



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

**August 11, 2025
5:30 PM**

Members Present: Robin Hall, Chris Adams, David Woodward, Barbara Bosanko, Danny Clark, Mireya Eavey

Members Absent: Trevor Eudy

Staff Present: Vanessa McGrath, Rebecca Mincey, Martin Durand, Michelle Charriez

David Woodward called the meeting to order at 5:30 p.m. and read the Procedures for Meeting Announcement.

Robin Hall made a motion to approve the agenda, moving the Slate of Officers item to the last item. Second by Chris Adams. All members present voted in favor. Motion passed.

Chris Adams made a motion to approve the July 14, 2025, Regular Meeting minutes as presented. Second by Mireya Eavey. All members present voted in favor. Motion passed.

Old Business

Payton Anderson, on behalf of RMAK Properties LLC, requested final plat approval per Sec. 26-67 – Class VIII Subdivision and Article VI – Final Plat Procedure. The request pertains to Tax Parcel 098 015, located off Red Oak Flats Road within the Industrial Character Area.

No public comments were received.

Robin Hall made a motion to approve the final subdivision plat, conditioned upon Lumpkin County Water & Sewerage Authority final approval prior to recording. Second by Barbara Bosanko. All members present voted in favor. Motion passed.

New Business

Chad Williams, on behalf of BLSH LLC & Minco LLC, requested preliminary plat review per Article V – Preliminary Plat and Sec. 26-66 – Class VII Subdivision. The request pertains to Tax Parcel 048 060, located off Auraria Road within the Commerce Corridor Character Area.

No one spoke in opposition. Robin Hall expressed concern that the tract is within the Commerce Corridor, designated for non-residential development under Sec. 27-1.3.3(6).

A nearby resident spoke in favor, noting the subdivision is preferable to high-intensity commercial uses otherwise allowed in the Commerce Corridor.

Barbara Bosanko made a motion to approve the preliminary plat as presented. Second by Chris Adams.

Chris Adams, Barbara Bosanko, Danny Clark, and Mireya Eavey voted in favor; Robin Hall voted against. Motion passed.

Abdel Davis requested a variance from Sec. 26-70 – Residential Subdivision Requirements (f) for a proposed driveway serving a single-family residence on Tax Parcel 020 020 within the Rural Places Character Area.

No public comments were received.

Robin Hall made a motion to approve the request as presented. Second by Chris Adams. All members present voted in favor. Motion passed.

Payton Anderson, on behalf of Kim Wathen, requested variances per Sec. 26-64 – Class V Subdivision for the previously approved Shadowstone subdivision (Tax Parcel 110 163, off Old Dahlonga Highway in the Residential Growth Character Area).

No public comments were received.

The applicant withdrew the variance request.

Mireya Eavey made a motion to accept the withdrawal and allow the applicant to re-record the final subdivision plat (Plat Book 1-204, Page 68) with necessary Lumpkin County Environmental Health approvals, and continue with the development. Second by Robin Hall. All members present voted in favor. Motion passed.

Jody Pelfrey, on behalf of Property 400 LLC, requested a variance from Sec. 27-2.2.3 – Chart of Performance Standards to allow access to a principal Vehicle Parking (Limited) activity via John D Reeves Road, which is classified as a Local Road. The request pertains to Tax Parcel 067 143, located off John D Reeves Road in the Gateway Corridor Overlay District Character Area.

The applicant cited hardships including GDOT denial of an additional right-of-way encroachment, purchase of the property prior to current regulations, and intent to generate retirement income.

No public comments in favor were received. Several citizens spoke in opposition, citing prohibition in the code and uncertainty regarding the proposed use.

The Commission discussed possible road classification changes. Staff advised that reclassification to Collector or Arterial requires verification by a registered professional engineer and additional cost information would be needed.

Chris Adams made a motion to table the request to allow staff to research the road classification modification. Second by Robin Hall. All members present voted in favor. Motion passed.

Jonathan Hicks, on behalf of Ramakrishnan Srinivasan, requested a Character Area Map amendment from Residential Growth to Gateway Corridor Overlay District for Tax Parcel 083 100.

Sean Phipps, Director of Lumpkin County Water & Sewerage Authority, spoke in favor, noting deposits already made for water and sewer service.

One citizen expressed concern about potential rental of future townhome units by the room to college students.

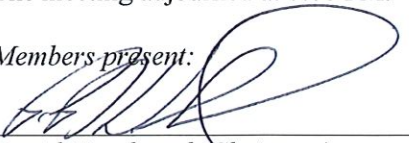
Robin Hall made a motion to recommend approval to the Board of Commissioners with the condition that the amendment be automatically revoked if not exercised within one year of approval. Second by Danny Clark. All members present voted in favor. Motion passed.

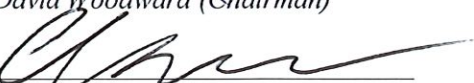
Staff reminded members that per the rules of procedure, election of officers shall be held annually in September. Current officers are Chair David Woodward and Vice Chair Chris Adams.

No further business was discussed.

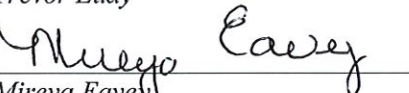
The meeting adjourned at 7:00 PM.

Members present:


David Woodward (Chairman)


Chris Adams (Vice Chairman)

Trevor Eudy


Mireya Eavey


Danny Clark


Robin Hall


Barbara Bosanko

Staff present: Vaness McGrath, Rebecca Mincey, Martin Durand