	FINAL DRAFT TO BOC
19 APRIL 2022	BOC ADOPT REVISIONS TO THE LAND USE REGULATIONS.