



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

**March 10, 2025
5:30 PM**

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

Planning Commission Members Absent: Danny Clark, Mireya Eavey

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.

Robin Hall made a motion to approve the February 10, 2025 Regular Meeting minutes as presented. Second: Barbara Bosanko. All members present voted in favor of the motion. The motion passed.

Under Old Business, Agenda Item 2, Bradley McEntyre requested review and approval per ARTICLE VI. - FINAL PLAT PROCEDURE. The request is related to a proposed subdivision titled Yahoola Ridge, tax parcels 056 046, 074 007, and 074 098, off Yahoola Road within the Agricultural Preservation Character Area.

No one spoke in favor of or against the request.

Robin Hall made a motion to approve the final plat as presented. Second: Barbara Bosanko. All members present voted in favor of the motion. The motion passed.

Agenda item 3, Jim King, on behalf of Kings Mountain LLC, requested an extension of time for a preliminary plat previously approved per ARTICLE V. - PRELIMINARY PLAT Sec. 26-138. – Review (c). The request is related to a proposed subdivision titled Kings Mountain, tax parcels 034 004 and 022 334, off Dawsonville Hwy within the Rural Places Character Area.

No one spoke in favor of or against the request.

Chris Adams made a motion to approve a 6-month extension to September 10, 2025. Second: Trevor Eudy. All members present voted in favor of the motion. The motion passed.

Agenda item 4, Dana LaChance request an extension of time for a preliminary plat previously approved per ARTICLE V. - PRELIMINARY PLAT Sec. 26-138. – Review (c). The request is related to a proposed subdivision titled Trahlyta Ridge, tax parcel 074 027, off McDonald Road within the

Agricultural Preservation Character Area.

No one spoke in favor of or against the request.

Robin Hall made a motion to approve a 6-month extension for Phase 1 to September 10, 2025. Second: Barbara Bosanko. All members present voted in favor of the motion. The motion passed.

Under New Business, Larry Reiter, representing Archit Patel, requested a variance from Sec. 27-2.2.3, Chart of Performance Standards, to reduce the required 75-foot adjoining property building setback to 20 feet. This request pertains to a proposed General Retail (Intermediate) commercial development on tax parcel 048 133, located off Castleberry Bridge Road within the Neighborhood Village Center Character Area.

Staff provided background information on the request. Within the Neighborhood Village Center Character Area, General Retail (Intermediate) is defined as the wholesale or retail sale or rental of goods (not specifically listed under another principal activity), where goods are offered at a single location in one or multiple buildings, with an aggregate size between 5,000 and 25,000 square feet. Per the Chart of Performance Standards, this activity requires the following:

- Minimum 2-acre tract
- 30-foot building setback from the right-of-way
- 75-foot building setback from adjoining properties
- 50-foot activity buffer from adjoining properties

The applicant sought a reduction in the building setback and activity buffer from the property line between the proposed development and Dollar General, reducing the requirement to 20 feet.

The applicant argued that the setback and buffer requirements should not apply because the proposed development shares the same General Retail (Intermediate) classification as Dollar General and both businesses share a common driveway off Auraria Road. However, staff concluded that the performance standards do apply, as no exemption for similar uses is stated in the ordinance.

Mr. Reiter further argued that the correct interpretation of the ordinance should allow for a standard 20-foot building setback between similar uses rather than the more restrictive 75-foot setback required by the Chart of Performance Standards. He stated that the applicant's hardship was a misinterpretation of the regulations.

Mr. Reiter also noted that if the variance was denied, the applicant would still construct the same size building, but in a less desirable location on the lot, forcing the driveway on Castleberry Bridge Road closer to Auraria Road, which he argued would create a more hazardous traffic condition. He contended that granting the variance would allow for a safer site design.

No one spoke in favor of the request.

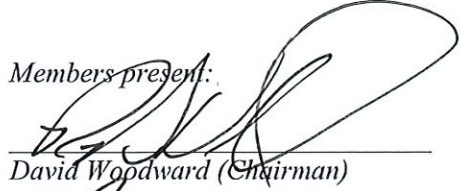
One resident spoke in opposition, stating that the applicant had not demonstrated a valid hardship. Mr. Reiter reiterated that the true hardship was the safety impact on Lumpkin County citizens using the roadway.

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

No other business was discussed.

Motion to adjourn by Robin Hall. Second: Chris Adams. All members present voted in favor of the motion. The meeting adjourned at 6:07 PM.

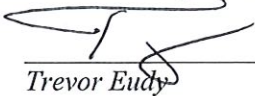
Members present:



David Woodward (Chairman)



Chris Adams (Vice Chairman)



Trevor Eudy

Mireya Eavey

Danny Clark



Robin Hall

Barbara Bosanko

Staff present: Rebecca Mincey, Martin Durand

