



LUMPKIN COUNTY Planning Commission

Regular Meeting Minutes

**342 Courthouse Hill
Dahlonega, GA 30533**

**March 9, 2026
5:30 PM**

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

Member Absent: 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

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 February 9, 2026, Regular Meeting minutes as corrected.

Second by Trevor Eudy.

All members present voted in favor.

Motion passed.

OLD BUSINESS

2. **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. This was heard last month at the February 9, 2026 meeting and tabled with a request to add a second entrance. The other entrance was added in the middle for the property to add better access to the retail section and give the fire department a second entrance. Fire Marshal Maloney asked if he needed to be here tonight and I asked if he had any other

issues with the site plan. He said, no, that with the additional entrance, he felt that it met all the requirements that he has. The Plan meets all the requirements of the Gateway Corridor Overlay.

Pavan Meadati spoke on the project. He stated he has worked with the County to ensure the drawings meet all the requirements. The request is for a commercial development which includes general extensive around 13.5 acres and mini storage facilities of 5.6 acres and medical and related facilities of 5.6 acres. In the General Extensive includes 5 buildings totaling around 96,000 square feet. The mini storage is one building around 100,000 square feet. The medical and related facility is one building around 30,000 square feet. At the last meeting the Fire Marshal asked us to provide the additional entrance. That has been taken care of and we are requesting approval.

Robin Hall asked if it was a general or limited access entrance.

Mr. Meadati stated it was a general access entrance.

Barbara Bosanko asked if the Fire Marshal saw the plan and signed off on it.

Ms. McGrath stated that has she stated earlier the Fire Marshal has reviewed the plan and stated it meets his requirements.

Public hearing was opened

Public hearing was closed.

Robin Hall made a motion to approve the plan as submitted.

Mireya Eavey seconded the motion.

All members present voted to yes.

The master plan for Future Space Group was approved as presented.

NEW BUSINESS

- 3. 133 - Class VII Subdivision preliminary plat approval for Mountain Sanctuary Ranch Subdivision is located off Johnny Major Road, Tax Parcels 111-194 and 110-043 and portions of Tax Parcels 111-109 and 111-111 and is within the Residential Growth Character Area.**

Vanessa McGrath stated the applicant has submitted an application for a preliminary plat off of Johnny Major Road, tax parcels 111-194 and 110-043 and portions of Tax Parcels 111-109 and 111-111. It is titled Mountain Sanctuary Ranch and is for forty-four lots. It is within the residential growth character area. The plat meets all the requirements for a preliminary plat.

Candida Petite spoke stated she moved here in 2020 with her husband; she is originally from England. They are proposing the Mountain Sanctuary Ranch. It is a class VII subdivision and there are no variances being requested. She does not like the term subdivision gives the idea of high density and that is not what this is. It is really sites to fit

into the landscape. It is a 300-acre plot and we are looking at 44 lots, they vary in size to appeal to different people, and different sorts of houses. The minimum lot is in excess of 3 acres and they go up to about 30 acres. It feeds off of Johnny Major Road. The aim of what they are trying to do is the smaller lots for maybe retirement homes or new family homes and then to the back of the property have more ranch, farms, equestrian sort of market. Then there are several lots that are the bigger 30-acre sort of woodland privacy and then some views from the top of the mountains. It does have great views at the top of the mountain. The land currently as it stands, has been clear cut in many areas and just abandoned and has not been managed. It does have an existing road network that they have tried to use for everything that they are looking to do there. In summary it is beautiful land that she is trying to create a subtle, thoughtful place that is more living with nature and privacy, not a dense subdivision. Everything we have done meets the Lumpkin County requirements and are asking for no variances on the property.

Mireya Eavey stated you mention the land is in bad shape is that something you are going to clear. Can you talk a little bit about what improvements you are going to make.

Ms. Petite stated that over the last five years the big trees have been removed and they left just the stumps so those will have to be cleared. That will make the pasture land more usable with pretty grazing land.

Mireya Eavey asked if there would be wells and septic systems?

Ms. Petite stated that each lot will have individual wells and septic systems.

Robin Hall asked if there would be an HOA?

Ms. Petite stated no there will be easements to all the properties but no HOA.

Chris Adams stated there will be some pretty large parcels and it looks really nice and low density. He asked were there going to be any restriction to prevent future subdivision?

Ms. Petite stated yes, their plan was to try and get architectural controls in there for it be set where there is a limited number of developments. A barn and more ranch houses. She does not have all the details as yet but the plan will be to some controls on what people can with them.

David Woodward stated there was a question on the HOA and part of that question is will these be private roads and how will maintenance be handled. And will this be a gated subdivision?

Ms. Petite stated they will be private roads and she is looking at possibly gating it. They are looking at not letting them subdivide the bigger pieces again. She stated she walked all over the site and picked out the house sites. The is to try and have every house site picked for privacy with land barriers and entrances. The sites fit into the environment. She that is what it is like from where she comes from in England, it is thoughtful placement of the homes.

Barabara Bosanko asked for the mini farms are you going to put restrictions for them to have min barns?

Ms. Petite she will have deed restrictions on the size of the accessory structures and the style. She wants to make it so they can not just throw up something that may devalue their neighbor's property.

Barbara Basanko asked the cost of the homes?

Ms. Petite on the smaller lots have great views that you can see for miles but they will have smaller homes so they will be minimum \$400,000. Making it affordable for people to come in. They are talking about bringing in an architect to keep the houses similar.

Barbara Basanko asked if they will be selling off the lots or developing them.

Ms. Petite stated she is looking at both options right now. She has talking to some people she has worked with in the past that she trusts to build good quality with good designs. She would like there to be consistency with the look and quality of the homes. She would be more have a developing partner with the builders. They want a good subdivision coming out of this not just flip it.

Chris Adams asked with the potential equestrian and farms what are the road specifications? He loved the bigger lots and the potential for the farms but know that those require larger vehicles and wanted to ensure the roads could handle the trucks and trailers.

Ms. Petite stated right now they have 15 feet wide roads with shoulders and then passing pull-offs. And there will be no street lights along the road. Davis Engineering will be designing the roads.

David Woodward asked if they had a projected buildout timeline?

Ms. Petite stated they want to start immediately.

Public Hearing was opened.

Mr. Abercrombie stated he lived off of Major Abercrombie Circle and his major concern was traffic. They walk Johnny Major Road from their home and is concerned about the additional cars on the road. There will be 44 new home and at least twice that number of cars. Johnny Major is a narrow road will the developer be improving that road also or can they put in sidewalks to make it safer for pedestrians.

David Woodward stated that the applicant is connecting to an existing county road so any changes to that road would not be for them to do but the county. He stated Mr. Abercrombie can request the county look at putting sidewalks on those roads.

Pam Dietz stated she loved the idea of putting in some type of deed restriction so that those larger lots don't get divided in the future. She asked what was the process for that. She stated in the past they have talked about it and wanted to know if that was legal and how long can that last.

David Woodward stated he is pretty sure there have been precedents on the deed restriction being perpetual with the lot.

Public Hearing was closed.

Robin Hall asked if they were going to put restriction on the land or the road at this stage.

David Woodward stated he believes they should have that in the motion.

Chris Adams made a motion to approve the preliminary plat contingent on the road maintenance agreement being articulated, which is already by code. That Davis Engineering provide the roadway spec to make sure that the private road meets the intended use cases for this property and also that there is a deed restriction that prevents subdivision of the parcels. Robin Hall seconded the motion.

The preliminary plat for Mountain Sanctuary Ranch was approved with the contingencies that there is a road maintenance agreement at the final plat, that Davis Engineering provide roadway specs to ensure the private road the intended uses within the subdivision and that there is a deed restriction listed on the plat that the subdivision lots will not be allowed to be subdivided after recording of the final plat.

ADJOURN

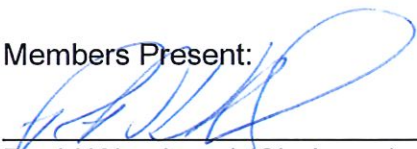
Robin Hall made a motion to adjourn.

Seconded by Trevor Eudy.

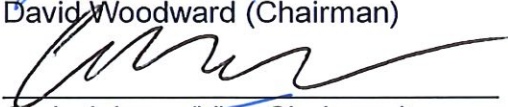
Motion passed unanimously.

Meeting adjourned at 6:02 p.m.

Members Present:



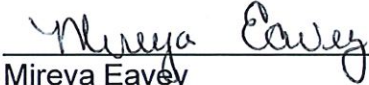
David Woodward (Chairman)



Chris Adams (Vice Chairman)



Trevor Eudy



Mireya Eavey

Danny Clark



Robin Hall



Barbara Bosanko

