



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

February 9, 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

Robin Hall 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. Chris Adams made a motion to approve the January 12, 2026, Regular Meeting minutes as presented.

Second by Mireya Eavey.

All members present voted in favor.

Motion passed.

OLD BUSINESS

NEW BUSINESS

2. **108 - Class VII Subdivision final plat approval for Norton Ridge Subdivision is located off Auraria Road, Tax Parcels 048-001 and 048-134 and is within the Residential Growth Character Area, a 28-lot subdivision.**

Vanessa McGrath stated Mike Norton, on behalf of Norton Developers, LLC, is requesting a Class VII Subdivision final plat approval of Norton Ridge Subdivision a 28-lot subdivision, per Sec. 26-66 & 26-164. This subdivision is located off Auraria Road, Tax Parcels 048-001 and 048-134 and is within the Residential Growth Character Area. The Plat meets all the requirements set out in Section 26-61 Class II Subdivision and Article VI Final Plats. The Plat recordation will be subject to all signatures especially the water and sewer authority. The Planning Commission approved the Preliminary Plat on February 10, 2025

Payton Anderson spoke on the development. He said the power is still not in and that they cannot test the water pumps until it is on and that is the one thing left. These are 5 acres plus lots and all other utilities and permitted items are in waiting on the Power.

Barbara Bosanko asked what was the hold up on the power.

Mr. Anderson stated she would have to ask the power company they have had the request in for a while and are just waiting.

Barbara Bosanko made a motion to approve with the corrected plat prior to recording.
Second by Robin Hall.

All members present voted in favor.

Motion passed unanimously to approve the plat with the correction prior to recording.

3. 117 - Master Plan approval of Future Space Group 25.74 Acres per Chapter 27 Section 27-3.1.13 & 27-8.15 located at 36 John D Reeves Road (Tax Parcel 067 011) within the Gateway Corridor Overlay Character Area.

Vanessa McGrath stated the request for Master Plan approval of Future Space Group 25.74 Acres per Chapter 27 Section 27-3.1.13 & 27-8.15 located at 36 John D Reeves Road (Tax Parcel 067 011) within the Gateway Corridor Overlay Character District. The plan meets all the requirements found in Section 27-3.1.13 of the Gateway Corridor Overlay District. The Planning Commission approved a variance for the applicant on June 9th 2025 to allow the development to come off of John D Reeves Road instead of Hwy 400. The Applicant is to improve John D Reeves to the end of their property line/ County line.

Pavon Meadati spoke on the project. He stated he has worked with the County to ensure the drawings meet all the requirements.

Robin Hall stated he remembers that access from 400 was an issue, has that changed at all?

Mr. Meadati stated GDOT has not given them access off of 400 so there are no changes.

David Woodward asked what was next on the process for the project.

Mr. Meadati stated they are working on the Land Disturbance permit and getting it to the County and State. They are also working on plans for the improvements to John D Reeves Road to get to the County and State. They would like to have approval from all those agencies and start the improvements to John D. Reeves Road by June of 2026.

Barbara Bosanko asked if there were any changes to the land use since they last saw the project?

Mr. Meadati stated there are no changes to the land use.

Public Hearing was opened.

Charles White was concerned about the impact this development may have on his adjacent farm. Mainly sound and light pollution from the development. He would like to see more Cedars instead of Elms on the back of the property and ensure that they use the appropriate down lights in the parking areas.

Mr. Woodward stated that the development has to meet all of the Dark sky friendly lighting requirements which states the lights have to be shielded to not trespass outside the property perimeter.

Chris Maloney (Fire Marshal) stated he has a concern that there is only one entrance from the property with the density shown. He stated he has spoken with them and they believe they have a solution but would like the Planning Commission to table the request for that to be drawn up.

Public Hearing was closed.

Mireya Eavey made a motion to table the request to allow the applicant to add a second entrance to meet the Fire Marshals requirements.

Second by Barbara Bosanko.

All members present voted in favor.

Motion passed unanimously to table the request to the March 9, 2026 meeting.

4. 124 - Variance to allow for 3 homes to be on the property instead of the allowed 2 per Chapter 26 — Section 26-249 (e) at 1779 Cleveland Highway (Tax Parcel 118-008) within the Gateway Corridor Charter Area.

Chris Adams recused himself due to being family with the applicant.

Vanessa McGrath stated the applicant is requesting a variance to allow for 3 homes to be on the property instead of the allowed 2 per Chapter 26 — Section 26-249 (e) at 1779 Cleveland Highway (Tax Parcel 118-008) within the Gateway Corridor Charter Area. The applicant states it is a family farm and the subdivision of the land will affect the farm status. Ms. McGrath read section. 26-249. - Lots sizes and proportions (residential subdivisions). (e) A single residential lot or tract of land, with a minimum of two acres, may have a maximum of two dwellings (houses) except that lots in a class II, III, and IV and V subdivisions are limited to one dwelling per lot. A garage apartment in a building separate from the house with all appurtenances for living is considered a separate dwelling unit. Any variances to this rule must be approved by the Planning Commission.

Anita Anderson Spangler stated a subdivision will cause a financial hardship. It will cause taxes to go up and they will have to pay for a surveyor. They are willing to follow the ordinance from when the property was homesteaded in 1890 or when the second was built in 1949 or the one from 1970.

Robin Hall asked if Ms. Anderson Spangler is currently living on the land.

Ms. Anderson Spangler said she is living in the current homestead with her son but they would like to have their own spaces.

Robin Hall asked what is another hardship?

Ms. Anderson Spangler stated what they would like is to have a family compound but the current code does not allow that. It will all be owned by one owner and if the land was subdivided it will come out of conservation.

David Woodward stated that the new house will cause the taxes to increase no matter if the land is subdivided or not.

Public Hearing Opened

Jonathan White owns 24 acres. He believes a family compound ordinance could address this issue and believes the only time a family should have to separate the land is for loan purposes. He should not be required to subdivided if he wants to build his child a home. It is about property rights and it would actually help with the reduction growth. He feels you should have a choose and the code does not allow that.

Sullens farm has been in the family for 100 years and he would love to have his family on his property. He should be able to choose what to do with his property.

Jim McClure stated he is neighbors with the Andersons and he believes there should be some allowance for a family to have multiple homes for a family.

Mr. Anderson stated he has 94 acres and he just wants 3 houses on his 94 acres.

Public Hearing Closed.

Robin Hall made a motion to deny because there was no justification. He stated it was hard to find a justification for the variance and if they want to change the ordinance they need to go to the Board of Commissioners to get those changes made.

Ms. Anderson Spangler stated she has spoken with the commissioners and they are waiting on this variance.

Trevor Eudy wants to know if they can approve the variance with the condition to have the commissioner look at the ordinance.

Mireya Eavey stated the Planning Commission does not make the rules.

Barbara Bosanko made motion to approve the variance.

Mireya Eavey made a motion to approve with conditions but was not certain what conditions to add to the motion.

Robin Hall stated a denial would force the issue to go on appeal to the Board of Commissioners.

David Woodward stated he hates to deny the variance but believes Robin's suggestion of deny the variance and get it in front of the Board of Commissioners is best.

Ms. Anderson Spangler stated the changes they are proposing are all homeowners must be blood relatives; all homes have to have 10 acres dedicated to it and if owner sells, they then have to go to the Planning Commission to subdivide.

Martin Durand stated it would be impossible for the county to control the sale of the homes.

Trevor Eudy stated he was torn on what he wants to do and what he has to do by the ordinances. He agrees that they are doing the work for the rest of the County.

David Woodward stated that Mr. Anderson is the picture of health. He stated they had three different motions and no second. He asked if there was a second to any of the motions.

Mireya Eavey seconded Robin Halls motion for denial.
The motion to deny passed unanimously.

5. 126 - Class VII Subdivision Final Plat approval of The Oaks at Auraria (Phase 1), a 4-Lot Subdivision per Chapter 26 Section 26-66 and 26-164 located on Auria Road (Tax Parcel 048-060) within the Commerce Corridor Character Area.

Vanessa McGrath stated this is a request for approval of a Class VII Subdivision Final Plat for The Oaks at Auraria (Phase 1), a 4-Lot Subdivision per Chapter 26 Section 26-66 and 26-164 located on Auria Road (Tax Parcel 048-060) within the Commerce Corridor Character Area. The Plat meets all of the requirements for a Class VII Final Plat. The Preliminary Plat was approved by the Planning Commission on August 11, 2025.

Rebecca Mincey stated this is phase one. They have a 40-foot wide with 18 feet drivable surface for the 4 lots. Phase II site plan is submitted to the state for the Land Disturbance Permit.

Public Hearing was opened and closed with no comments.

Robin Hall made a motion to approve the Final Plat
Seconded by Trevor Eudy.
Motion passed unanimously to approve the plat as presented.

6. 127 - Variance to Chapter 26 Section 26-309 to not have a dumpster location at 110 & 115 Easy Street (Tax Parcel 048-100) within the Commerce Corridor Character Area.

Vanessa McGrath stated this a request for a variance to Chapter 26 Section 26-309 to not have a dumpster location at 110 & 115 Easy Street (Tax Parcel 048-100) within the Commerce Corridor Character Area. She read section. 26-309. - Dumpster pads and access drives. All commercial, industrial, and institutional sites shall have a dumpster pad and paved access provided for the removal of refuse from the property. The size requirements for the receptacle shall be determined based upon the proposed business and the intended use. The refuse receptacle requirements shall be incorporated in the site

plan submitted to the county planning director for review. The following applies to all types of businesses:

(1) The dumpster pad and approach shall be made of concrete (minimum 20-feet six-inches long by 12-feet six-inches wide) with three opaque walls and an opaque front gate. The minimum measurements for the interior of the walled enclosure shall be ten feet deep and 11-feet wide. The walls and gate shall be eight feet high and at least 24 inches above the top of the dumpster receptacles. An optional three-foot-wide access gate in the side wall of the enclosure may be provided for employees to gain access to the enclosure to facilitate the emptying of trash receptacles. All businesses are required to maintain the dumpster enclosure in a continuous state of repair.

Durant Wright stated they do not have a dumpster location on the site. The tenants they will have as part of the lease agreement they will be in charge of their own garbage. The tenants do not need a dumpster service for the mom-and-pop businesses.

Johnny Ariemma stated these are flex office warehouse, basically glorified mini storage. The price of the lease is tight with the business paying for water, taxes and garbage. But right now, the lease has the leaser keeping the bins within the warehouse and it would be regulated by the lease.

Mr. Wright stated adding the dumpster location would cause them to tear out the curb and gutter they have already placed on the site.

Chris Adams asked how much would a dumpster cost versus the garbage service they are suggesting?

Mr. Wright stated they are not catering to that kind of business.

Mr. Ariemma stated this is built more like mini storage. He does not want to create an environment so that one person is create a lot of trash. They are providing water, power, security cameras and taxes.

David Woodward asked what will prevent people from living in the units?

Mr. Ariemma stated that is one of the reasons they will have the security cameras.

Chris Adams stated looking at the numbers you could charge \$50 per tenant and get a dumpster on the site instead of individual garbage cans.

Mr. Wright said that their solution is taking the responsibility out of their hands and putting it into the tenants' hands and it is a solution that meets the requirement of garbage being collected at the site.

Mireya Eavey asked when you did your speculation of the project you should have known the codes and figured the cost of the project on what was required by the codes.

Mr. Ariemma stated he did not realize that the dumpsters were on the plans until Ms. McGrath stated they were and were required for the certificate of occupancy.

Robin Hall asked who would police the tenants' compliance?

Mr. Wright said he would police the tenants.

Chris Adams made a motion to deny the variance request since the reason for the request is financial.

Seconded by Mireya Eavey.

Motion to deny was passed unanimously.

ADJOURN

Chris Adams made a motion to adjourn.

Seconded by Robin Hall.

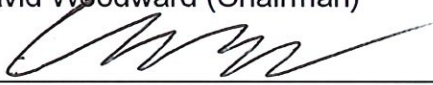
Motion passed unanimously.

Meeting adjourned at 6:35 p.m.

Members Present:



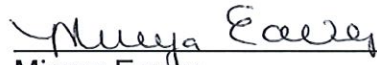
David Woodward (Chairman)



Chris Adams (Vice Chairman)

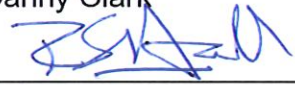


Trevor Eudy



Mireya Eavey

Danny Clark



Robin Hall



Barbara Bosanko

