

LUMPKIN COUNTY



# DESIGN GUIDELINES

Gateway Corridor Overlay District

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Design Guidelines

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## CHAPTER 1

# HOW TO USE THESE STANDARDS

*“Lumpkin County: A historic mountain community that values small town tradition and balances responsible, focused growth, while also promoting quality of life and the experience of recreational living with southern charm.”*

## Why Design Standards?

The Lumpkin County Design Guidelines for the Gateway Corridor Overlay District outlines basic standards for the public realm within the Gateway Corridor Overlay District of Lumpkin County, Georgia. This guide builds on the standards established in the Gateway Corridor Character Area of Lumpkin County Land Use Regulations, by providing a unified aesthetic to development that meets the needs of the community and its visitors.

The purpose of this document is to provide a single design resource for the County and its private partners to develop areas in a uniform, coordinated manner. It is intended to be used

as a reference for the desired standards for transportation, the built environment, and landscaping patterns for new development and substantial redevelopment projects specifically within the Gateway Corridor Overlay District.

It is the desire of Lumpkin County that by providing these guidelines to property owners and developers at the earliest stages of project design, the community will benefit from higher quality projects.

This guide shall be used as a framework for future development and requires builders to go through a design review process to receive final approval. This process is explained in detail on the following pages.

## Objectives

- **Develop Overlay District (Chapter 2)**, which establishes the Land Use Development Standards, PUD zoning requirements, etc.
- **Develop Transportation Regulations (Chapter 3)**, which includes interconnectivity between parcels, sidewalks, trail network, and parking requirements.
- **Develop Built Environment (Chapter 4)**, which details building mass and scale, building materials, and signage types that are encouraged.
- **Develop Landscape Patterns (Chapter 5)**, which describes the plant materials, hard-scape materials, and street-scape furnishings for streets and public spaces.

## Overview of Planning Process

Managing the anticipated growth while protecting the natural beauty and quality of life of Lumpkin County is a top priority for the Lumpkin County Board of Commissioners, the Development Authority of Lumpkin County, residents, and businesses. Building upon recent efforts that updated and organized Lumpkin County's Land Use Regulations, the Development Authority and the Lumpkin County Government engaged the services of TSW and the University of Georgia's Carl Vinson Institute of Government to conduct further analysis of the land use requirements for the Gateway Corridor

Character Area and the development of the Gateway Corridor Overlay District.

The planning team developed a process that was designed to gather input from across the community. It included interviews, a community open house, and a visual preferences survey that received approximately 400 responses. The results informed the planning team of the types of preferred development for mixed-use, commercial, light industrial, residential, trails, streetscapes, open space, and signage. This document summarizes the overlay district and provides a visual depiction of the community vision, design quality, and land use requirements for the Gateway Corridor Overlay District.

The results of the public input helped the planning team identify four major goals for the Gateway Corridor Overlay District:

1. Preserve rural mountain community;
2. Protect scenic views along Highway 400;
3. Ensure development is the appropriate scale; and
4. Encourage mixed land uses and interconnectivity to limit traffic on the highway.

## Questions?

You can contact us at:  
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# IMPLEMENTATION: NAVIGATING THE DESIGN REVIEW PROCESS

## First things first - What avenue should I follow?

Any development being proposed within the Gateway Corridor Overlay District will be required to submit applications that fall into one of the three following categories; small scale development less than 10,000 sf; master plan development more than 10,000 sf; and lastly, applicants may submit master plans as a Planned Unit Development (or PUD), that show extraordinary benefits to the community but are unable to meet the requirements set forth in processes one or two, as described in further detail in Chapter 2.

The purpose and intent of the Planned Unit Development Overlay (PUD) is to provide an avenue for approval for developments of extraordinary value to the community that do not necessarily comply with the underlying requirements of the Gateway Corridor Overlay District but which use innovative design practices that satisfy the purposes and goals of the land use regulations in this character area. A PUD approval provides greater latitude for internal site planning considerations and allows greater flexibility in design, design review, and project approval without having to resort to cumbersome and time-consuming variance procedures. Specific building location, height, type, building size, parking, signage and other limits of the underlying Gateway Corridor Overlay District may be waived provided that the spirit and intent of such requirements are satisfied within the overall development plan approved for such project.

There are three (3) development processes that can be pursued when applying to develop or redevelop properties or land within the Gateway Corridor Overlay District:



### Small Scale Development in the Gateway Corridor Overlay District

- » < 10,000 sq.ft
- » < 2 acres disturbed
- » Site identified as particularly important to the corridor
- » Proposal meets Gateway Corridor Design Guidelines and Gateway Corridor Overlay District land use regulations

#### Some requirements include:

- » Must comply with Design Guidelines or:
  - » Be visually screened from Highway 400 and 60
  - » Maintain 20' buffer from all property lines and 30' landscaped buffer from rights of way
  - » Screening must be either preserved vegetation or planted to have a natural appearance
  - » Must make allowance for inter-parcel connectivity



### Master Plan Development in the Gateway Corridor Overlay District

- » > 10,000 sq.ft and/or > 2 acres disturbed
- » Proposal meets Gateway Corridor Design Guidelines and Gateway Corridor Overlay District land use regulations

#### Some requirements include:

- » Must submit a site plan showing how they comply with the Design Guidelines
- » Inter-parcel connectivity required
- » Sidewalks and pedestrian pathways required
- » Include public spaces and plazas
- » Minimize cut and fill
- » 20% open space requirement
- » Protect tree canopy as much as practical



### Planned Unit Development (PUD) in the Gateway Corridor Overlay District

- » Allow a developer to negotiate a site plan for a larger development
- » Provides greatest flexibility to approve plans that meet community objectives
- » Needs to show extraordinary benefits to the community
- » Meeting Gateway Corridor Overlay District Design Guidelines is encouraged

#### Some requirements include:

- » Applicants must demonstrate good design and address the issues presented in the design guidelines
- » Heightened level of review by the County to ensure such development promotes the community's goals

## Next, follow this step-by-step planning review process:

The following land use categories shall be considered preferred uses. Developments that are classified as one of these preferred uses may be approved by the Planning Department through the process outlined in Sec. 27-61 and Sec. 27-62 if they meet the requirements of this code section. Preferred uses include:

- » Intensive commercial
- » Neighborhood commercial
- » Community commercial
- » Mixed-use

Any development that is not classified as a preferred use, which includes those that have an accessory use that is not a preferred use, shall require approval by the Planning Commission through the process described in Sec. 27-61 and Sec. 27-62 of this code to establish that the proposed use is compatible with the character area and will not interfere with neighboring existing or potential land uses by producing any of the following at an objectionable level: odor, dust, glare, smoke, noise, vibration.

The chart to the right summarizes the process for projects reviewed by the Lumpkin County Board of Commissioners. See Chapter 2 and/or the Appendix for more information on submittal requirements.

\*Application forms for projects subject to the design review process are available on Lumpkin County's Planning webpage.

Depending on the development process that your project falls under (review P-5), you will follow one (1) of the three (3) planning review processes below:



## CHAPTER 1

# GUIDELINE STRUCTURE

To facilitate ease-of-use, the individual design guidelines (chapters 3 through 5) in this document will often use a standard format. The format includes topic headings, intent statements related to the topic, numbered design guidelines, additional information about appropriate strategies and illustrations or diagrams. The diagram to the right uses a sample design guideline to illustrate each key element.

### Key to the Sample Design Guideline:

- The Design Topic is indicated with a heading at the top of each page. In some cases, a subtopic is included.
- The General Regulation is written in a highlighted box. It indicates various requirements for design.
- The Rationale describes the intent or desired outcome from the design guideline.
- Additional information is provided to describe specific approaches and strategies related to the guideline.
- Supportive Imagery includes photographs, diagrams, graphics, etc. that support the design guidelines.
- A check mark on an illustration indicates an approach that is generally appropriate.
- An X mark on an illustration indicates an approach that is generally inappropriate.

