

Guide to Plan Review Submittal Lumpkin County



Soil and Erosion Plan Review



Step 1: Obtain a septic tank permit from Environmental Health if not on county sewer: lumpkineh@dph.ga.gov

Step 2: Determine if the site is required to be under a GAR permit: [click here for more information about GAR Permits](#)

- All disturbances over an acre
- All common developments
- Standalone project
- Infrastructure

Step 3: If the site is not required to be under a GAR permit, determine if site is within 200 feet of state waters

Permittee is responsible for hiring an engineer to determine all state waters on or within 200 feet of the property, which are not always visible or obvious.

Step 4: If yes to either or both step 2 and 3, submit Soil and Erosion plans to the following:

- Lumpkin County planning Department
 - Planning > Submit S&E Plans for Review > [Submit S&E Plans for Review](#)
 - Planning department has 35 days to review plans
 - Planning review fees can be found on the [fee schedule](#)
- Lumpkin County Environmental Health
 - Michelle Charriez
 - lumpkineh@dph.ga.gov, Phone: 706-867-2730, Address: 342 Courthouse Hill Dahlonega, GA 30533
- USDA Natural Resources:
 - Louise McPherson
 - Phone: 706-525-7109, email: Louise.mcpherson@usda.gov, Address: 298 Academy Ave Dawsonville, GA 30534
 - Louise has 45 days to review plans & \$25.00 review fee via check made out to the UCRSWCD

Soil and Erosion Plan Review



IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO OBTAIN A SOIL AND EROSION PLAN, AS WELL AS OBTAIN ALL APPROVALS FROM PLANNING, ENVIRONMENTAL HEALTH AND THE USDA. IT IS ALSO THE SOLE RESPONSIBILITY TO OBTAIN A LAND DISTURBANCE PERMIT FROM THE LIA (LOCAL ISSUING AUTHORITY) AND THE EPD (ENVIRONMENTAL PROTECTION DIVISION) (IF APPLICABLE). FAILURE TO COMPLY WITH ANY OF THE LIA OR EPD'S REGULATIONS OR REQUIRED PERMITS CAN RESULT IN FINES AND STOP WORK ORDERS. LACK OF KNOWLEDGE ON THE PERMITTEE'S PART WILL NOT BE ACCEPTED AS A REASON FOR FAILURE TO COMPLY WITH ANY LOCAL OR STATE REGULATION.

Commercial Building Plans



Building Plan Review:

- Jeff Smith, Building Code Inspector
 - Planning > Submit Plans, building plans & SE plans > [Submit building plans](#)
 - Direct: 706-864-6894, email: Jeff.smith@lumpkincounty.gov, address: 342 Courthouse Hill, Annex A Dahlonega, GA 30533

Fire Marshal:

- Chris Maloney, Fire Marshal
 - Direct: 706-482-2660, email: Chris.Maloney@lumpkincounty.gov, address: 342 Courthouse Hill
- For a copy of the application, Requirements & fees, please visit:
 - Lumpkin County home page > Departments > [Fire Marshal](#)

Water & Sewer Authority plan review (if on County water and/or sewer):

- Sean Phipps, Executive Director
 - Direct: 706-482-2562, email: Sean.Phipps@lumpkincounty.gov, address: 194 Courthouse Hill, Annex A Dahlonega, GA 30533

Environmental Health (if on private sewer):

- Michelle Chariez, Environmental Health Manager
 - Direct: 706-867-2730, email: lumpkineh@dph.ga.gov, address: 194 Courthouse Hill, Annex A Dahlonega, GA 30533

IT IS THE SOLE RESPONSIBILITY OF THE PERMITTEE TO OBTAIN ALL OF THE ABOVE APPROVALS PRIOR TO OBTAINING A BUILDING PERMIT. FAILURE TO BE IN COMPLIANCE WITH ALL DEPARTMENT CODES COULD RESULT IN A STOP WORK ORDER AND STARTING OVER IF CODES ARE NOT MET.