



LUMPKIN COUNTY Planning Commission

Regular Meeting Minutes

**342 Courthouse Hill
Dahlonega, GA 30533**

**April 13, 2026
5:30 PM**

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

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

Chris Adams made a motion to carry items 3, 4 and 5 over till the May 11, 2026 meeting and amend the agenda to reflect that carry over.

Second by Trevor Eudy.

All members present voted in favor. Motion passed.

APPROVAL OF MINUTES

1. Robin Hall made a motion to approve the March 9, 2026, Regular Meeting minutes as presented.

Second by Barabara Bosanko.

All members present voted in favor.

Motion passed.

OLD BUSINESS

NEW BUSINESS

2. 139 – One Hundred Twenty -Eight-foot (128 ft) side setback reduction, a variance to allow the barn to be 72 ft from the side property line instead of 200 ft as required in Animal Facility (extensive), per Chapter 27 - Sec. 27-2.2.3 Chart of Performance Standards. The barn is located at 3415 Town Creek Church Road, Tax Parcel 114-028, and is within the Agricultural Preservation Character Area.

Vanessa McGrath stated Betsy C. Suggs and Glenn Gagne have lived on this property for over 2 decades. There has been a horse barn on the property since they moved there. They built the new barn in 2024. The location was chosen to be close to the existing training field and the fact that a stream flows through the middle of the property so they had to stay away from it. Since then, Betsy has gotten back into training and shows. When she

came to get a business license it was determined the barn is closer than the required 200 ft for Animal Facility (extensive). The barn is 75 ft so it meets the Animal Facility (limited) setback of 50 ft but with the training yard it has to be extensive for the out activities. The owner tried to get a letter from the adjacent property owner but was unsuccessful so is requesting a variance of 125 ft for the barn to be locate 75 ft from the side property line.

Betsy Gagne spoke stated the arena had been on the property for 20 years. The tree line on the aerial photo is the tree line past that is a slope down to a creek. They built the new barn to stay away from the slope and the creek and be close to the existing arena.

Mireya Eavey asked how the barn was built closer than what is allowed.

Vanessa McGrath stated the barn was built as a personal barn which has a side setback of 20 feet not 200 feet which is required for the animal facility extensive.

Barabara asked how close is the closest house.

Vanessa stated there is no house to the side the closest house is the existing house to the front is over 150 ft away from the barn.

Betsy Gagne stated she tried to speak to the property owner that owns the land to the side but was not able to get in touch with her.

Robin Hall asked if they intended to have the business since they have had the LLC since 2011 but never got a business license?

Ms. Gagne stated they have had the LLC for the horse shows they attend and the horse breeding they do. They have just decided to offer the barn and the facilities to people outside of the family.

The public hearing was opened

Freda Thornton stated she owns the property adjacent to the barn on the side. She was not home when Ms. Gagne came because she works and does not live on this property. They bought this property for retirement and hunting. She is not for against the use but is only concerned that her property rights are not infringed upon.

Vanessa McGrath gave a description of character areas and informed her that this variance will not affect her land or any uses she could envision for it.

Steve Sylvester asked if this was personnel barn would a variance be needed or is the variance need just due to the use.

Vanessa McGrath stated that is correct the barn as a personnel barn is fine in the current location it is just the use that needs to the variance.

Mireya Eavey asked what is different now?

Ms. Gagne stated they have only had the barn and horses for just them but they want to be able

to offer boarding and training and the requires them to obtain a business license.

Trevor asked if the use was just in the building or they needed to look at the parking lot of the barn and if yes do they need to increase the variance required.

Vanessa McGrath stated that the building setbacks are measured from the property line and/or easement to the building. Parking is usually allowed within the setback area.

Robin stated he was worried that they denied the dog training for a similar variance request for the basic issue of the variance was self-imposed.

Vanessa McGrath stated this property actually had topography issue and the creek that prevents them from moving the barn more to the center of the property.

David Woodward asked if there were any outside lights at the arena.

Ms. Gagne stated they do not have a lighted arena.

Mireya Eavey made a motion to approve the variance of 128 ft side setback reduction due to topography issues causing the location of the barn to be where it is.

Barbara Bosanko seconded the motion.

The vote was 3 for (Barbara Bosanko, Trevor Eudy, Mireya Eavey)

2 against (Robin Hall, Chris Adams)

The motion passed.

ADJOURN

Robin Hall made a motion to adjourn.

Seconded by Barbara Bosanko.

Motion passed unanimously.

Meeting adjourned at 6:08 p.m.

Members Present:

David Woodward (Chairman)

Chris Adams (Vice Chairman)

Trevor Eudy

Mireya Eavey

Danny Clark

Robin Hall

Barbara Bosanko