



LUMPKIN COUNTY

Planning Commission

Regular Meeting Minutes

342 Courthouse Hill

Dahlonega, GA 30533

July 13, 2026

5:30 PM

Members Present: Robin Hall, Chris Adams, Derek Runyon, David Woodward, Barbara Bosanko, Trevor Eudy

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

Items 3, 4 and 5 were requested via email to be carried over to the August 10th agenda so they can be heard together with an additional variance request.

Chris Adams made a motion to approve the agenda with items 3, 4 and 5 carried over until the August 10, 2026 meeting.

Second by Robin Hall.

All members present voted in favor.

Motion passed.

APPROVAL OF MINUTES

1. Robin Hall made a motion to approve the May 11, 2026, Regular Meeting minutes as presented.

Second by Trevor Eudy.

All members present voted in favor.

Motion passed.

OLD BUSINESS

2. 149 - Subdivision of Lot 62 of the Chesterra Subdivision (Plat Book 13, Page 92, 1 lot into 2 lots (1 parcel into 2 parcels), per Chapter 26 Sec. 26-71 & 26-164. The subdivision will be located at 420 and 460 Chesterra Drive, Tax Parcel 065 071, owned by Kenneth D Burtz and is within the Residential Growth Character Area.

Vanessa McGrath stated this is a hearing for a subdivision of lot 62 of the Chesterra subdivision Plat Book, 13, Page 92. It's one lot into two lots, one parcel into two parcels per Chapter 26 Section 26-71 and 26-164, the subdivision will be located at 420 and 460 Chesterra Drive. That's tax parcel 065-071, owned by Kenneth D Burtz, and is within the residential growth character area. This was on the May 11, 2026 agenda, with the request for a variance for the lots to be 1.15 acres, which was below the average for the subdivision, plat platted subdivision. At that meeting, the planning commission denied that variance. The applicant appealed that request and was heard by the Board of Commissioners on June 16, 2026x. They had a public hearing. At that meeting of the Board of Commissioners, the variance was approved. On the May 11th meeting, this request was tabled. The request for the subdivision of the land will be heard tonight. It's one parcel

requested to be divided into two parcels, one lot into two lots. Each lot has an existing house. Existing septic systems that are separated. They're on county water. There'll be two separate houses on two separate lots.

Ken Burtz Stated his desire to split the lot for easier management of insurance, taxes, and potential inheritance for his children. He noted that all other criteria are met.

John Gaston stated approving the subdivision to me just basically means the layout. The commissioner didn't approve the layout; they just approved the acreage amounts. It's up to Planning Commission to decide about the layout.

Motion to approve by Chris Adams

Trevor Eudy seconded the motion.

The vote was unanimous to approve the subdivision of Lot 62 of the Chesterra Subdivision (Plat Book 13, Page 92, 1 lot into 2 lots (1 parcel into 2 parcels), per Chapter 26 Sec. 26-71 & 26-164.

Barbara Bosanko asked if they could have more criteria on the opposition then they are opposing it. More of a description of why they are opposed.

Vanessa McGrath suggested itemize what they have written.

Barbara Bosanko stated it was a lot of opinion and she would like to have facts on how they came to that opinion. She wants more information.

Vanessa McGrath stated she can ask the applicant for more information but these citizens are not the applicant. We can not restrict how they give the opposition they have.

ADJOURNMENT

Chris Adams made a motion to adjourn.

Robin Hall seconded the motion.

Motion passed unanimously.

Meeting adjourned at 5:46 p.m.

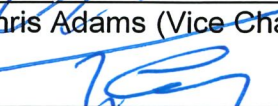
Members Present:



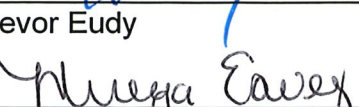
David Woodward (Chairman)



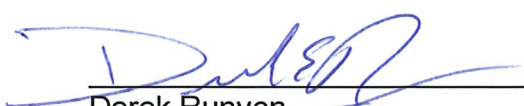
Chris Adams (Vice Chairman)



Trevor Eudy



Mireya Eavey



Derek Runyon



Robin Hall

Barbara Bosanko