



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

August 10, 2026  
5:30 PM



- **CALL TO ORDER**

- **CONSIDERATION OF AGENDA**

- **APPROVAL OF MINUTES**

1. July 13, 2026 Planning Commission Regular Meeting Minutes

- **OLD BUSINESS**

2. Location Address: 1034 Greenway Road, Dawsonville, GA 30534  
Applicant: Vertical Bridge c/o Baker Donelson  
Parcel Number: 012-015  
Character Area: Rural Places  
Case 165 is requesting a 100 ft rear setback and buffer variance to Section 27-2.2.3 (Chart of Performance Standards) Table 1: Performance Standards requiring a telecommunication tower to be 200 ft from the adjoining property line with a 200 ft Buffer.
3. Location Address: 1034 Greenway Road, Dawsonville, GA 30534  
Applicant: Vertical Bridge c/o Baker Donelson  
Parcel Number: 012-015  
Character Area: Rural Places  
Case 166 is requesting a waiver to Section 51-3(b)(1) requiring tower separation of 5 miles.
4. Location Address: 1034 Greenway Road, Dawsonville, GA 30534  
Applicant: Vertical Bridge c/o Baker Donelson  
Parcel Number: 012-015  
Character Area: Rural Places

Case 167 is requesting approval of a new telecommunication tower per Sec. 51-5 (8) b Approval.

- **NEW BUSINESS**

5. Location Address: 1034 Greenway Road, Dawsonville, GA 30534  
Applicant: Vertical Bridge c/o Baker Donelson  
Parcel Number: 012-015  
Character Area: Rural Places  
Case 180 is requesting a 0.85-acre variance to Section 27-2.2.3 (Chart of Performance Standards) Table 1: Performance Standards requiring a telecommunication tower to be on 1 acre to allow the site to be 6,400 sq.ft. (0.15 acres)
6. Location Address: 9 Pearl Hill, Dawsonville, GA 30534  
Applicant: Lauren Wallace  
Parcel Number: 065-343  
Character Area: Commerce Corridor  
Case 178 is requesting a 13.5 feet rear setback variance to Section 26-253 Building Setback Lines to allow the existing carport to be enclosed and be 6.5 feet from the rear property line.
7. Location Address: 421 Pine Tree Lane, Dahlonega, GA 30533  
Applicant: Pam Martin  
Parcel Number: 111-085  
Character Area: Residential Growth  
Case 177 is requesting a variance to Section 26-70 (b) to allow a manufactured home/ mobile home within a subdivision.
8. Location: Eden Grove Class II Subdivision (1049 Ben Higgins Road, Dahlonega, GA 30533)  
Applicant: Jace Roper  
Parcel Number: 046-046  
Character Area: Residential Growth  
Case 179 is a request for a Preliminary Plat of a Class II subdivision entitled Eden Grove (9 lots).
9. Consider 2026/2027 Slate of Officers — The election of Chair and Vice-Chair Officers for the Planning Commission shall be held once a year in the month of September at the regularly scheduled meeting for the month.

- **ADJOURNMENT**