

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

**June 9, 2025
5:30 PM**

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

Planning Commission Members Absent: 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: Barbara Bosanko. All members present voted in favor of the motion. The motion passed.

Robin Hall made a motion to approve the April 14, 2025 Regular Meeting minutes as presented. Second: Chris Adams. All members present voted in favor of the motion. The motion passed.

No Old Business.

Under New Business, Agenda item #3, Lee Gaddis, on behalf of JUSTUS BETTY & DWAIN GILREATH, requested final plat review per Sec. 26-61 Class II subdivision and ARTICLE VI. FINAL PLAT PROCEDURE. The request is related to a proposed Class II subdivision titled Sarah's Place, tax parcel 059 020, at 357 CAMP WAHSEGA ROAD, within the Residential Growth Character Area.

Trevor Eudy recused himself from discussion and voting on agenda item 3.

Staff will obtain the most current road maintenance agreement prior to the recording of the approved subdivision plat. No one in the audience spoke in favor or in opposition to the request as presented.

Barbara Bosanko made a motion to approve the request as submitted. Second: Chris Adams. Robin Hall, Chris Adams, Barbara Bosanko, and Danny Clark voted in favor of the motion. Trevor Eudy recused himself from the vote. The motion passed.

Agenda item #4, Tony Nunley, on behalf of Nunley Properties, Kinard Properties, WKA Properties, and JMGADD, requested a final plat review per Sec. 26-61 Class II subdivision and ARTICLE VI. FINAL PLAT PROCEDURE. The request is related to a proposed Class II subdivision titled Cherokee Ridge, tax parcel 035 037, off CASTLEBERRY BRIDGE ROAD, within the Rural Places Character Area.

No one spoke in favor of or against the request.

Robin Hall made a motion to approve as presented. Second: Danny Clark. All members present voted in favor of the motion. The motion passed.

Agenda item #5, Michael Scully requested a variance from Sec. 26-59. - Classes of subdivisions. (1). This request is related to tax parcel 022 059, 5743 DAWSONVILLE HIGHWAY, within the Rural Places Character Area.

No one spoke in favor of the request.

One resident spoke in opposition to the request, stating the applicant did not appear to meet the criteria for granting a variance per Section 26-355. Criteria for granting and a personal hardship is insufficient for the criteria.

Robin Hall made a motion to deny the request as submitted as the applicant has not met the criteria outlined in Section 26-355. Criteria for granting. Second: Barbara Bosanko. All members present voted in favor of the motion. The motion passed and the request for the variance was denied.

Agenda item #6, Payton Anderson, on behalf of Future Space Group LLC, requested a variance from Sec. 27-2.2.3. Chart of performance standards in order to access the principal activities General retail (extensive) and Medical and related services by way John D Reeves Road, which has a Local Road Classification. This request is related to tax parcel 067 011, 36 JOHN D REEVES ROAD, within the Gateway Corridor Overlay District Character Area.

No one spoke in favor of the request.

One resident spoke in opposition to the request, stating the applicant did not appear to meet the criteria for granting a variance per Section 26-355. Criteria for granting. Specifically, a personal hardship about the denial from GDOT is insufficient for the criteria and there is a real concern about the setting of a precedent. Another resident expressed concern about the safety at the intersection of John D Reeves Road and 400.

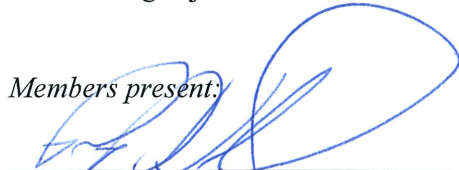
Robin Hall made a motion to deny the request as submitted as the applicant has not met the criteria outlined in Section 26-355. Criteria for granting. Second: Chris Adams. Robin Hall and Chris Adams voted in favor of the motion to deny the variance request. Barbara Bosanko, Trevor Eudy, and Danny Clark voted in opposition of the motion. The motion did not pass.

Barbara Bosanko made a motion to approve the variance request as presented with the hardship being GDOT's denial to allow for direct access to 400. Second: Danny Clark. Barbara Bosanko, Trevor Eudy, and Danny Clark voted in favor of the motion to pass the variance request. Chris Adams and Robin Hall voted in opposition of the motion. The motion passed and the request for the variance was approved.

No other business was discussed.

The meeting adjourned at 6:26 PM.

Members present:



David Woodward (Chairman)



Danny Clark



Chris Adams (Vice Chairman)



Trevor Eudy



Robin Hall



Barbara Bosanko

Mireya Eavey

Staff present: Rebecca Mincey, Martin Durand