LUMPKIN COUNTY
Planning Commission
Planning Commission Minutes
Planning Commission Meeting Room 342
Courthouse Hill
Dahlonega, GA 30533

February 10, 2025
5:30 PM

Planning Commission Members Present: Robin Hall, Chris Adams, David Woodward, Barbara Bosanko, Trevor Eudy, Mireya Eavey

Planning Commission Members Absent: Danny Clark

Staff Present: Rebecca Mincey, Martin Durand

David Woodward called the meeting to order at 5:30 PM.

David Woodward read the Procedures for Meeting Announcement.

A motion to approve the agenda as presented: Chris Adams. Second: Robin Hall. All members present voted in favor of the motion. The motion passed.

Barbara Bosanko made a motion to approve the January 13, 2025 Regular Meeting minutes as presented. Second: Robin Hall. All members present voted in favor of the motion. The motion passed.

No Old Business.

Under New Business, agenda item 2, Payton Anderson, on behalf of Norton Chastain, LLC, requested a variance from Sec. 26-226. - General requirements for road construction. (c) for a privately maintained road in a proposed Class VII subdivision titled Norton Ridge Phase II. The applicant requested a 5', versus 9', shoulder for the board's consideration. Additionally, the applicant is requesting review and approval per ARTICLE V. - PRELIMINARY PLAT and Sec. 26-66. - Class VII subdivision.

No one spoke in favor of or against the request.

Chris Adams made a motion to approve the variance as requested. Second: Trevor Eudy. All members present voted in favor of the motion. The motion passed.

Robin Hall made a motion to approve the Preliminary Plat as presented. Second: Barbara Bosanko. All members present voted in favor of the motion.

Agenda item 3, Stephen Crowder requested review and approval per Sec. 26-61. - Class II subdivision. The request is related to a proposed 9 lot residential subdivision titled Mount Olive Church Road Estates, tax parcel 112 046, off Mount Olive Church and within the Restricted Development Character Area, Rural Places.

No one spoke in favor of or against the request.

Barbara Bosanko made a motion to approve the Class II Final Plat as presented. Second: Mireya Eavey. All members present voted in favor of the motion. The motion passed.

Agenda item 3, Brian Buffington, on behalf of JAHAN PROPERTIES LLC, requested a variance from Sec. 27-2.2.3. - Chart of performance standards, to access an Addiction Treatment Facility (extensive) off a Local Road within the Restricted Development Character Area, Residential Growth. This request is associated with expanding operations of an existing business, Eagle Overlook Recovery for Adolescents, located on parcel 084 002, 45 EAGLE OVERLOOK DRIVE, that does not comply with the requirements of the current code of ordinance, but which was lawfully established prior to the adoption, revision, or amendment of the provisions of the code.

One citizen spoke in favor of the variance request based on increase in tax revenue and jobs for Lumpkin County.

Citizens spoke in opposition of the variance request based on increased traffic on an insufficient road, both customers, staff, and delivery vehicles; trash thrown along the road before customers arrive at the center; children showing up at neighboring properties all hours of the night and hiding within property such as parked campers and general trespassing on private property; increase of noise; mismanagement of the facility currently and lack of communication with residents; overall concern an expansion will increase the current issues and negatively impact property values for residents.

Barbara Bosanko made a motion to table the request for 30 days to allow the applicant more time to engage with the neighborhood. The motion failed for lack of a second.

Mireya Eavey made a motion to deny the variance request. Robin Hall seconded. Robin Hall, Chris Adams, Trevor Eudy, and Mireya Eavey voted in favor of the motion. Barbara Bosanko voted in opposition. The motion passed.

No other business was discussed.

Motion to adjourn by Chris Adams. Second: Robin Hall. All members present voted in favor of the motion. The meeting adjourned at 6:30 PM.

Members present:

David Woodward (Chairman)	*Danny Clark*
Chris Adams (Vice Chairman)	*Robin Hall*
Trevor Eudy	*Barbara Bosanko*
Mireya Eavey	

Staff present: Rebecca Mincey, Martin Durand