



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

January 12, 2026
5:30 PM

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

Staff Present: Vanessa McGrath, Martin Durand

CALL TO ORDER

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

CONSIDERATION OF AGENDA

Barbara Bosanko made a motion to approve the agenda as presented.

Second by Chris Adams.

All members present voted in favor. Motion passed.

APPROVAL OF MINUTES

1. Robin Hall made a motion to approve the November 10, 2025, Regular Meeting minutes as presented.

Second by Barbara Bosanko.

All members present voted in favor.

Motion passed.

OLD BUSINESS

2. **104 - Class II Subdivision final plat approval of Ridge Crest Overlook off Dry Hollow Road, a 4-lot subdivision, Tax Parcel 096-193, and is within the Residential Growth Character Area.**

David Woodward recused himself since he has property close to this site.

Chris Adams stepped up to the Chairman position for this case.

Vanessa stated the applicant submitting as a final plat for a Class II subdivision titled Dry Hollow Road located on Dry Hollow Road on Tax Parcel 096-193 and within the Residential Growth Character Area. The applicant is requesting 4 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 all lots will be served by individual septic. The Plat meets all the requirements set out in Section 26-61 Class II Subdivision and Article VI Final Plats.

Lauren Belafi owner of the land stated they will be selling one lot and keeping the other three.

The Public Hearing was open and closed with no other comments.

Barbara Bosanko made a motion to approve the request as presented.

Second by Mireya Eavey

All members present (minus Mr. Woodward who had recused himself) voted in favor.

Motion passed with a 6 – 0 – 1 vote.

NEW BUSINESS

3. 105 - Class II Subdivision final plat approval of Rider Mill Estates, an 8 -lot subdivision located at 437 Rider Mill Road (Tax Parcel 031-141) within the Rural Places Character Area.

Vanessa McGrath stated the applicant submitting a final plat for a Class II subdivision titled Rider Mill Estates located off Rider Mill Road on Tax Parcel (031 141) within the Rural Places Character Area. The applicant is requesting 8 subdivision lots and one out parcel (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 served by individual septic. The Plat meets all the requirements set out in Section 26-61 Class II Subdivision and Article VI Final Plats. She stated the plat need to have the owner of record and the subdivider added. The vicinity map needed to be bigger with road names added and the setback lines needed to be annotated on the map.

Greg Hayes spoke on the project saying there is an existing mobile home on the out parcel and then the 8 new lots. He stated there is a lot of stuff and junk to be removed from the property.

Barbara Bosanko asked about the cost to clean it up.

Mr. Hayes stated it will take him close to \$40,000 to clean all the junk form the land.

Robin Hall asked about the Road maintenance agreement.

Mr. Hayes stated it was added to the plat and a separate document was supplied that will be recorded with the plat.

Public Hearing was open and closed with no comments.

Mr. Hayes stated he had to close on the property last week after the deadline for the meeting.

Robin Hall made a motion to approve with the corrected plat prior to recording.

Second by Chris Adams.

All members present voted in favor.

Motion passed unanimously.

4. 110 – Subdivision approval of Lot 12 of the Etula River Preserve Subdivision (Plat Book 2023, Page 90) 1 lot into 2 lots (1 parcel into 2 parcels) at 115 Hurricane Creek Road (Tax parcel 033-258) within the Agricultural Preservation Character Area.

Vanessa McGrath stated the applicant submitting a final plat for a subdivision of lot 12 of Etula River Preserve Subdivision (Plat Book 2023 Page 90) to split 115 Hurricane Creek Road (Tax Parcel 033-258) 1 lot into 2 lots (1 parcel into 2 parcel) within the Agricultural Preservation Character Area. The applicant is requesting one 5.21 acre and one 8.09-acre lot. The plat meets all the requirements set out in Section 26-71 Splitting parcels in a platted subdivision and Article VI Final Plats.

Patton Anderson spoke on the item. He stated the owner bought the property and they want to have three structures on the property but plan to keep all the land.

Robin Hall asked when the land was first subdivided.

Martin Durand stated the land was subdivided in 2023 and the Plat and Deed stated that this piece of land could be subdivided.

Mr. Anderson stated the 5.31 ac will have a quest house and barn on it and the 8-acre piece will have a 6,000 sq ft home on it.

Public Hearing was open and closed with no comments.

Kathy Egliar asked if this land could be subdivided again?

Ms. McGrath stated by Section 26-71 Subdivision lots can only be subdivided once and only into 2 lots so this land cannot be subdivided again

Robin Hall made a motion to approve the plat as submitted
Second by Trevor Eudy
All members present voted in favor.
Motion passed.

5. 113 – Johnny Wilcox is requesting a multifamily dwelling at 725 Old Kerns Road (Tax Parcel 050-023), within the Rural Places Character Area.

Vanessa stated the applicant submitting as a dwelling two-family per Chapter 26 Land Development Article XXI – Multifamily housing. The development standards require 4 bedrooms/ acre in the dwelling is on an individual well and septic system. Old Kern Road is a County Road so it meets the Road access requirement. The lot is 1.5 acres so that requirement is met also. And the old plat met the 60 foot right of way width along the right of way but the new Plat recorded in September 2025 does not meet that requirement and a variance is needed to Section 20-604 (c). The old plat met the setback requirements but the Plat recorded in September 2025 makes the house closer that 50 feet from the property lines and a variance is required. Ms. McGrath gave the Planning Commission a time line of events on the project. January 2025 a permit was applied for. In March 2025 Temporary to Permeant Power was approved, In May of 2025 a Final Inspection found that there were two living structures and stop work order was given. Another inspection was done in May with

the same note. In June 2025 another permit for another building on the property was given for a shed and Rebecca Mincey sent an email giving Mr. Wilcox direction to apply to be heard by the Planning Commission for the existing multifamily house. In September 2025 a survey to split the lot into 3 lots was recorded. In November 2025 an inspection was requested for the shed and while out there the inspector reviewed the other permit for the house and informed Mr. Wilcox that he still need to go in front the Planning Commission to approval for the multifamily. Mr. Wilcox applied to be heard by the Planning Commission on November 26, 2025.

Johnny Wilcox stated the foundation of a house was on the property when he purchased the property. There is 1 bedroom on the bottom and 3 bedrooms on the top. That his heating and air guy put in two units one for upstairs and one for down so Suwanee Electric put into two meters. He has a shop and another 3-bedroom 2-bathroom house are on the property. That the foundation was there and the footprint of the all the rooms were there. He said that rough in inspection was done by the County.

Robin Hall asked if there was access from the top floor to the bottom.

Mr. Wilcox stated no there is no way to create access between the two.

Mireya Eavey asked if he had stopped working on May 7th when he had a stop work order.

Mr. Wilcox said he completed the work that was required and believed that the stop work order had been removed from the permit.

Danny Clark asked if the house was on septic

Mr. Wilcox stated yes, it is on septic and was enlarged to allow 4 bedrooms.

Public Hearing was opened.

Steve Sylvester stated he was in opposition since the previous Planning Director in an email in June 2025 told Mr. Wilcox that he needed to go in front of the Planning Commission to get approval and that the new subdivision meets the requirements for single family.

Public Hearing was closed.

Barbara asked how this evolved.

Mr. Wilcox stated the Heating and Air guy put in the extra unit.

David Woodward asked did you not have a decision on how many units would be put in?

Trevor Eudy asked did the Power Company overstep in putting in two meters or did the County have any say in having two.

Danny Clark stated that Mr. Wilcox put in two panels so the power company put in two meters.

Mireya Eavey Asked if you need separate addresses for the meters.

Martin Durand stated you do not need separate addresses to have more than one meter.

Robin Hall stated in the middle of the build it was changed.

Danny Clark stated it should have gone back to the Planning Department.

Mr. Wilcox stated he was not trying to do anything wrong the property just made sense to be two separate units one up and one down.

Barbara Bosanko made a motion to deny.

Second by Robin Hall.

All members present voted to deny.

The request for Multifamily (duplex) was denied.

6. Discussion of Potential changes, creation of a work group(s) and setting a calendar of meeting dates.

Vanessa stated this is a working list of potential changes to the Code of Ordinances. I would like to set a committee and meeting dates and times to start reviewing the changes and drafting the ordinances to present to the Planning Commission and the Board of Commissioners. This is step one. There will be individual public hearings on any and all changes and they will be correctly advertised. This list is not complete. Mr. Hall as already send some items to add to the list and they will be added before the 1st committee meeting.

Catherine James stated that we need to look at technology as a way to get the notices out instead of paper.

Greg Hayes helped with the Land Planning and development in 2003 and was involved in the original and would like to help now.

David Woodward suggested the 4th Monday of the Month at 5:30pm and asked anyone interested in attending to sign the sign in sheet so that Ms. McGrath would have contact information.

Robin Hall asked about a time line.

Ms. McGrath stated there are some items that can be changed immediately others that will need lots of discussion. They need to look at the topics and determine what can come back the to the Planning Commission rather fast.

ADJOURN

Chris Adams made a motion to adjourn.

Seconded by Robin Hall.

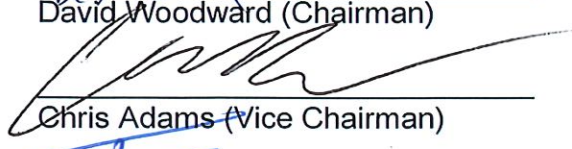
Motion passed unanimously.

Meeting adjourned at 6:40 p.m.

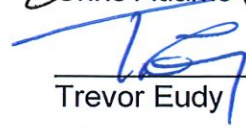
Members Present:



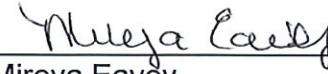
David Woodward (Chairman)



Chris Adams (Vice Chairman)



Trevor Eudy

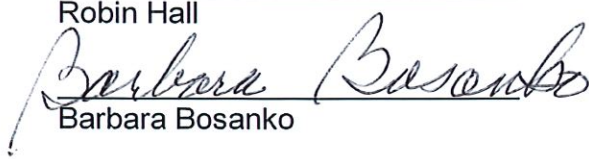


Mireya Eavey

Danny Clark



Robin Hall



Barbara Bosanko