



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

**September 8, 2025
5:30 PM**

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

Staff Present: Vanessa McGrath, Martin Durand

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 as submitted Second by Barbara Bosanko. All members present voted in favor. Motion passed.

Danny Clark made a motion to approve the August 11, 2025, Regular Meeting minutes as presented. Second by Robin Hall. All members present voted in favor. Motion passed.

Old Business

Presentation of 2025/2026 Slate of Officers: The rules of procedure state that the election of officers for the Planning Commission shall be held once a year in September at the regularly scheduled meeting. Currently, Mr. Woodward is serving as Chair and Chris Adams as Vice Chair.

Robin Hall made a made a motion to keep David Woodward as the Chairman. Danny Clark stated that would keep continuity on the board. Second by Barbara Bosanko. All members present voted in favor. Motion passed.

Robin Hall made a made a motion to keep Chris Adams as the Vice -Chairman. Second by Barbara Bosanko. All members present voted in favor. Motion passed.

Jim King, on behalf of Knights Mountain, LLC, is requesting final plat approval in accordance with Section 26-66 – Class VII Subdivision and Article VI – Final Plat Procedure of the Lumpkin County Code of Ordinances. The request pertains to a proposed Class VII subdivision titled Knight's Mountain, associated with Tax Parcel 034 004 & 022 334, located off Dawsonville Hwy within the Rural Places Character Area.

Vanessa McGrath stated Knight's Mountain is a being submitted as a Final Plat for a Class VII subdivision. This classification is for residential subdivisions. This is an 83.2 acres site. There are 17 lots all over 3 acres in size. There is a 40' Access Easement. An Easement and Maintenance Agreement that will be recorded with the plat is in the board packet. The final plat as submitted meets the standards set forth in the final plat and class VII regulations. The only item left to be built is the fence around the detention pond and the plat will be not be recorded until that item is complete.

No public comments were received.

Mr. Hall stated he was concerned about the fence not being completed and wanted to put a time limited on it. Mr. Woodward stated that it needs to be put in a motion.

Robin Hall made a motion to approve the plat with the completion of the fence within 6 months from today. Second by Mireya Eavey. All members present voted in favor. Motion passed.

New Business

Jason Fuller is requesting final plat review in accordance with Sec. 26-61 (Class II Subdivision) and Article VI – Final Plat Procedure. The request pertains to a proposed Class II subdivision titled Fuller Four, associated with Tax Parcel 058 071, located off Duffy Grizzle Road within the Rural Places Character Area.

Vanessa stated the applicant submitting as a final plat for a Class II subdivision titled Farm of Duffy Grizzle Subdivision off Duffy Grizzle Road, which is off Black Mountain Road and within the Rural Places Area Character Area. The applicant is requesting 5 subdivision lots (keep within the Class II criteria of no more than 9 lots). Each lot shown has a min of 1 acre with the required setbacks. All lots will be on individual wells and will be served by individual septic. Final approval will be required from LCEH prior to the recording of the plat by the applicant. All lots will be accessed by way of a shared private ingress/egress easement. There is a draft road maintenance agreement within the packet. Plus, verification the construction of the road remains under 1 acre and does not change the stormwater runoff more than 1 CFS. The private road meets the requirements for a class II subdivision

Mr. Fuller stated he bought the property to split up for his kids. They were not sure who will be on the lot across the street but the 4 lots will be for his 4 children.

Ms. Bosanko asked if this was a family subdivision. Mr. Fuller stated yes. Mr. Woodward commended him on getting the family close.

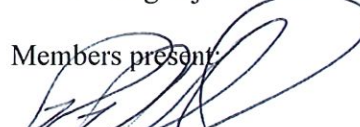
No public comments were received.

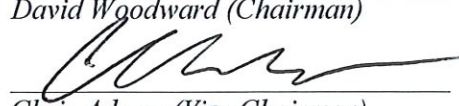
Barbara Bosanko made a motion to approve the request as presented. Second by Trevor Eudy. All members present voted in favor. Motion passed.

No further business was discussed.

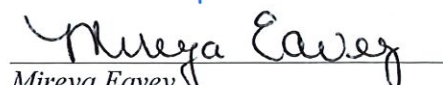
The meeting adjourned at 5:44 p.m.

Members present:

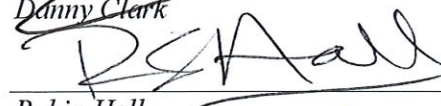

David Woodward (Chairman)

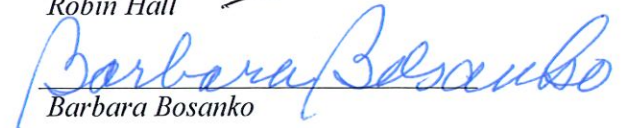

Chris Adams (Vice Chairman)


Trevor Eudy


Mireya Eavey


Danny Clark


Robin Hall


Barbara Bosanko