

AGENDA
CITY OF DAWSONVILLE ETHICS BOARD
City Hall, 415 Hwy 53 E., Dawsonville, GA
G.L. Gilleland Council Chambers
Monday, March 9, 2026
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Approval of the Agenda
5. Approval of the Minutes
 - Called Meeting held February 23, 2026
6. Executive Session, If Needed
7. Action on Ethics Complaints
8. Adjournment

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

MINUTES
CITY OF DAWSONVILLE ETHICS BOARD
City Hall, 415 Hwy 53 E., Dawsonville, GA
Joe Lane Cox Room
Monday, February 23, 2026
5:00 P.M.

- I. **CALL TO ORDER:** Meeting was called to order at 5:30 pm.
ROLL CALL: Present were members Calvin Byrd, Natalie Johnson, Arthur Brown and Elizabeth Duncan. Board member Angie Smith was not in attendance.
Also in attendance was City Clerk Beverly Banister and City Attorney Kevin Tallant.
- II. **GENERAL TRAINING ON BOARD MEMBER ROLES, PROCESS AND PROCEDURE AND THE OPEN MEETINGS ACT:** City Attorney Tallant provided general training on the City's Ethics Ordinance concerning processes and procedures as well as the board members' roles. He also provided an overview of the Open Meetings Act.
- III. **APPOINTMENT OF CHAIRPERSON:** Motion to appoint Angie Smith as the Chairperson made by B. Duncan; second by N. Johnson. Vote carried unanimously in favor.
Motion to appoint Calvin Byrd as the Vice Chairperson made by N. Johnson; second by B. Duncan. Vote carried unanimously in favor.
- IV. **CONSIDERATION OF SETTING A FUTURE MEETING DATE:** Motion made by B. Duncan to call a meeting on Monday, March 9, 2026 at 5:30 pm; second by A. Brown. Vote carried unanimously in favor.

ADJOURNMENT:

At 6:45 pm a motion to adjourn the meeting was made by B. Duncan; second by N. Johnson. Vote carried unanimously in favor.

Approved this 9th day of March 2026

By: City of Dawsonville Ethics Board

Elizabeth Duncan, Member at Large

Calvin Byrd, Post 1 (Vice Chairperson)

Angie Smith, Post 2 (Chairperson)

Natalie Johnson, Post 3

Arthur Brown, Post 4

Attest:

Beverly A. Banister, City Clerk



**DAWSONVILLE ETHICS BOARD
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 6**

SUBJECT: EXECUTIVE SESSION, IF NEEDED

ETHICS BOARD MEETING DATE: 03/09/2026

PURPOSE FOR REQUEST:

TO DISCUSS AND/OR DELIBERATE THE ETHICS COMPLAINTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

MOTION TO CLOSE THE REGULAR SESSION AND GO INTO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING AND/OR DELIBERATING UPON THE DISCIPLINARY ACTION OR DISMISSAL OF A PUBLIC OFFICER.



**DAWSONVILLE ETHICS BOARD
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7**

SUBJECT: ACTION ON ETHICS COMPLAINTS

ETHICS BOARD MEETING DATE: 03/09/2026

PURPOSE FOR REQUEST:

TO TAKE ACTION ON ETHICS COMPLAINTS FILED AGAINST THE FOLLOWING COUNCILMEMBERS:

- **CALEB PHILLIPS, POST 1**
 - **WILLIAM ILLG, POST 2**
 - **SANDRA SAWYER, POST 3**
-

OPTIONS:

AS PER THE CITY'S CODE OF ORDINANCES, THE ETHICS BOARD COULD DISMISS THE COMPLAINTS OR SCHEDULE A HEARING FOR FURTHER INVESTIGATION AND TESTIMONY (TIME SENSITIVE). THE BOARD MAY ALSO REQUEST TO ENGAGE WITH AN ATTORNEY TO ASSIST THE ETHICS BOARD IF NEEDED.

RECOMMENDED SAMPLE MOTION:

ETHICS COMPLAINT

**COUNCILMEMBER
CALEB PHILLIPS**

POST 1



CITY OF DAWSONVILLE
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Phone #: (706) 265-3256 Fax #: (706) 265-4214
Email: clerk@dawsonville-ga.gov

Ethics Complaint Form

Pursuant to the City of Dawsonville, Georgia Ethics Ordinance, this form MUST be used to report alleged violations of any portion of the Ethics Ordinance. Failure to provide the information requested could result in the dismissal of the complaint. Please type or print legibly in ink.

When completed, the form must be submitted to the City Clerk whose office is located at: Dawsonville City Hall, 415 Hwy 53 E, Suite 100, Dawsonville, GA 30534.

COMPLAINANT INFORMATION

Name: Russell Barefield

Mailing Address: 367 Gold Bullion Drive East Dawsonville Georgia 30535

Phone: 678-414-6384

Email: [REDACTED]



ALLEGED VIOLATOR

(Note: A separate ethics complaint must be filed for each person alleged to have engaged in any activity violating the Ethics Ordinance even if the allegations arise from the same factual basis.)

Name: Caleb Phillips

Title: City Council Member Post #1

ALLEGED VIOLATIONS

Identify each of the specific provisions of the Ethics Ordinance alleged to have been violated by the Alleged Violator named above.

1. Dawsonville Georgia Code of Ordinances Section 3.16 Oath of Office
2. _____
3. _____
4. _____
5. _____
6. _____

(If additional specific provisions are alleged to have been violated, please attach a supplemental list identifying the additional specific provisions)

For each of the specific provisions identified above (and in any supplemental list attached to this Complaint), provide a separate statement of all relevant facts, including the dates and/or time periods upon which the alleged violation occurred.

The statement may be typed or printed in the space provided below, or it may be included in a separate attached document. If more than one specific provision of the Ethics Ordinance is alleged to have been violated, either this page may be copied and attached, or additional pages may be attached in order to describe each of the sections alleged to have been violated separately.

Provision Alleged to Have Been Violated: Oath of Office

Date(s) of Alleged Violation: December 15, 2025

Facts Supporting Alleged Violation: During the December 15, 2025 regular scheduled city council meeting the city council voted on the following:

ZA-C2500171: PR Land Investments, LLC – this application request was approved by council member Caleb Phillips with a 20-foot-wide road in the neighborhood. This approval is against the city staff recommendation (memo dated September 17, 2025) and also against 2 current City Ordinances (Section 109-30 Minimum Requirements and 109-35 Private Roads). As part of the Dawsonville Georgia Code of Ordinances – Oath of Office Section 3.16, Council member Phillips took the Oath of Office to protect many city provisions including upholding the City Ordinances. In this case his Oath was not upheld and went not only against the City Staff but also the City Ordinances

SUPPORTING MATERIALS:

List all materials (including documents, recordings, transcripts, affidavits, etc.) that may be relied on to support and prove the alleged violation(s) identified above. If extra pages are needed, copy this page and attach it to this Complaint. Attach a copy of all listed materials to this Complaint.

1. Dawsonville Georgia Code of Ordinances - Oath of Office – Section 3.16
2. Dawsonville Georgia Code of Ordinances – Section 109-30 Minimum Requirements
3. Dawsonville Georgia Code of Ordinances – Section 109-35 Private Roads
4. City Planning Staff Report – September 17, 2025
5. City Council Meeting Minutes approved – January 5, 2025
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Section 3.16. - Oath of officers.

Before a person takes any elected office in the city government, he or she shall take before an officer of the state authorized to administer oaths the following such oath or affirmation:

"I do solemnly swear or affirm that I will faithfully perform the duties of _____ of this city, that I will in all respects observe the provisions of the Charter, the Code of Ethics and ordinances of the City of Dawsonville; and that I will support and defend the Charter thereof, as well as the Constitution of the United States and of the State of Georgia. I am not the holder of any unaccounted for public money due this state or any political subdivision or authority thereof. I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding. I am otherwise qualified to hold said office according to the Constitution and laws of the State of Georgia. I have been a resident of [my district and] the City of Dawsonville for the time required by the Constitution and laws of this state and by the municipal charter. I will perform the duties of my office in the best interest of the City of Dawsonville to the best of my ability without fear, favor, affection, reward, or expectation thereof. So help me God."

(Ord. of 1-22-2019, § 7)

Sec. 109-30. - Minimum requirements.

On any existing street having a right-of-way less than the minimum which abuts a property being developed, one-half of the required width of right-of-way, measured to the centerline of the existing right-of-way, shall be dedicated at no cost to the city along the entire property boundary abutting the existing street.

Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate these improvements.

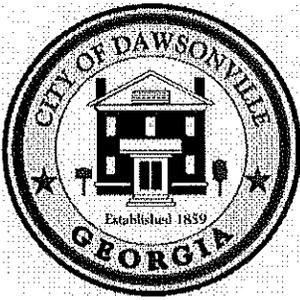
Minimum widths for construction (new streets or widening sections) are specified in the table below. Roadway width dimensions are back of curb to back of curb.

Road Classification	Minimum Right-of-Way Width	Minimum Roadway Widths
Arterial - Primary	100'	66'
Arterial - Secondary	100'	52'
Collector - Primary	60'	52'
Collector - Secondary	60'	42'
Local - Non-residential	60'	28'
Local - Non-residential cul-de-sac	120'	50'R
Local - Residential	50'	30'
Local - Residential cul-de-sac (dead-end street less than 150 feet)	100'	40'R
Local - Residential cul-de-sac (dead-end street exceeding 150 feet)	120'	50'R

Sec. 109-35. - Private roads.

Private roads must be built to public street standards and shall have blue signs designating the street name.

(Ord. of 7-15-2019, § 1)



CITY OF DAWSONVILLE

Planning Staff Report

Request to Amend the Zoning Map (Rezone)

APPLICANTPR Land Investments, LLC

CASE NUMBERZA-C2500171

REQUESTAmend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community for the construction of a 120-unit residential subdivision.

CURRENT ZONING DESIGNATIONSR-1: Restricted Single Family Residential (parcels 093 010 and 093 011); R-3: Single Family Residential (parcels D02 004 and D04 010)

SITE AREA +/- 34.71 acres

LOCATION592 Hwy 9 S, 93 SW Border Ave, 416 Hwy 9 S

TAX MAP PARCELS093 010, 093, 011, D02 004, D04 010

FUTURE LAND USE DESIGNATIONSGateway Corridors, Residential

PLANNING COMMISSION PUBLIC HEARING DATE ...July 14, 2025 (recommendation tabled to August 11, 2025)

PLANNING COMMISSION PUBLIC MEETING DATE...August 11, 2025

CITY COUNCIL PUBLIC HEARING DATE September 22, 2025

CITY COUNCIL DECISION MEETING DATE * December 15, 2025 (postponed from October 20, 2025)

INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone four (4) parcels for the development of a 120-unit residential subdivision. Specifically, the applicant has requested the “Jenkins Tract” assemblage, zoned R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District, be rezoned to RPC: Residential Planned Community. Additionally, this proposal includes a public through road from Maple Street S to Highway 9 S and a public park. If the development is approved and constructed as proposed, the gross residential density would be 3.46 dwelling units per acre.

PROPOSAL

The subject 34.7-acre assemblage is in a primarily residential area. The site is developed with two single-family houses and one manufactured home, the oldest of which was constructed in 1938. The site directly abuts

*City Council meeting dates are subject to change

Atlanta Highway to the east, Maple Street to the southwest, and Southwest Border Avenue to the west. If the subject proposal is developed, all existing buildings on site would be removed.

The proposal has three main components; 120 residences, the extension of Maple Street to Highway 9, and a 10-acre passive “public park”. The residences would be constructed on individual lots, allowing for fee-simple ownership. In addition to the “Maple Street Extension,” the development is depicted with an additional street and alley, both privately owned. The application describes the residential component as “single-family semi-detached homes.” Dwellings which would front the proposed through road (the “Maple Street Extension”) and Highway 9 would have garages at the rear, while the other residences would have front-loaded garages. The RPC: Residential Planned Community district encourages “flexible and creative concepts in site planning,” allowing developers to propose some of their own standards. The table below provides additional specifications for the proposed residences.

Specification	Proposed Development Standards
Heated Floor Area (HFA)	1,737 to 2,281 sq. ft.
Lot Width	34 ft. minimum
Front Building Setback (includes corner lots)	30 ft. minimum
Side Building Setback	4 ft. minimum
Rear Building Setback	20 ft. minimum
Dwelling Unit Separation	8 to 12 ft.
Driveway Length (garage to sidewalk)	33 ft. minimum

Sec. 1802.3 of the Zoning Ordinance governs residential density in the RPC: Residential Planned Community district and provides “the overall net density shall be no more than one [1] unit per acre except for multi-family applications which shall be four [4] units per acre.” The proposed development would have a density of 3.46 dwelling units per acre, which does not conform to district requirements for single-family dwelling types. Pursuant to the definition of a variance (Sec. 301), a zoning variance from density requirements is not possible.

The application self-identifies the proposed residences as “semi-detached.” Semi-detached residential is an acceptable housing type in an RPC: Residential Planned Community; however, staff determines the proposed residences are single-family detached, *not* semi-detached. “Semi-detached” is not a defined term in the Zoning Ordinance; pursuant to Sec. 301, “terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context.” The Merriam-Webster dictionary defines “semidetached” as “forming one of a pair of residences joined into one building by a common sidewall.” Similarly, the Collins Dictionary defines “semi-detached” as “a house that is joined to another house on one side by a shared wall.” The applicant proposes the residences “share an underground footing or foundation wall,” and if requested, “an above ground element between connected, semi-detached dwellings, such as a connecting knee wall with a gate.” The residences are not planned with common sidewalls; therefore, they are misaligned with the dictionary definitions. Staff concludes the proposed housing type is single-family detached and must adhere to the applicable requirements for single-family housing in the RPC: Residential Planned Community district, permitting a maximum density of one (1) dwelling unit per acre.

Each proposed residence would have a two-car garage, and each driveway would be able to hold two vehicles side-by-side. Dwellings would range from 22 to 26 feet in width and measure two stories. Homebuyers would

be able to select elevation and floor plans from approximately 25 combinations. The distance between each garage and the back of the sidewalk would measure 33 feet; allowing for larger personal vehicles in driveways without sidewalk obstructions.

Residents of the development would be served by an active amenity area, shown separate from the proposed public park. This active amenity area satisfies Sec. 1802.3 requirements. The letter of intent does not detail proposed amenities; however, a paved walking trail and children's play area are conceptualized. A mail kiosk and parking spaces to serve the area are also provided.

The applicant proposes a new, public through road to serve the development and local area; the "Maple Street Extension." This new route would begin at Maple Street, just south of its intersection with Flat Creek Dr, and terminate in a three-way intersection with Highway 9 S. This proposal would necessitate a partial reconfiguration of Maple Street S. From Maple Street S, the route would take a winding, northeasterly route toward Highway 9 S, serving the proposed residences on the southeastern side, and stormwater facilities and public land to the northwest.

As part of the submittal, the applicant proposes "Maple Street Extension Park," a public recreation area. The park, originally planned for 14 acres, has since been clarified to be 10 acres. Much of this area is often submerged or otherwise prone to regular flooding. The applicant has not specified the size of the recreation area, nor are any features or amenities of the space conceptualized or explained. It is unclear where visitors would park their vehicles, as no parking area is conceptualized besides the "private" spaces near the (private) resident amenity area.

On the concept plan, the development is depicted with sidewalks on both sides of the internal, private road, but the through road is shown with a sidewalk only on the side closest to the residences. Pursuant to Sec. 109-53(b) of Dawsonville Street Standards, "sidewalks shall be provided along both sides of all roads within residential developments and along the entire length of the property where a road entrance is constructed." Therefore, sidewalks must be constructed along both sides of the "Maple Street Extension" to meet the Standards. On December 2, 2025, the applicant provided an updated traffic impact study for the proposed development, accounting for school traffic. The study recommends left-turn and right-turn lanes be provided on Hwy 9 S to serve the development entrance, via the proposed Maple Street Extension. Induced demand for the Maple Street Extension, for travelers not residing within the development, "is expected to be low" during a typical weekday. The route could serve as an alternative when other roads are congested or closed for downtown events or emergency purposes.

Included in the subject request are eighteen (18) proposed zoning conditions to accompany the desired rezoning. The original application contained nine (9) proposed conditions of zoning. Zoning Ordinance Sec. 916 allows for conditional approval through the implementation of zoning conditions. As part of the formally submitted application, the following zoning conditions are proposed by the applicant to the City:

1. As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the "Development") shall be developed in general compliance with the Concept Plan for "Gilleland-Jenkins Tract" dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the "Concept Plan"), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the "Zoning Ordinance"), and with reasonable modifications necessary to fully engineer and construct the Development.

2. The maximum number of lots in the Development shall be 120.
3. The minimum lot width in the Development shall be 34 feet as measured at the building line.
4. The minimum side setback, as measured from the foundation, shall be 4 feet.
5. The minimum heated square footage of dwellings in the Development shall be 1,734.
6. The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
7. The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
8. Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
9. Dwellings shall be sold as fee simple dwellings.
10. A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
11. "Semi-detached" dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
12. The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
13. The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as "PROPOSED SUBDIVISION STREET (PRIVATE)" AND "20' PROPOSED ALLEY (PRIVATE)") shall be private.
14. At the Developer's expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street's current termination and connecting to Highway 9 (the "Maple Street Extension"), as generally shown and labeled on the Concept Plan as "MAPLE ST. PROPOSED EXTENSION (PUBLIC)", subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly, the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.
15. The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDEWALK".
16. The Developer shall dedicate to City the areas labeled on the Concept Plan as "PUBLIC USE LAND", "NEIGHBORHOOD PARK", and "MAPLE ST. PROPOSED EXTENSION (PUBLIC)" (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. This Public Use Land will be

dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.

17. The Developer’s civil construction plans for a land disturbance permit (the “LDP”) for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer’s civil engineer, for a traffic circle (i.e., roundabout) (the “Roundabout”) at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.

18. Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.

To be adopted, zoning conditions must be set forth in the minutes of application approval (Sec. 916). At the applicant’s discretion, they may recall any proposed stipulation not formally adopted by the Mayor and City Council as a condition of zoning, provided it does not result in a violation of the Code.

The applicant has not submitted any variance requests alongside this rezoning application.

At their public meeting on July 14, 2025, the Planning Commission tabled the subject rezoning request to their next regularly scheduled public meeting (August 11, 2025). During their August 11 public meeting, the Planning Commission recommended the subject rezoning request be denied.

On September 16, 2025, the City received an updated letter of intent, in addition to a letter addressed to the Mayor and City Council regarding the subject rezoning case. The Mayor and City Council held a public hearing on this case on September 22, 2025, public meeting, with intent to issue a decision at the scheduled October 20, 2025, meeting. On October 16, 2025, the City received a notice of postponement from the applicant’s representative, to postpone the decision to the scheduled meeting on December 15, 2025.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>	<i>Abutting Subdivisions/Developments</i>
North	R-1, R-3, R-6, HB, CIR	Single-family residential, multi-family residential, restaurant, small office, vacant land	Maple Street Town Homes (R-3)
South	R-1, R-3, INST	Single-family residential, vacant land	Burt’s Crossing (R-3)
East	R-3, HB, CIR	Single-family residential, vacant land	Burt’s Crossing (R-3)

West	R-1, R-3, INST, HB	Single-family residential, multi-family residential, restaurant, water treatment facility, vacant land	Maple Street Town Homes (R-3)
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COMPREHENSIVE PLAN

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is split between the Gateway Corridors and Residential Character Areas.

The Gateway Corridors Character Area “is the area immediately outside of Central Dawsonville that features a mix of uses, including modern subdivisions and shopping centers, and is most often characterized by the transition from downtown to more rural Dawson County. Its designation is both the result of this need to transition between extreme densities and the desire to strengthen the urbanized core of Central Dawsonville.

As development in this area will comprise mostly of residential uses and smaller-scale commercial activities, it has been designated Urban Neighborhood. As implied, the scale and form of new development should complement (not necessarily be equal to) that found in Central Dawsonville, particularly with regards to the density of land use, size of blocks and capacity for pedestrian accessibility. Streets should maintain connectivity, especially downtown, and properties should limit frontage parking areas. Residential uses may include subdivisions, but these should minimize cul-de-sacs, feature multiple access points, and emphasize connectivity with the city.

Heavier commercial and public activity centers may be reserved for key nodal locations, at the intersection of arterial roadways. This would maximize the infrastructure while preserving the traffic flow, minimizing the number of curb cuts along arterials or traffic flow on collector roads.”

Permissible land use types in the Gateway Corridors are Commercial and Residential.

The Residential Character Area “represents the outlying residential portions of the city to the northwest, northeast and south. There are no immediate plans to alter their general form or land use, and long-term plans suggest these areas will remain residential. Present levels of agricultural activity will continue as development pressures will allow, but neither the city nor the county will pursue capital improvements in this region to facilitate new development.

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]. Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.”

Permissible land use types in Residential Character Area are Residential, Agricultural, and Conservation.

The proposed development incorporates *residential, conservation, and recreational* land uses, which generally align with the intent of the Residential and Gateway Corridors Character Areas. However, the proposed gross residential density of 3.46 du/acre surpasses the intended 0.2 du/acre density of the Residential Character Area.

ANALYSIS

(1) Sec. 909 – Criteria to consider for map amendments (rezonings).

Any proposed amendment to the zoning map shall be submitted by application with a copy of the plat and payment of a fee set by the governing body for the application and review of the proposed amendment to the zoning map. Applicants shall submit six copies of any proposed zoning map amendment and plat to the planning director or designee for distribution to the applicable bodies and/or review agencies. The planning director or designee may require more or less copies depending on the nature and extent of required review. Applications which require action by the governing body shall require disclosure of any conflicts of interest as specified in the Georgia Zoning Procedures Act.

The applicant, staff, planning commission and governing body should review an application for zoning map amendment with regard to the following criteria:

(Language in bold is from the City of Dawsonville Zoning Ordinance. Bullet information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**
 - Most properties near the subject assemblage are zoned residential (R-1: Restricted Single-family Residential, R-3: Single-family Residential, and R-6: Multiple-family Residential).
 - i. These properties are vacant or developed with detached or multi-family housing.
 - Some nearby properties are zoned for commercial (HB: Highway Business and CIR: Restricted Industrial Commercial) or institutional (INST: Institutional) land uses.
 - i. These properties are vacant or developed with restaurants, small offices, or detached dwellings.
 - Staff do not anticipate any adverse effects on the use or habitability of nearby properties resulting from the proposal.

- 2. The extent to which property values are diminished by the particular zoning restrictions.**
 - As currently zoned, the assemblage is developed with very low-density, single-family housing.
 - i. Several abutting sites are developed residentially at moderate or higher densities, most of which are zoned R-3: Single-family Residential rather than R-1: Restricted Single-family Residential.
 - Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites' property values.

- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**
 - Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.

- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
 - As part of the proposed zoning map amendment, the applicant would construct a through road, known as the "Maple Street Extension", to connect Maple Street S to Highway 9 S, in addition to the 10-acre public park.

- i. This public roadway would be owned and maintained by the City of Dawsonville, unlike the rest of the proposed street network in the development, which would be private.
 - ii. No improvements to the proposed park area have been specified at this time.
- The applicant has voluntarily presented the subject application to the City.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

- The assemblage is currently split between the R-1: Restricted Single-family Residential and R-3: Single-family Residential zoning classifications.
 - i. The site appears suitable for single-family residential development.
- The applicant proposes to rezone the site to RPC: Residential Planned Community; the letter of intent reflects that “the Property is suitable for the Project proposed” and that “the Project will comply with the requirements of the RPC zoning district ... and all applicable City ordinances.”
 - i. Staff provides analysis of the proposal in relation to district requirements throughout this report, finding that the proposal, as presented, will require revision if it is to be compliant with City ordinances.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

- The assemblage has a history of low-density single-family residence development.
 - i. Property tax records indicate the first residence was constructed in 1938.
- Staff has not identified any existing or changing conditions that inherently support the approval or disapproval of the subject rezoning request.

7. The zoning history of the subject property.

- The current zoning configuration of the site has been maintained for many years.

8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

- On December 2, 2025, an updated traffic impact study was provided to account for school being in session.
 - i. The proposed “Maple Street Extension” would improve road connectivity in the area, if constructed and completed as proposed.
- The proposal is not anticipated to burden location utilities, school, parks, or other public facilities.
 - i. The applicant proposes a public park as part of this request. However, it is unclear whether the park will contain any amenities or facilities beyond simple passive greenspace.

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

- The zoning proposal somewhat meets the intent of the 2023 Dawsonville Comprehensive Plan.

- i. The connectivity and overall layout of the proposed development aligns with the Gateway Character Area intent.
- ii. The calculated gross residential density of 3.46 du/acre exceeds the 0.2 du/acre intent of the Residential Character Area.

The staff, planning commission and governing body may consider other factors deemed relevant before formulating recommendations and taking action on a particular request.

(2) Sec. 1802.4 – An application for zoning and any development permits shall be preceded in each case by informal meeting with the mayor or other council member, the city manager and the planning director or designee as available prior to submission and shall be consistent with the format required for subdivision approval with the following additions:

(Language in bold is from the City of Dawsonville Zoning Ordinance. Bullet information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

a. A proposed master plan showing at minimum:

i. Total property area included in the development with a legal description of the subject property and bounds;

- The surveys in Attachment “D” yield a total assemblage area of 34.71 acres.
 - i. Attachment “E” includes legal descriptions of the assemblage.

ii. Proposed buildings with approximate square footage and footprints;

- The applicant has proposed square footage ranges for the residences, but footprint areas are not approximated.

iii. Proposed street layout;

- The submitted concept plan depicts the proposed “Maple Street Extension” in addition to an internal road, parking, and alley.

iv. Existing topographic conditions to include a contour interval of a minimum five feet based on field surveys or photogram metric photogrammetric methods;

- Contour information is included in the concept plan.

v. Amenity areas and buildings, including defined open space;

- The submittal does not define a specific acreage to be dedicated open space.
 - i. The total land areas to be designated for resident amenities and public use are undefined.
- No amenities or buildings are proposed nor conceptualized for the proposed 10-acre “public park” or “neighborhood park.”

vi. Traffic impact study.

- On December 2, 2025, the applicant provided an updated traffic impact study, including recommendations.

b. Water and sewage disposal and other utility plans.

- The submittal indicates that water and sewerage needs will be met by public utilities.

- Detailed plans for utilities are not provided.
- c. **A statement of intent containing disclosure of ownership, financial information, of the character of the proposed development, including a summary of gross density, types of dwelling units, stages of the development including completion of amenities, open space and landscaping.**
- A satisfactory statement/letter of intent is provided in the submittal.
- d. **A master drainage plan shall be provided with the application for rezoning to identify the detention/retention and encourage creative water quality and quantity treatment processes.**
- A proposed location for “stormwater management” is conceptualized.
 - No master drainage plan has been provided in the submittal.

DEPARTMENT OF DOWNTOWN DEVELOPMENT

On September 15, 2025, Amanda Edmondson provided the following comment:

The subject parcels are within the City of Dawsonville Downtown Development Authority District boundary. The parcels are outside of the historic district overlay, are not contiguous with the future town center property, yet fall in a nearby transitional zone primarily identified in the comprehensive strategic plan as desirable for residential infill development or redevelopment, particularly where the final product results in enhancement of blighted property and architectural character.

- The community desire for a multi-use greenway system connected to the downtown Dawsonville future town center was identified in the proposed master plan of the comprehensive strategic plan. This greenway was specifically identified traversing through the subject property, connecting with the future town center trailhead and utilizing unbuildable areas. Please consider a permanent transfer of property adequate to facilitate the future construction of this community feature.
- Inclusion of any of the following architectural styles are preferred by the community: Craftsman, Italianate, Folk Victorian, or Colonial Revival for placemaking purposes. Application of design guidelines and landscape patterns found in pages 75-91 of the Comprehensive Downtown Dawsonville Strategic Plan are encouraged.

DAWSON COUNTY FIRE MARSHAL

On September 30, 2025, Jeff Bailey provided the following comment:

1. The proposed subdivision will need to provide fire apparatus access road(s) leading to all structures in the subdivision in accordance with the International Fire Code (2018ed) Chapter 5 and Appendix D as adopted and modified by GA State Fire Marshal Rules and Regs 120-3-3.-04(3) 2025ed.
2. Fire mains and hydrants shall be installed in accordance with Dawson County Fire Prevention and Protection Ordinance Sect. 22-25. Water mains and fire hydrants shall be installed and shall be under sufficient water pressure as set forth below, and ready for fire service prior to beginning construction with combustible materials. Hydrants shall be placed a maximum of 500 feet apart as measured along the approved fire access roadway.
3. A fire suppression water supply shall be provided in accordance with Dawson County Fire Prevention and Protection Ordinance Sect. 22-26. Fire flow requirements for all one- and two-family residential buildings up to 3,600 square feet shall be a minimum of 1,000 gallons per minute sustainable for two hours with a 20-psi residual pressure.

4. There shall be no street or curb-side parking permitted in the subdivision, and NO PARKING/FIRE LANE signage shall be posted in accordance with the International Fire Code (2018ed) Appendix D as adopted and modified by GA State Fire Marshal Rules and Regs 120-3-3.-04(3) 2025ed.
5. Any HOA/POA bylaws or covenants shall contain language prohibiting the parking of vehicles on the fire apparatus access road(s) and shall define the actions the HOA/POA shall be entitled to take to enforce compliance.
6. Exterior walls of homes 25 feet or less from lot lines and/or 20 feet or less from another structure designed for human occupancy shall comply with the requirements of Dawson County Fire Prevention and Protection Ordinance Sect. 22-22. Any exterior wall parallel to, or less than 90 degrees to, and 25 feet or less from lot lines or 20 feet or less from another structure designed for human occupancy shall be constructed of noncombustible material or have a UL approved fire-resistant rating of not less than one hour.

PLANNING COMMISSION RECOMMENDATION

At their public meeting on August 11, 2025, the Dawsonville Planning Commission recommended **denial** of the request to amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community.

STAFF RECOMMENDATION

Staff recommends **denial** of the request to amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community, as reasoned below:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Residential density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.



Memorandum

To be presented at the September 22, 2025, meeting of the Mayor and City Council

September 17, 2025:

RE: Zoning map amendment application ZA-C2500171. PR Land Investments, LLC, proposes to Amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community for the construction of a 120-unit residential subdivision.

To the Mayor and City Council of Dawsonville,

The Planning and Zoning Department has been made aware of the letter addressed to City officials on September 16, 2025, on behalf of PR Land Investments, LLC. Additionally, the Department is in receipt of an updated Letter of Intent (LOI) for the subject development proposal. This memorandum has been prepared to support staff analysis and summarize the updated LOI.

The letter provided by Taylor Duma, LLP, who provides legal counsel for the applicant, addresses the staff recommendation of the subject rezoning request. The Planning and Zoning Department staff maintain a recommendation of *denial* due to the following circumstances:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Residential density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.

The applicant's letter provides an additional circumstance of denial; however, the staff report had been adjusted to only include the two reasons above after the August 11, 2025, Planning Commission meeting. As provided in the current staff report, staff classify the proposed housing product as *single-family*, which is defined as "a building designed or arranged to be occupied by one single housekeeping unit only as a residence" (Sec. 301). The applicant's team has self-identified the housing type as "semi-detached," an acceptable building type in the RPC: Residential Planned Community district.

Staff does not agree with this self-identification. "Semi-detached" is not a defined term in the Zoning Ordinance; pursuant to Sec. 301, which governs definitions, "terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context." The Merriam-Webster dictionary defines "semidetached" as "forming one of a pair of residences joined into one building by a common sidewall." Similarly, the Collins Dictionary defines "semi-detached" as "a house that is joined to another house on one side by a shared wall."

The residences are not proposed to share any common sidewalks; therefore, they appear misaligned with the dictionary definitions. The letter also references statements made by the City Attorney, Kevin Tallant, at the August 11, 2025, Planning Commission meeting. Since the meeting, staff has communicated with Mr. Tallant and maintain an interpretation that the proposed housing type is not consistent with “semi-detached” residences.

In the RPC: Residential Planned Community district, “the overall net density shall be no more than one [1] unit per acre except for multi-family applications which shall be four [4] units per acre” (Sec. 1802.3). The proposed development would have a density of 3.46 dwelling units per acre, which does not conform to district requirements for detached, single family dwellings like those proposed. Pursuant to the definition of a variance (Sec. 301), a zoning variance from density requirements is not possible.

The City of Dawsonville adopted the current Comprehensive Plan in 2023, which serves as the basis for City land use policy and organizes Dawsonville into Character Areas. The subject assemblage is split between the Gateway Corridors and Residential Character Areas. The proposed development may generally align with the Gateway Corridors Character Area, but staff believes it does not meet the stated intent of the Residential Character Area. “Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]” in the Residential Area (Comprehensive Plan pg. 45). Staff has not evaluated the policy for effectiveness when stating that it does not agree with the subject proposal; instead, it’s compared with the proposed gross residential density of 3.46 dwelling units per acre. The stated intent of this Area might conflict with other City goals and policies, which should be weighed at the discretion of the Mayor and City Council.

The original submittal, dated June 4, 2025, provided for a 14-acre, public “Maple Street Extension Park” to front Highway 9. The updated letter of intent has reduced the park size to 10 acres. This 29% reduction of the proposed park area is not explained in the letter, nor is it visualized, as no updated concept plan has been provided. A supportive statement for the parkland reduction, or an updated concept plan, may assist staff and City leadership in an informed assessment of changes to the proposal.

The *applicant* provided nine (9) proposed conditions of zoning approval as part of their original submittal. The updated letter of intent contains eighteen (18) conditions of approval, which also includes the removal of some originals. The table below compares *similar* conditions between the submittals:

Original Applicant Submittal (June 4, 2025)	Updated Applicant Submittal (September 16, 2025)
(1) As required by Zoning Ordinance § 1802(6), the Project shall be developed in general compliance with the Concept Plan, notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia, and with reasonable modifications necessary to fully engineer and develop the Project on the Property.	(1) As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the “Development”) shall be developed in general compliance with the Concept Plan for “Gilleland-Jenkins Tract” dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the “Concept Plan”), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the “Zoning Ordinance”), and with reasonable modifications necessary to fully engineer and construct the Development.
(2) The minimum heated square footage of dwellings within the development shall be	(5) The minimum heated square footage of dwellings in the Development shall be 1,734.

1,734.	
(3) The minimum width of dwellings within the development shall be 22 feet.	(6) The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
(4) The term "semi-detached" dwellings shall be deemed multi-family dwellings, and semi-detached dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).	(11) "Semi-detached" dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
(5) The development shall include, as an active amenity, a walking trail, a playground area, and the public use area contemplated by the Concept Plan submitted with the Application.	(12) The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
(7) The Applicant, its successors or assigns, contemporaneous with its submission of an application for land disturbance permit, shall commission civil engineering design for the traffic circle (i.e., roundabout) contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The City will utilize said plan, and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of said traffic circle (i.e., roundabout).	(17) The Developer's civil construction plans for a land disturbance permit (the "LDP") for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer's civil engineer, for a traffic circle (i.e., roundabout) (the "Roundabout") at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
(9) Notwithstanding Section 109-53 of The Code of Dawsonville, Georgia, the Applicant shall install a 5' sidewalk on the south side of the Maple Street Extension only and shall grade the shoulder on the north side of the Maple Street Extension to provide for a potential 8' wide multi-use path to be constructed by the City in the future.	(15) The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDE WALK".

The following conditions of approval are *newly proposed* by the applicant:

- (2) The maximum number of lots in the Development shall be 120.
- (3) The minimum lot width in the Development shall be 34 feet as measured at the building line.

- (4) The minimum side setback, as measured from the foundation, shall be 4 feet.
- (7) The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
- (8) Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
- (9) Dwellings shall be sold as fee-simple dwellings.
- (10) A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
- (13) The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as "PROPOSED SUBDIVISION STREET (PRIVATE)" AND "20' PROPOSED ALLEY (PRIVATE)") shall be private.
- (14) At the Developer's expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street's current termination and connecting to Highway 9 (the "Maple Street Extension"), as generally shown and labeled on the Concept Plan as "MAPLE ST. PROPOSED EXTENSION (PUBLIC)", subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly, the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.
- (16) The Developer shall dedicate to City the areas labeled on the Concept Plan as "PUBLIC USE LAND", "NEIGHBORHOOD PARK", and "MAPLE ST. PROPOSED EXTENSION (PUBLIC)" (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. This Public Use Land will be dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.
- (18) Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.

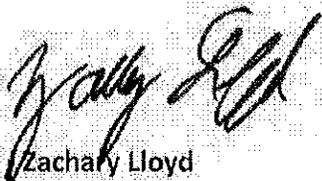
The following conditions of approval were provided in the original submittal but are *no longer proposed*:

- (6) The property contemplated by the Concept Plan for dedication for public purposes, including, but not limited to public park space, shall be included in calculating the required open space for the development.
- (8) The Public Use Land, once conveyed to the City, shall be automatically zoned INST, Institutional District, without the necessity for any further action by the City Council.

In conclusion, the applicant has provided staff report feedback and an updated letter of intent with new

proposed conditions and the reallocation of nearly 4 acres away from public recreational use. Absent an updated concept plan, the site layout changes provided in the updated letter cannot be fully understood.

Best regards,

A handwritten signature in black ink, appearing to read "Zachary Lloyd". The signature is stylized and cursive.

Zachary Lloyd

Planning & Zoning Department

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CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 15, 2025
5:00 P.M.

1. **CALL TO ORDER:** Mayor John Waiden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Jacob Evans, Deputy City Clerk Tracy Smith, Public Works Director Trampas Hansard, Utility Operations Manager Blake Croft, Finance Director Robin Gazaway, Director of Downtown Development Amanda Edmondson and Planning and Zoning Administrator Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Walden thanked the organization Boots on the Ground who help those in need. They were handing out free food, toys and Christmas trees in Main Street Park on Sunday. He appreciates them giving back to the community.
5. **APPROVAL OF THE AGENDA:** Motion made by M. French to remove Item #11 from the agenda and place it on the January 22, 2026 agenda; motion dies for lack of a second.

Motion to approve the agenda as presented made by W. Illg; second by C. Phillips. Vote carried three in favor (Illg, Phillips, Sawyer) with one opposed (French).
6. **PUBLIC INPUT:** The following person spoke during public input:
 - Michael Miller, 285 Parkway 575, Woodstock – He spoke regarding Item #10 on the agenda and provided information on their contribution to road infrastructure and improvements. He asked the Council to consider approving the rezoning request.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a - d) made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held December 1, 2025
 - Executive Session held December 1, 2025
 - b. Approve 2026 Professional Services
 - **City Attorney – Tallant Howell**
 - **Auditor – Alexander, Almand and Bangs, LLP**
 - **Engineers – Turnipseed Engineers, Inc.**
BField Engineering, LLC
Civil Engineering Consultants, Inc.
BM&K Construction and Engineering (Paving Projects)
 - **City Solicitor – Jonah Howell**
 - **Testing of Wastewater – Environmental Management Services**
 - **Geologist – A&S Environmental Services**
 - **Repair/Installation of Water & Sewer Infrastructure – Townley Construction**
 - **Airport Consultant Engineering Services – Lead Edge Design Group**
 - **Long Term Water Quality Monitoring – Vanasse Hangen Brustlin, Inc.**
 - c. Approve 2026 Mayor & Council Board Designations and Compensation
Compensation of one meeting per month as designated below when attended:
 - **Planning Commission – Caleb Phillips**
 - **Historic Preservation Commission – Mark French**
 - **Downtown Development Authority – William Illg**
 - **Family Connection – Sandy Sawyer**
 - **Board of Health – Mark French**
 - **Animal Control Board – Caleb Phillips**
 - **Chamber of Commerce – Mayor or Mayor Pro-Tem**
 - **Dawsonville History Museum – Mayor or Mayor Pro-Tem**
 - **GMA – Mayor or Mayor Pro-Tem**
 - **GMRC – Mayor or Mayor Pro-Tem**

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d. Approve Managed IT Service Agreement with Syclone Designs, Inc.

8. BOARD APPOINTMENTS TO THE DOWNTOWN DEVELOPMENT AUTHORITY: Motion made by W. Illg to appoint the following board members to the Downtown Development Authority:

- Tasha Howell; Term: 01/01/2026 – 12/31/2029 (Reappointment)
- Jamie McCracken; Term 01/01/2026 – 12/31/2029 (Reappointment)
- Chris Sheets; Term 01/01/2026 – 12/31/2029 (Reappointment)
- Linda Hudson to Fulfill the Unexpired Term of Dwight Gilleland through 12/31/2027

Second by C. Phillips. Vote carried unanimously in favor.

9. EMPLOYEE RECOGNITION: The Mayor and Council recognized Annette Watson as the November Employee of the Month. John Tautm received a four year service award and Stacy Harris received an eight year service award.

BUSINESS

10. ZA-C2500171: PR Land Investments, LLC has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-1 and R-3: Restricted Single-Family Residential District and Single-Family Residential District to RPC: Residential Planned Community, for the development of 120 single-family semi-detached homes. Tax Map Parcel 093 010 (592 HWY 9 S), Tax Map Parcel 093 011 (93 Southwest Border Ave), Tax Map Parcel D02 004, and Tax Map Parcel D04 010 (416 HWY 9 S). Public Hearing Dates: Planning Commission July 14, 2025, at 5:30 p.m. and City Council August 4, 2025, at 5:00 p.m., tabled to September 22, 2025. City Council for a decision on October 20, 2025; applicant requested postponement to December 15, 2025.

CPL Representative Dana Spayde read the zoning amendment request including staff and EMS comments. She reported the applicant provided an updated traffic impact study which accounts for school traffic and includes a recommendation for a left turn and right turn lane onto Highway 9 South.

Motion to approve ZA-C2500171 with twenty-two stipulations as represented in Exhibit "A", with item number twenty-two being changed from \$2,000 to \$2,400 per lot allowing the funds to be used for road infrastructure and sidewalks made by C. Phillips; second by W. Illg. Councilmember Illg stated he would prefer to see the semi-detached homes with a connection that is located underground. Councilmember Sawyer stated there has been a lot of time and effort put forth by those who are in favor of this project and opposed to it. She said this is a time where the City can get it right to have the infrastructure in place prior to the development. Councilmember French stated the Planning Commission and the staff recommended denial of the project. Vote carried three in favor (Phillips, Illg, Sawyer) with one opposed (French).

11. ORDINANCE NO. 05-2025: AN ORDINANCE TO REGULATE THE DISCHARGE OF FIREARMS WITHIN CITY LIMITS OF THE CITY OF DAWSONVILLE TO PROVIDE FOR EXCEPTIONS; TO PROVIDE FOR DEFINITIONS; TO ESTABLISH A PENALTY FOR VIOLATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. FIRST READING: DECEMBER 1, 2025; SECOND READING AND CONSIDERATION TO ADOPT: DECEMBER 15, 2025. Attorney Tallant presented the second reading of the ordinance.

Motion to approve Ordinance No. 05-2025 as presented made by M. French; second by C. Phillips. Councilmember Phillips stated he is against the ordinance and believes there are laws already in place to address the issue. Councilmember Illg stated making decisions include weighing competing concerns and making the best decision he can based on the facts. He stated he will be voting against the ordinance due to no injuries or property damage incidents being reported within the City limits and issues with enforcement. He further stated there are already existing laws in place to handle reckless conduct concerning the discharge of firearms. He also stated his view on information provided by Councilmember French concerning neighboring cities who currently have an ordinance in place. He continued to say that he cannot support an ordinance that impacts the entire population of the City

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when it is only effecting one neighborhood and provided his concerns regarding the ordinance itself. Lastly he stated unsafe firearm use is already illegal and recognizes that lawful hunting and gun ownership is a part of the Dawsonville culture, adding the Council does not need to add more regulation on the discharge of firearms when the existing laws already address the issue. Motion to approve did not pass; vote carried one in favor (French) with three opposed (Phillips, Sawyer, Illg).

12. 2026 VAPE LICENSES: Motion made by S. Sawyer to approve the following 2026 Vape Licenses:

- Dawsonville Liquor, LLC dba City Liquor, 25 Roy Hall Street South
- Shree Gajkarna Corp dba Gold Creek Market, 2131 Hwy 9 North, Suite 100
- Circle K Stores, Inc., 74 Hwy 9 North
- Big H International, Inc.. dba Express Food Mark, 236 Hwy 53 West, Suite 110

Second by W. Illg. Vote carried unanimously in favor.

13. MEMORANDUM OF UNDERSTANDING WITH GEORGIA DEPARTMENT OF AGRICULTURE:

Motion to approve the Memorandum of Understanding as presented made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

STAFF REPORTS

14. JACOB EVANS, CITY MANAGER: He reported there was one leak adjustment for the month totaling \$272.42

15. ROBIN GAZAWAY, FINANCE DIRECTOR: Financial reports were provided to represent fund balances and activity through November 30, 2025.

MAYOR AND COUNCIL REPORTS

Councilmember French read the following statement:

"Recently, a State Representative seeking election to the upper house of the Georgia State Legislature issued an "official statement" regarding a proposed ordinance of the City of Dawsonville to regulate the discharge of firearms within its corporate limits. The statement asserted the ordinance is "rushed, overly broad, and likely unconstitutional."

Had the gentleman conducted even a modest degree of research upon the matter to which he has attempted to espouse such immense knowledge, he would have recognized the State of Georgia grants local governing bodies the authority to address matters of public safety within their respective jurisdictional boundaries. The City of Dawsonville's proposed ordinance is intended to do just that, improve the safety of its growing population.

The Charter of the City of Dawsonville clearly states in Section 2.24(6) "an ordinance may be introduced by any councilmember." It further states "Upon introduction of any ordinance, the clerk shall distribute a copy to the mayor and to each councilmember before the same is adopted." Additionally, except for emergency ordinances, an ordinance shall not be adopted the same day it is introduced. The assertion the proposed ordinance is "rushed" is simply inaccurate.

Likewise, the assertion made by the gentleman that the proposed ordinance is overly broad is inaccurate. In fact, it was carefully drafted with the clear intent of improving the safety of residents within the more densely populated residential areas of the City of Dawsonville along with recreational areas, schools, and places of worship. The proposed ordinance has no impact upon the less densely populated portions of the City of Dawsonville.

Perhaps most concerning to me is the assertion the proposed ordinance is "likely unconstitutional." I wonder if the gentleman is aware that of the six county seats located within the district to which he aspires to serve as a Georgia State Senator, all but one has an ordinance which regulates the discharge of firearms within their respective corporate boundaries. The ordinances of these cities are far more restrictive than the ordinance proposed by the City of Dawsonville (see Exhibit-A). Is he suggesting the City of Blairsville, City of Blue Ridge, City of Dahlonega, City of Ellijay, and the City of

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Jasper have all enacted ordinances which are unconstitutional? One would like to believe an individual who has served in the State Legislature would have a far better understanding of what is and is not unconstitutional.

As for my position on the proposed ordinance, I am in favor of common-sense regulations which promote improved safety for both current and future residents of the City of Dawsonville. It is important to recognize no ordinance drafted by human hands will ever be perfect. However, I am of the opinion it would be irresponsible not to consider some reasonable measure to improve public safety before a tragedy takes place."

Councilmember Sawyer recognized Randy Davis for six years of service to the City as a member of the Planning Commission. Councilmember French also shared his appreciation for Randy's service to the City.

- 16. ADMINISTER OATH OF OFFICE TO ELECTED OFFICIALS:** Attorney Tallant administered the Oaths of Office to Councilmember Elect (Post 2) William Ilig and Councilmember Elect (Post 4) Mark French.
- 17. 2026 MAYOR PRO-TEM APPOINTMENT:** Motion to appoint Councilmember Ilig as the Mayor Pro-Tem for 2026 made by S. Sawyer; second by C. Phillips. Vote carried three in favor (Sawyer, Phillips, Ilig) with one opposed (French).

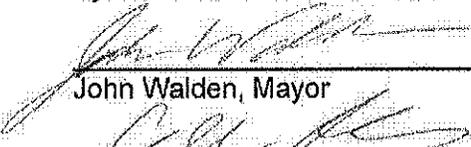
Mayor Walden wished the community Merry Christmas and Happy New Year stating his prayer is we end the year on a high note and begin a new chapter looking forward to 2026. He further stated this is the season in which we let people know how much we care about them, even if they are our enemies asking people to show love and compassion.

ADJOURNMENT

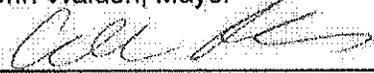
At 5:46 p.m. a motion to adjourn the meeting was made by W. Ilig; second by S. Sawyer. Vote carried unanimously in favor.

Approved this 5th day of January, 2026

By: CITY OF DAWSONVILLE



John Walden, Mayor



Caleb Phillips, Councilmember Post 1

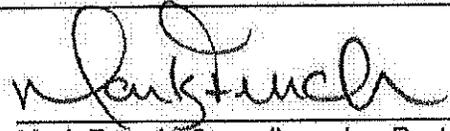
absent

William Ilig, Councilmember Post 2



Sandra Sawyer, Councilmember Post 3

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 15, 2025
5:00 P.M.



Mark French, Councilmember Post 4

Attested: 
Beverly A. Barister, City Clerk

1. As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the "Development") shall be developed in general compliance with the Concept Plan for "Gilleland-Jenkins Tract" dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the "Concept Plan"), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the "Zoning Ordinance"), and with reasonable modifications necessary to fully engineer and construct the Development.
2. The maximum number of lots in the Development shall be 120.
3. The minimum lot width in the Development shall be 34 feet as measured at the building line.
4. The minimum side setback, as measured from the foundation, shall be 4 feet.
5. The minimum heated square footage of dwellings in the Development shall be 1,734.
6. The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
7. The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
8. Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
9. Dwellings shall be sold as fee simple dwellings.
10. A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
11. "Semi-detached" dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
12. The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
13. The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as "PROPOSED SUBDIVISION STREET (PRIVATE)" AND "20' PROPOSED ALLEY (PRIVATE)") shall be private.
14. At the Developer's expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street's current termination and connecting to Highway 9 (the "Maple Street Extension"), as generally shown and labeled on the Concept Plan as "MAPLE ST. PROPOSED EXTENSION (PUBLIC)", subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be a public road and shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly,

the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.

15. The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDE WALK".
16. In addition to dedicating the Maple Street Extension, if requested by the City, the Developer shall dedicate to the City the areas labeled on the Concept Plan as "PUBLIC USE LAND" and "NEIGHBORHOOD PARK", (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. If the City requests dedication of the Public Use Land, it will be dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.
17. The Developer's civil construction plans for a land disturbance permit (the "LDP") for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer's civil engineer, for a traffic circle (i.e., roundabout) (the "Roundabout") at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
18. Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.
19. As acknowledged by Applicant in a letter from Applicant's representative addressed to Mayor and Council dated October 15, 2025, construction of homes in the Development shall not commence until completion of the current Flat Creek Water Pollution Control Plant expansion.
20. Developer shall commence construction of the Maple Street Extension within four (4) months of the approval of the LDP for the Development, and construction of the residential lots within the Development shall not commence until the Maple Street Extension is substantially complete.
21. In conjunction with Applicant's current project located along Highway 53 between Harry Melling Street and Maple Street North, Applicant shall request permission from GDOT and the utility pole owner that the utility pole at the southeast corner of the intersection of Maple Street and Highway 53 be relocated in anticipation of the potential future reconfiguration of that intersection.
22. Upon issuance of a final plat for the Development, Developer shall contribute to the City \$2,400 per approved lot shown on that final plat for the City's use in the improvement of the intersection of Maple Street and Highway 53 (including the cost of the utility pole relocation described in Condition 21 above) and/or the construction of the proposed

perimeter road/bypass around downtown Dawsonville. This contribution shall be in addition to any impact fees that are due upon the issuance of a residential building permit.

ETHICS COMPLAINT

COUNCILMEMBER

WILLIAM ILLG

POST 2



CITY OF DAWSONVILLE

415 Hwy 53 E, Suite 100

Dawsonville, GA 30534

Phone #: (706) 265-3256 Fax #: (706) 265-4214

Email: clerk@dawsonville-ga.gov

Ethics Complaint Form

Pursuant to the City of Dawsonville, Georgia Ethics Ordinance, this form **MUST** be used to report alleged violations of any portion of the Ethics Ordinance. Failure to provide the information requested could result in the dismissal of the complaint. Please type or print legibly in ink.

When completed, the form must be submitted to the City Clerk whose office is located at: Dawsonville City Hall, 415 Hwy 53 E, Suite 100, Dawsonville, GA 30534.

COMPLAINANT INFORMATION

Name: Russell Barefield

Mailing Address: 367 Gold Bullion Drive East Dawsonville Georgia 30535

Phone: 678-414-6384

Email: [REDACTED]



ALLEGED VIOLATOR

(Note: A separate ethics complaint must be filed for each person alleged to have engaged in any activity violating the Ethics Ordinance even if the allegations arise from the same factual basis.)

Name: William Illg

Title: City Council Member Post #2

ALLEGED VIOLATIONS

Identify each of the specific provisions of the Ethics Ordinance alleged to have been violated by the Alleged Violator named above.

1. Dawsonville Georgia Code of Ordinances Section 3.16 Oath of Office
2. _____
3. _____
4. _____
5. _____
6. _____

(If additional specific provisions are alleged to have been violated, please attach a supplemental list identifying the additional specific provisions)

For each of the specific provisions identified above (and in any supplemental list attached to this Complaint), provide a separate statement of all relevant facts, including the dates and/or time periods upon which the alleged violation occurred.

The statement may be typed or printed in the space provided below, or it may be included in a separate attached document. If more than one specific provision of the Ethics Ordinance is alleged to have been violated, either this page may be copied and attached, or additional pages may be attached in order to describe each of the sections alleged to have been violated separately.

Provision Alleged to Have Been Violated: Oath of Office

Date(s) of Alleged Violation: December 15, 2025

Facts Supporting Alleged Violation: During the December 15, 2025 regular scheduled city council meeting the city council voted on the following:

ZA-C2500171: PR Land Investments, LLC – this application request was approved by council member William Illg with a 20-foot-wide road in the neighborhood. This approval is against the city staff recommendation (memo dated September 17, 2025) and also against 2 current City Ordinances (Section 109-30 Minimum Requirements and 109-35 Private Roads. As part of the Dawsonville Georgia Code of Ordinances – Oath of Office Section 3.16, Council member Illg took the Oath of Office to protect many city provisions including upholding the City Ordinances. In this case his Oath was not upheld and went not only against the City Staff but also the City Ordinances

SUPPORTING MATERIALS:

List all materials (including documents, recordings, transcripts, affidavits, etc.) that may be relied on to support and prove the alleged violation(s) identified above. If extra pages are needed, copy this page and attach it to this Complaint. Attach a copy of all listed materials to this Complaint.

1. Dawsonville Georgia Code of Ordinances - Oath of Office – Section 3.16
2. Dawsonville Georgia Code of Ordinances – Section 109-30 Minimum Requirements
3. Dawsonville Georgia Code of Ordinances – Section 109-35 Private Roads
4. City Planning Staff Report – September 17, 2025
5. City Council Meeting Minutes approved – January 5, 2025
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Section 3.16. - Oath of officers.

Before a person takes any elected office in the city government, he or she shall take before an officer of the state authorized to administer oaths the following such oath or affirmation:

"I do solemnly swear or affirm that I will faithfully perform the duties of _____ of this city, that I will in all respects observe the provisions of the Charter, the Code of Ethics and ordinances of the City of Dawsonville; and that I will support and defend the Charter thereof, as well as the Constitution of the United States and of the State of Georgia. I am not the holder of any unaccounted for public money due this state or any political subdivision or authority thereof. I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding. I am otherwise qualified to hold said office according to the Constitution and laws of the State of Georgia. I have been a resident of [my district and] the City of Dawsonville for the time required by the Constitution and laws of this state and by the municipal charter. I will perform the duties of my office in the best interest of the City of Dawsonville to the best of my ability without fear, favor, affection, reward, or expectation thereof. So help me God."

(Ord. of 1-22-2019, § 7)

Sec. 109-30. - Minimum requirements.

On any existing street having a right-of-way less than the minimum which abuts a property being developed, one-half of the required width of right-of-way, measured to the centerline of the existing right-of-way, shall be dedicated at no cost to the city along the entire property boundary abutting the existing street.

Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate these improvements.

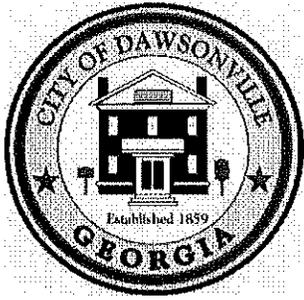
Minimum widths for construction (new streets or widening sections) are specified in the table below. Roadway width dimensions are back of curb to back of curb.

Road Classification	Minimum Right-of-Way Width	Minimum Roadway Widths
Arterial - Primary	100'	66'
Arterial - Secondary	100'	52'
Collector - Primary	60'	52'
Collector - Secondary	60'	42'
Local - Non-residential	60'	28'
Local - Non-residential cul-de-sac	120'	50'R
Local - Residential	50'	30'
Local - Residential cul-de-sac (dead-end street less than 150 feet)	100'	40'R
Local - Residential cul-de-sac (dead-end street exceeding 150 feet)	120'	50'R

Sec. 109-35. - Private roads.

Private roads must be built to public street standards and shall have blue signs designating the street name.

(Ord. of 7-15-2019, § 1)



CITY OF DAWSONVILLE

Planning Staff Report

Request to Amend the Zoning Map (Rezone)

APPLICANTPR Land Investments, LLC

CASE NUMBERZA-C2500171

REQUESTAmend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community for the construction of a 120-unit residential subdivision.

CURRENT ZONING DESIGNATIONSR-1: Restricted Single Family Residential (parcels 093 010 and 093 011); R-3: Single Family Residential (parcels D02 004 and D04 010)

SITE AREA.....+/- 34.71 acres

LOCATION592 Hwy 9 S, 93 SW Border Ave, 416 Hwy 9 S

TAX MAP PARCELS.....093 010, 093, 011, D02 004, D04 010

FUTURE LAND USE DESIGNATIONS.....Gateway Corridors, Residential

PLANNING COMMISSION PUBLIC HEARING DATE...July 14, 2025 (recommendation tabled to August 11, 2025)

PLANNING COMMISSION PUBLIC MEETING DATE...August 11, 2025

CITY COUNCIL PUBLIC HEARING DATE September 22, 2025

CITY COUNCIL DECISION MEETING DATE * December 15, 2025 (postponed from October 20, 2025)

INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone four (4) parcels for the development of a 120-unit residential subdivision. Specifically, the applicant has requested the “Jenkins Tract” assemblage, zoned R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District, be rezoned to RPC: Residential Planned Community. Additionally, this proposal includes a public through road from Maple Street S to Highway 9 S and a public park. If the development is approved and constructed as proposed, the gross residential density would be 3.46 dwelling units per acre.

PROPOSAL

The subject 34.7-acre assemblage is in a primarily residential area. The site is developed with two single-family houses and one manufactured home, the oldest of which was constructed in 1938. The site directly abuts

*City Council meeting dates are subject to change

Atlanta Highway to the east, Maple Street to the southwest, and Southwest Border Avenue to the west. If the subject proposal is developed, all existing buildings on site would be removed.

The proposal has three main components; 120 residences, the extension of Maple Street to Highway 9, and a 10-acre passive “public park”. The residences would be constructed on individual lots, allowing for fee-simple ownership. In addition to the “Maple Street Extension,” the development is depicted with an additional street and alley, both privately owned. The application describes the residential component as “single-family semi-detached homes.” Dwellings which would front the proposed through road (the “Maple Street Extension”) and Highway 9 would have garages at the rear, while the other residences would have front-loaded garages. The RPC: Residential Planned Community district encourages “flexible and creative concepts in site planning,” allowing developers to propose some of their own standards. The table below provides additional specifications for the proposed residences.

Specification	Proposed Development Standards
Heated Floor Area (HFA)	1,737 to 2,281 sq. ft.
Lot Width	34 ft. minimum
Front Building Setback (includes corner lots)	30 ft. minimum
Side Building Setback	4 ft. minimum
Rear Building Setback	20 ft. minimum
Dwelling Unit Separation	8 to 12 ft.
Driveway Length (garage to sidewalk)	33 ft. minimum

Sec. 1802.3 of the Zoning Ordinance governs residential density in the RPC: Residential Planned Community district and provides “the overall net density shall be no more than one [1] unit per acre except for multi-family applications which shall be four [4] units per acre.” The proposed development would have a density of 3.46 dwelling units per acre, which does not conform to district requirements for single-family dwelling types. Pursuant to the definition of a variance (Sec. 301), a zoning variance from density requirements is not possible.

The application self-identifies the proposed residences as “semi-detached.” Semi-detached residential is an acceptable housing type in an RPC: Residential Planned Community; however, staff determines the proposed residences are single-family detached, *not* semi-detached. “Semi-detached” is not a defined term in the Zoning Ordinance; pursuant to Sec. 301, “terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context.” The Merriam-Webster dictionary defines “semidetached” as “forming one of a pair of residences joined into one building by a common sidewall.” Similarly, the Collins Dictionary defines “semi-detached” as “a house that is joined to another house on one side by a shared wall.” The applicant proposes the residences “share an underground footing or foundation wall,” and if requested, “an above ground element between connected, semi-detached dwellings, such as a connecting knee wall with a gate.” The residences are not planned with common sidewalls; therefore, they are misaligned with the dictionary definitions. Staff concludes the proposed housing type is single-family detached and must adhere to the applicable requirements for single-family housing in the RPC: Residential Planned Community district, permitting a maximum density of one (1) dwelling unit per acre.

Each proposed residence would have a two-car garage, and each driveway would be able to hold two vehicles side-by-side. Dwellings would range from 22 to 26 feet in width and measure two stories. Homebuyers would

be able to select elevation and floor plans from approximately 25 combinations. The distance between each garage and the back of the sidewalk would measure 33 feet; allowing for larger personal vehicles in driveways without sidewalk obstructions.

Residents of the development would be served by an active amenity area, shown separate from the proposed public park. This active amenity area satisfies Sec. 1802.3 requirements. The letter of intent does not detail proposed amenities; however, a paved walking trail and children's play area are conceptualized. A mail kiosk and parking spaces to serve the area are also provided.

The applicant proposes a new, public through road to serve the development and local area; the "Maple Street Extension." This new route would begin at Maple Street, just south of its intersection with Flat Creek Dr, and terminate in a three-way intersection with Highway 9 S. This proposal would necessitate a partial reconfiguration of Maple Street S. From Maple Street S, the route would take a winding, northeasterly route toward Highway 9 S, serving the proposed residences on the southeastern side, and stormwater facilities and public land to the northwest.

As part of the submittal, the applicant proposes "Maple Street Extension Park," a public recreation area. The park, originally planned for 14 acres, has since been clarified to be 10 acres. Much of this area is often submerged or otherwise prone to regular flooding. The applicant has not specified the size of the recreation area, nor are any features or amenities of the space conceptualized or explained. It is unclear where visitors would park their vehicles, as no parking area is conceptualized besides the "private" spaces near the (private) resident amenity area.

On the concept plan, the development is depicted with sidewalks on both sides of the internal, private road, but the through road is shown with a sidewalk only on the side closest to the residences. Pursuant to Sec. 109-53(b) of Dawsonville Street Standards, "sidewalks shall be provided along both sides of all roads within residential developments and along the entire length of the property where a road entrance is constructed." Therefore, sidewalks must be constructed along both sides of the "Maple Street Extension" to meet the Standards. On December 2, 2025, the applicant provided an updated traffic impact study for the proposed development, accounting for school traffic. The study recommends left-turn and right-turn lanes be provided on Hwy 9 S to serve the development entrance, via the proposed Maple Street Extension. Induced demand for the Maple Street Extension, for travelers not residing within the development, "is expected to be low" during a typical weekday. The route could serve as an alternative when other roads are congested or closed for downtown events or emergency purposes.

Included in the subject request are eighteen (18) proposed zoning conditions to accompany the desired rezoning. The original application contained nine (9) proposed conditions of zoning. Zoning Ordinance Sec. 916 allows for conditional approval through the implementation of zoning conditions. As part of the formally submitted application, the following zoning conditions are proposed by the applicant to the City:

1. As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the "Development") shall be developed in general compliance with the Concept Plan for "Gilleland-Jenkins Tract" dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the "Concept Plan"), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the "Zoning Ordinance"), and with reasonable modifications necessary to fully engineer and construct the Development.

2. The maximum number of lots in the Development shall be 120.
3. The minimum lot width in the Development shall be 34 feet as measured at the building line.
4. The minimum side setback, as measured from the foundation, shall be 4 feet.
5. The minimum heated square footage of dwellings in the Development shall be 1,734.
6. The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
7. The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
8. Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
9. Dwellings shall be sold as fee simple dwellings.
10. A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
11. "Semi-detached" dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
12. The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
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14. At the Developer's expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street's current termination and connecting to Highway 9 (the "Maple Street Extension"), as generally shown and labeled on the Concept Plan as "MAPLE ST. PROPOSED EXTENSION (PUBLIC)", subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly, the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.
15. The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDEWALK".
16. The Developer shall dedicate to City the areas labeled on the Concept Plan as "PUBLIC USE LAND", "NEIGHBORHOOD PARK", and "MAPLE ST. PROPOSED EXTENSION (PUBLIC)" (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. This Public Use Land will be

dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.

17. The Developer’s civil construction plans for a land disturbance permit (the “LDP”) for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer’s civil engineer, for a traffic circle (i.e., roundabout) (the “Roundabout”) at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.

18. Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.

To be adopted, zoning conditions must be set forth in the minutes of application approval (Sec. 916). At the applicant’s discretion, they may recall any proposed stipulation not formally adopted by the Mayor and City Council as a condition of zoning, provided it does not result in a violation of the Code.

The applicant has not submitted any variance requests alongside this rezoning application.

At their public meeting on July 14, 2025, the Planning Commission tabled the subject rezoning request to their next regularly scheduled public meeting (August 11, 2025). During their August 11 public meeting, the Planning Commission recommended the subject rezoning request be denied.

On September 16, 2025, the City received an updated letter of intent, in addition to a letter addressed to the Mayor and City Council regarding the subject rezoning case. The Mayor and City Council held a public hearing on this case on September 22, 2025, public meeting, with intent to issue a decision at the scheduled October 20, 2025, meeting. On October 16, 2025, the City received a notice of postponement from the applicant’s representative, to postpone the decision to the scheduled meeting on December 15, 2025.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>	<i>Abutting Subdivisions/Developments</i>
North	R-1, R-3, R-6, HB, CIR	Single-family residential, multi-family residential, restaurant, small office, vacant land	Maple Street Town Homes (R-3)
South	R-1, R-3, INST	Single-family residential, vacant land	Burt’s Crossing (R-3)
East	R-3, HB, CIR	Single-family residential, vacant land	Burt’s Crossing (R-3)

West	R-1, R-3, INST, HB	Single-family residential, multi-family residential, restaurant, water treatment facility, vacant land	Maple Street Town Homes (R-3)
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COMPREHENSIVE PLAN

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is split between the Gateway Corridors and Residential Character Areas.

The Gateway Corridors Character Area “is the area immediately outside of Central Dawsonville that features a mix of uses, including modern subdivisions and shopping centers, and is most often characterized by the transition from downtown to more rural Dawson County. Its designation is both the result of this need to transition between extreme densities and the desire to strengthen the urbanized core of Central Dawsonville.

As development in this area will comprise mostly of residential uses and smaller-scale commercial activities, it has been designated Urban Neighborhood. As implied, the scale and form of new development should complement (not necessarily be equal to) that found in Central Dawsonville, particularly with regards to the density of land use, size of blocks and capacity for pedestrian accessibility. Streets should maintain connectivity, especially downtown, and properties should limit frontage parking areas. Residential uses may include subdivisions, but these should minimize cul-de-sacs, feature multiple access points, and emphasize connectivity with the city.

Heavier commercial and public activity centers may be reserved for key nodal locations, at the intersection of arterial roadways. This would maximize the infrastructure while preserving the traffic flow, minimizing the number of curb cuts along arterials or traffic flow on collector roads.”

Permissible land use types in the Gateway Corridors are Commercial and Residential.

The Residential Character Area “represents the outlying residential portions of the city to the northwest, northeast and south. There are no immediate plans to alter their general form or land use, and long-term plans suggest these areas will remain residential. Present levels of agricultural activity will continue as development pressures will allow, but neither the city nor the county will pursue capital improvements in this region to facilitate new development.

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]. Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.”

Permissible land use types in Residential Character Area are Residential, Agricultural, and Conservation.

The proposed development incorporates *residential, conservation, and recreational* land uses, which generally align with the intent of the Residential and Gateway Corridors Character Areas. However, the proposed gross residential density of 3.46 du/acre surpasses the intended 0.2 du/acre density of the Residential Character Area.

ANALYSIS

(1) Sec. 909 – Criteria to consider for map amendments (rezonings).

Any proposed amendment to the zoning map shall be submitted by application with a copy of the plat and payment of a fee set by the governing body for the application and review of the proposed amendment to the zoning map. Applicants shall submit six copies of any proposed zoning map amendment and plat to the planning director or designee for distribution to the applicable bodies and/or review agencies. The planning director or designee may require more or less copies depending on the nature and extent of required review. Applications which require action by the governing body shall require disclosure of any conflicts of interest as specified in the Georgia Zoning Procedures Act.

The applicant, staff, planning commission and governing body should review an application for zoning map amendment with regard to the following criteria:

(Language in bold is from the City of Dawsonville Zoning Ordinance. Bullet information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**
 - Most properties near the subject assemblage are zoned residential (R-1: Restricted Single-family Residential, R-3: Single-family Residential, and R-6: Multiple-family Residential).
 - i. These properties are vacant or developed with detached or multi-family housing.
 - Some nearby properties are zoned for commercial (HB: Highway Business and CIR: Restricted Industrial Commercial) or institutional (INST: Institutional) land uses.
 - i. These properties are vacant or developed with restaurants, small offices, or detached dwellings.
 - Staff do not anticipate any adverse effects on the use or habitability of nearby properties resulting from the proposal.

- 2. The extent to which property values are diminished by the particular zoning restrictions.**
 - As currently zoned, the assemblage is developed with very low-density, single-family housing.
 - i. Several abutting sites are developed residentially at moderate or higher densities, most of which are zoned R-3: Single-family Residential rather than R-1: Restricted Single-family Residential.
 - Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites' property values.

- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**
 - Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.

- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
 - As part of the proposed zoning map amendment, the applicant would construct a through road, known as the "Maple Street Extension", to connect Maple Street S to Highway 9 S, in addition to the 10-acre public park.

- i. This public roadway would be owned and maintained by the City of Dawsonville, unlike the rest of the proposed street network in the development, which would be private.
- ii. No improvements to the proposed park area have been specified at this time.
- The applicant has voluntarily presented the subject application to the City.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

- The assemblage is currently split between the R-1: Restricted Single-family Residential and R-3: Single-family Residential zoning classifications.
 - i. The site appears suitable for single-family residential development.
- The applicant proposes to rezone the site to RPC: Residential Planned Community; the letter of intent reflects that “the Property is suitable for the Project proposed” and that “the Project will comply with the requirements of the RPC zoning district ... and all applicable City ordinances.”
 - i. Staff provides analysis of the proposal in relation to district requirements throughout this report, finding that the proposal, as presented, will require revision if it is to be compliant with City ordinances.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

- The assemblage has a history of low-density single-family residence development.
 - i. Property tax records indicate the first residence was constructed in 1938.
- Staff has not identified any existing or changing conditions that inherently support the approval or disapproval of the subject rezoning request.

7. The zoning history of the subject property.

- The current zoning configuration of the site has been maintained for many years.

8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

- On December 2, 2025, an updated traffic impact study was provided to account for school being in session.
 - i. The proposed “Maple Street Extension” would improve road connectivity in the area, if constructed and completed as proposed.
- The proposal is not anticipated to burden location utilities, school, parks, or other public facilities.
 - i. The applicant proposes a public park as part of this request. However, it is unclear whether the park will contain any amenities or facilities beyond simple passive greenspace.

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

- The zoning proposal somewhat meets the intent of the 2023 Dawsonville Comprehensive Plan.

- i. The connectivity and overall layout of the proposed development aligns with the Gateway Character Area intent.
- ii. The calculated gross residential density of 3.46 du/acre exceeds the 0.2 du/acre intent of the Residential Character Area.

The staff, planning commission and governing body may consider other factors deemed relevant before formulating recommendations and taking action on a particular request.

(2) Sec. 1802.4 – An application for zoning and any development permits shall be preceded in each case by informal meeting with the mayor or other council member, the city manager and the planning director or designee as available prior to submission and shall be consistent with the format required for subdivision approval with the following additions:

(Language in bold is from the City of Dawsonville Zoning Ordinance. Bullet information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

a. A proposed master plan showing at minimum:

i. Total property area included in the development with a legal description of the subject property and bounds;

- The surveys in Attachment “D” yield a total assemblage area of 34.71 acres.
 - i. Attachment “E” includes legal descriptions of the assemblage.

ii. Proposed buildings with approximate square footage and footprints;

- The applicant has proposed square footage ranges for the residences, but footprint areas are not approximated.

iii. Proposed street layout;

- The submitted concept plan depicts the proposed “Maple Street Extension” in addition to an internal road, parking, and alley.

iv. Existing topographic conditions to include a contour interval of a minimum five feet based on field surveys or photogram metric photogrammetric methods;

- Contour information is included in the concept plan.

v. Amenity areas and buildings, including defined open space;

- The submittal does not define a specific acreage to be dedicated open space.
 - i. The total land areas to be designated for resident amenities and public use are undefined.
- No amenities or buildings are proposed nor conceptualized for the proposed 10-acre “public park” or “neighborhood park.”

vi. Traffic impact study.

- On December 2, 2025, the applicant provided an updated traffic impact study, including recommendations.

b. Water and sewage disposal and other utility plans.

- The submittal indicates that water and sewerage needs will be met by public utilities.

- Detailed plans for utilities are not provided.
- c. **A statement of intent containing disclosure of ownership, financial information, of the character of the proposed development, including a summary of gross density, types of dwelling units, stages of the development including completion of amenities, open space and landscaping.**
- A satisfactory statement/letter of intent is provided in the submittal.
- d. **A master drainage plan shall be provided with the application for rezoning to identify the detention/retention and encourage creative water quality and quantity treatment processes.**
- A proposed location for “stormwater management” is conceptualized.
 - No master drainage plan has been provided in the submittal.

DEPARTMENT OF DOWNTOWN DEVELOPMENT

On September 15, 2025, Amanda Edmondson provided the following comment:

The subject parcels are within the City of Dawsonville Downtown Development Authority District boundary. The parcels are outside of the historic district overlay, are not contiguous with the future town center property, yet fall in a nearby transitional zone primarily identified in the comprehensive strategic plan as desirable for residential infill development or redevelopment, particularly where the final product results in enhancement of blighted property and architectural character.

- The community desire for a multi-use greenway system connected to the downtown Dawsonville future town center was identified in the proposed master plan of the comprehensive strategic plan. This greenway was specifically identified traversing through the subject property, connecting with the future town center trailhead and utilizing unbuildable areas. Please consider a permanent transfer of property adequate to facilitate the future construction of this community feature.
- Inclusion of any of the following architectural styles are preferred by the community: Craftsman, Italianate, Folk Victorian, or Colonial Revival for placemaking purposes. Application of design guidelines and landscape patterns found in pages 75-91 of the Comprehensive Downtown Dawsonville Strategic Plan are encouraged.

DAWSON COUNTY FIRE MARSHAL

On September 30, 2025, Jeff Bailey provided the following comment:

1. The proposed subdivision will need to provide fire apparatus access road(s) leading to all structures in the subdivision in accordance with the International Fire Code (2018ed) Chapter 5 and Appendix D as adopted and modified by GA State Fire Marshal Rules and Regs 120-3-3.-04(3) 2025ed.
2. Fire mains and hydrants shall be installed in accordance with Dawson County Fire Prevention and Protection Ordinance Sect. 22-25. Water mains and fire hydrants shall be installed and shall be under sufficient water pressure as set forth below, and ready for fire service prior to beginning construction with combustible materials. Hydrants shall be placed a maximum of 500 feet apart as measured along the approved fire access roadway.
3. A fire suppression water supply shall be provided in accordance with Dawson County Fire Prevention and Protection Ordinance Sect. 22-26. Fire flow requirements for all one- and two-family residential buildings up to 3,600 square feet shall be a minimum of 1,000 gallons per minute sustainable for two hours with a 20-psi residual pressure.

4. There shall be no street or curb-side parking permitted in the subdivision, and NO PARKING/FIRE LANE signage shall be posted in accordance with the International Fire Code (2018ed) Appendix D as adopted and modified by GA State Fire Marshal Rules and Regs 120-3-3.-04(3) 2025ed.
5. Any HOA/POA bylaws or covenants shall contain language prohibiting the parking of vehicles on the fire apparatus access road(s) and shall define the actions the HOA/POA shall be entitled to take to enforce compliance.
6. Exterior walls of homes 25 feet or less from lot lines and/or 20 feet or less from another structure designed for human occupancy shall comply with the requirements of Dawson County Fire Prevention and Protection Ordinance Sect. 22-22. Any exterior wall parallel to, or less than 90 degrees to, and 25 feet or less from lot lines or 20 feet or less from another structure designed for human occupancy shall be constructed of noncombustible material or have a UL approved fire-resistant rating of not less than one hour.

PLANNING COMMISSION RECOMMENDATION

At their public meeting on August 11, 2025, the Dawsonville Planning Commission recommended **denial** of the request to amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community.

STAFF RECOMMENDATION

Staff recommends **denial** of the request to amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community, as reasoned below:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Residential density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.



Memorandum

To be presented at the September 22, 2025, meeting of the Mayor and City Council

September 17, 2025:

RE: Zoning map amendment application ZA-C2500171. PR Land Investments, LLC, proposes to Amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community for the construction of a 120-unit residential subdivision.

To the Mayor and City Council of Dawsonville,

The Planning and Zoning Department has been made aware of the letter addressed to City officials on September 16, 2025, on behalf of PR Land Investments, LLC. Additionally, the Department is in receipt of an updated Letter of Intent (LOI) for the subject development proposal. This memorandum has been prepared to support staff analysis and summarize the updated LOI.

The letter provided by Taylor Duma, LLP, who provides legal counsel for the applicant, addresses the staff recommendation of the subject rezoning request. The Planning and Zoning Department staff maintain a recommendation of *denial* due to the following circumstances:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Residential density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.

The applicant's letter provides an additional circumstance of denial; however, the staff report had been adjusted to only include the two reasons above after the August 11, 2025, Planning Commission meeting. As provided in the current staff report, staff classify the proposed housing product as *single-family*, which is defined as "a building designed or arranged to be occupied by one single housekeeping unit only as a residence" (Sec. 301). The applicant's team has self-identified the housing type as "semi-detached," an acceptable building type in the RPC: Residential Planned Community district.

Staff does not agree with this self-identification. "Semi-detached" is not a defined term in the Zoning Ordinance, pursuant to Sec. 301, which governs definitions, "terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context." The Merriam-Webster dictionary defines "semidetached" as "forming one of a pair of residences joined into one building by a common sidewall." Similarly, the Collins Dictionary defines "semi-detached" as "a house that is joined to another house on one side by a shared wall."

The residences are not proposed to share any common sidewalks; therefore, they appear misaligned with the dictionary definitions. The letter also references statements made by the City Attorney, Kevin Tallant, at the August 11, 2025, Planning Commission meeting. Since the meeting, staff has communicated with Mr. Tallant and maintain an interpretation that the proposed housing type is not consistent with “semi-detached” residences.

In the RPC: Residential Planned Community district, “the overall net density shall be no more than one [1] unit per acre except for multi-family applications which shall be four [4] units per acre” (Sec. 1802.3). The proposed development would have a density of 3.46 dwelling units per acre, which does not conform to district requirements for detached, single family dwellings like those proposed. Pursuant to the definition of a variance (Sec. 301), a zoning variance from density requirements is not possible.

The City of Dawsonville adopted the current Comprehensive Plan in 2023, which serves as the basis for City land use policy and organizes Dawsonville into Character Areas. The subject assemblage is split between the Gateway Corridors and Residential Character Areas. The proposed development may generally align with the Gateway Corridors Character Area, but staff believes it does not meet the stated intent of the Residential Character Area. “Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]” in the Residential Area (Comprehensive Plan pg. 45). Staff has not evaluated the policy for effectiveness when stating that it does not agree with the subject proposal; instead, it’s compared with the proposed gross residential density of 3.46 dwelling units per acre. The stated intent of this Area might conflict with other City goals and policies, which should be weighed at the discretion of the Mayor and City Council.

The original submittal, dated June 4, 2025, provided for a 14-acre, public “Maple Street Extension Park” to front Highway 9. The updated letter of intent has reduced the park size to 10 acres. This 29% reduction of the proposed park area is not explained in the letter, nor is it visualized, as no updated concept plan has been provided. A supportive statement for the parkland reduction, or an updated concept plan, may assist staff and City leadership in an informed assessment of changes to the proposal.

The *applicant* provided nine (9) proposed conditions of zoning approval as part of their original submittal. The updated letter of intent contains eighteen (18) conditions of approval, which also includes the removal of some originals. The table below compares *similar* conditions between the submittals:

Original Applicant Submittal (June 4, 2025)	Updated Applicant Submittal (September 16, 2025)
(1) As required by Zoning Ordinance § 1802(6), the Project shall be developed in general compliance with the Concept Plan, notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia, and with reasonable modifications necessary to fully engineer and develop the Project on the Property.	(1) As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the “Development”) shall be developed in general compliance with the Concept Plan for “Gilleland-Jenkins Tract” dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the “Concept Plan”), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the “Zoning Ordinance”), and with reasonable modifications necessary to fully engineer and construct the Development.
(2) The minimum heated square footage of dwellings within the development shall be	(5) The minimum heated square footage of dwellings in the Development shall be 1,734.

1,734.	
(3) The minimum width of dwellings within the development shall be 22 feet.	(6) The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
(4) The term "semi-detached" dwellings shall be deemed multi-family dwellings, and semi-detached dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).	(11) "Semi-detached" dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
(5) The development shall include, as an active amenity, a walking trail, a playground area, and the public use area contemplated by the Concept Plan submitted with the Application.	(12) The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
(7) The Applicant, its successors or assigns, contemporaneous with its submission of an application for land disturbance permit, shall commission civil engineering design for the traffic circle (i.e., roundabout) contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The City will utilize said plan, and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of said traffic circle (i.e., roundabout).	(17) The Developer's civil construction plans for a land disturbance permit (the "LDP") for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer's civil engineer, for a traffic circle (i.e., roundabout) (the "Roundabout") at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
(9) Notwithstanding Section 109-53 of The Code of Dawsonville, Georgia, the Applicant shall install a 5' sidewalk on the south side of the Maple Street Extension only and shall grade the shoulder on the north side of the Maple Street Extension to provide for a potential 8' wide multi-use path to be constructed by the City in the future.	(15) The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDE WALK".

The following conditions of approval are *newly proposed* by the applicant:

- (2) The maximum number of lots in the Development shall be 120.
- (3) The minimum lot width in the Development shall be 34 feet as measured at the building line.

- (4) The minimum side setback, as measured from the foundation, shall be 4 feet.
- (7) The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
- (8) Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
- (9) Dwellings shall be sold as fee-simple dwellings.
- (10) A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
- (13) The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as "PROPOSED SUBDIVISION STREET (PRIVATE)" AND "20' PROPOSED ALLEY (PRIVATE)") shall be private.
- (14) At the Developer's expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street's current termination and connecting to Highway 9 (the "Maple Street Extension"), as generally shown and labeled on the Concept Plan as "MAPLE ST. PROPOSED EXTENSION (PUBLIC)", subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly, the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.
- (16) The Developer shall dedicate to City the areas labeled on the Concept Plan as "PUBLIC USE LAND", "NEIGHBORHOOD PARK", and "MAPLE ST. PROPOSED EXTENSION (PUBLIC)" (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. This Public Use Land will be dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.
- (18) Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.

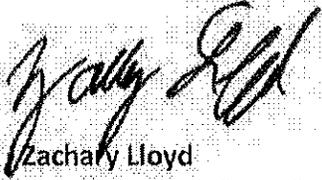
The following conditions of approval were provided in the original submittal but are *no longer proposed*:

- (6) The property contemplated by the Concept Plan for dedication for public purposes, including, but not limited to public park space, shall be included in calculating the required open space for the development.
- (8) The Public Use Land, once conveyed to the City, shall be automatically zoned INST, Institutional District, without the necessity for any further action by the City Council.

In conclusion, the applicant has provided staff report feedback and an updated letter of intent with new

proposed conditions and the reallocation of nearly 4 acres away from public recreational use. Absent an updated concept plan, the site layout changes provided in the updated letter cannot be fully understood.

Best regards,

A handwritten signature in black ink, appearing to read "Zachary Lloyd". The signature is stylized and cursive.

Planning & Zoning Department

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G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 15, 2025
5:00 P.M.

1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Jacob Evans, Deputy City Clerk Tracy Smith, Public Works Director Trampas Hansard, Utility Operations Manager Blake Croft, Finance Director Robin Gazaway, Director of Downtown Development Amanda Edmondson and Planning and Zoning Administrator Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Walden thanked the organization Boots on the Ground who help those in need. They were handing out free food, toys and Christmas trees in Main Street Park on Sunday. He appreciates them giving back to the community.
5. **APPROVAL OF THE AGENDA:** Motion made by M. French to remove Item #11 from the agenda and place it on the January 22, 2026 agenda; motion dies for lack of a second.

Motion to approve the agenda as presented made by W. Illg; second by C. Phillips. Vote carried three in favor (Illg, Phillips, Sawyer) with one opposed (French).
6. **PUBLIC INPUT:** The following person spoke during public input:
 - Michael Miller, 285 Parkway 575, Woodstock – He spoke regarding Item #10 on the agenda and provided information on their contribution to road infrastructure and improvements. He asked the Council to consider approving the rezoning request.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a - d) made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held December 1, 2025
 - Executive Session held December 1, 2025
 - b. Approve 2026 Professional Services
 - **City Attorney – Tallant Howell**
 - **Auditor – Alexander, Almand and Bangs, LLP**
 - **Engineers – Turnipseed Engineers, Inc.**
BField Engineering, LLC
Civil Engineering Consultants, Inc.
BM&K Construction and Engineering (Paving Projects)
 - **City Solicitor – Jonah Howell**
 - **Testing of Wastewater – Environmental Management Services**
 - **Geologist – A&S Environmental Services**
 - **Repair/Installation of Water & Sewer Infrastructure – Townley Construction**
 - **Airport Consultant Engineering Services – Lead Edge Design Group**
 - **Long Term Water Quality Monitoring – Vanasse Hangen Brustlin, Inc.**
 - c. Approve 2026 Mayor & Council Board Designations and Compensation
Compensation of one meeting per month as designated below when attended:
 - **Planning Commission – Caleb Phillips**
 - **Historic Preservation Commission – Mark French**
 - **Downtown Development Authority – William Illg**
 - **Family Connection – Sandy Sawyer**
 - **Board of Health – Mark French**
 - **Animal Control Board – Caleb Phillips**
 - **Chamber of Commerce – Mayor or Mayor Pro-Tem**
 - **Dawsonville History Museum – Mayor or Mayor Pro-Tem**
 - **GMA – Mayor or Mayor Pro-Tem**
 - **GMRC – Mayor or Mayor Pro-Tem**

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d. Approve Managed IT Service Agreement with Syclone Designs, Inc.

8. BOARD APPOINTMENTS TO THE DOWNTOWN DEVELOPMENT AUTHORITY: Motion made by W. Illg to appoint the following board members to the Downtown Development Authority:

- Tasha Howell; Term: 01/01/2026 – 12/31/2029 (Reappointment)
- Jamie McCracken; Term 01/01/2026 – 12/31/2029 (Reappointment)
- Chris Sheets; Term 01/01/2026 – 12/31/2029 (Reappointment)
- Linda Hudson to Fulfill the Unexpired Term of Dwight Gilleland through 12/31/2027

Second by C. Phillips. Vote carried unanimously in favor.

9. EMPLOYEE RECOGNITION: The Mayor and Council recognized Annette Watson as the November Employee of the Month. John Tautm received a four year service award and Stacy Harris received an eight year service award.

BUSINESS

10. ZA-C2500171: PR Land Investments, LLC has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-1 and R-3: Restricted Single-Family Residential District and Single-Family Residential District to RPC: Residential Planned Community, for the development of 120 single-family semi-detached homes. Tax Map Parcel 093 010 (592 HWY 9 S), Tax Map Parcel 093 011 (93 Southwest Border Ave), Tax Map Parcel D02 004, and Tax Map Parcel D04 010 (416 HWY 9 S). Public Hearing Dates: Planning Commission July 14, 2025, at 5:30 p.m. and City Council August 4, 2025, at 5:00 p.m., tabled to September 22, 2025. City Council for a decision on October 20, 2025; applicant requested postponement to December 15, 2025.

CPL Representative Dana Spayde read the zoning amendment request including staff and EMS comments. She reported the applicant provided an updated traffic impact study which accounts for school traffic and includes a recommendation for a left turn and right turn lane onto Highway 9 South.

Motion to approve ZA-C2500171 with twenty-two stipulations as represented in Exhibit "A", with item number twenty-two being changed from \$2,000 to \$2,400 per lot allowing the funds to be used for road infrastructure and sidewalks made by C. Phillips; second by W. Illg. Councilmember Illg stated he would prefer to see the semi-detached homes with a connection that is located underground. Councilmember Sawyer stated there has been a lot of time and effort put forth by those who are in favor of this project and opposed to it. She said this is a time where the City can get it right to have the infrastructure in place prior to the development. Councilmember French stated the Planning Commission and the staff recommended denial of the project. Vote carried three in favor (Phillips, Illg, Sawyer) with one opposed (French).

11. ORDINANCE NO. 05-2025: AN ORDINANCE TO REGULATE THE DISCHARGE OF FIREARMS WITHIN CITY LIMITS OF THE CITY OF DAWSONVILLE TO PROVIDE FOR EXCEPTIONS; TO PROVIDE FOR DEFINITIONS; TO ESTABLISH A PENALTY FOR VIOLATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. FIRST READING: DECEMBER 1, 2025; SECOND READING AND CONSIDERATION TO ADOPT: DECEMBER 15, 2025. Attorney Tallant presented the second reading of the ordinance.

Motion to approve Ordinance No. 05-2025 as presented made by M. French; second by C. Phillips. Councilmember Phillips stated he is against the ordinance and believes there are laws already in place to address the issue. Councilmember Illg stated making decisions include weighing competing concerns and making the best decision he can based on the facts. He stated he will be voting against the ordinance due to no injuries or property damage incidents being reported within the City limits and issues with enforcement. He further stated there are already existing laws in place to handle reckless conduct concerning the discharge of firearms. He also stated his view on information provided by Councilmember French concerning neighboring cities who currently have an ordinance in place. He continued to say that he cannot support an ordinance that impacts the entire population of the City

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when it is only effecting one neighborhood and provided his concerns regarding the ordinance itself. Lastly he stated unsafe firearm use is already illegal and recognizes that lawful hunting and gun ownership is a part of the Dawsonville culture, adding the Council does not need to add more regulation on the discharge of firearms when the existing laws already address the issue. Motion to approve did not pass; vote carried one in favor (French) with three opposed (Phillips, Sawyer, Illg).

12. 2026 VAPE LICENSES: Motion made by S. Sawyer to approve the following 2026 Vape Licenses:

- Dawsonville Liquor, LLC dba City Liquor, 25 Roy Hall Street South
- Shree Gajkarna Corp dba Gold Creek Market, 2131 Hwy 9 North, Suite 100
- Circle K Stores, Inc., 74 Hwy 9 North
- Big H International, Inc. dba Express Food Mark, 236 Hwy 53 West, Suite 110

Second by W. Illg. Vote carried unanimously in favor.

13. MEMORANDUM OF UNDERSTANDING WITH GEORGIA DEPARTMENT OF AGRICULTURE:

Motion to approve the Memorandum of Understanding as presented made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

STAFF REPORTS

14. JACOB EVANS, CITY MANAGER: He reported there was one leak adjustment for the month totaling \$272.42

15. ROBIN GAZAWAY, FINANCE DIRECTOR: Financial reports were provided to represent fund balances and activity through November 30, 2025.

MAYOR AND COUNCIL REPORTS

Councilmember French read the following statement:

"Recently, a State Representative seeking election to the upper house of the Georgia State Legislature issued an "official statement" regarding a proposed ordinance of the City of Dawsonville to regulate the discharge of firearms within its corporate limits. The statement asserted the ordinance is "rushed, overly broad, and likely unconstitutional."

Had the gentleman conducted even a modest degree of research upon the matter to which he has attempted to espouse such immense knowledge, he would have recognized the State of Georgia grants local governing bodies the authority to address matters of public safety within their respective jurisdictional boundaries. The City of Dawsonville's proposed ordinance is intended to do just that, improve the safety of its growing population.

The Charter of the City of Dawsonville clearly states in Section 2.24(6) "an ordinance may be introduced by any councilmember." It further states "Upon introduction of any ordinance, the clerk shall distribute a copy to the mayor and to each councilmember before the same is adopted." Additionally, except for emergency ordinances, an ordinance shall not be adopted the same day it is introduced. The assertion the proposed ordinance is "rushed" is simply inaccurate.

Likewise, the assertion made by the gentleman that the proposed ordinance is overly broad is inaccurate. In fact, it was carefully drafted with the clear intent of improving the safety of residents within the more densely populated residential areas of the City of Dawsonville along with recreational areas, schools, and places of worship. The proposed ordinance has no impact upon the less densely populated portions of the City of Dawsonville.

Perhaps most concerning to me is the assertion the proposed ordinance is "likely unconstitutional." I wonder if the gentleman is aware that of the six county seats located within the district to which he aspires to serve as a Georgia State Senator, all but one has an ordinance which regulates the discharge of firearms within their respective corporate boundaries. The ordinances of these cities are far more restrictive than the ordinance proposed by the City of Dawsonville (see Exhibit-A). Is he suggesting the City of Blairsville, City of Blue Ridge, City of Dahlonega, City of Ellijay, and the City of

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5:00 P.M.

Jasper have all enacted ordinances which are unconstitutional? One would like to believe an individual who has served in the State Legislature would have a far better understanding of what is and is not unconstitutional.

As for my position on the proposed ordinance, I am in favor of common-sense regulations which promote improved safety for both current and future residents of the City of Dawsonville. It is important to recognize no ordinance drafted by human hands will ever be perfect. However, I am of the opinion it would be irresponsible not to consider some reasonable measure to improve public safety before a tragedy takes place."

Councilmember Sawyer recognized Randy Davis for six years of service to the City as a member of the Planning Commission. Councilmember French also shared his appreciation for Randy's service to the City.

- 16. ADMINISTER OATH OF OFFICE TO ELECTED OFFICIALS:** Attorney Tallant administered the Oaths of Office to Councilmember Elect (Post 2) William Illg and Councilmember Elect (Post 4) Mark French.
- 17. 2026 MAYOR PRO-TEM APPOINTMENT:** Motion to appoint Councilmember Illg as the Mayor Pro-Tem for 2026 made by S. Sawyer; second by C. Phillips. Vote carried three in favor (Sawyer, Phillips, Illg) with one opposed (French).

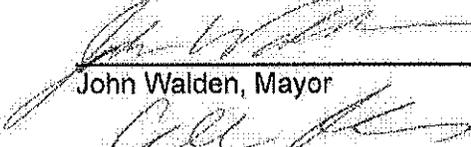
Mayor Walden wished the community Merry Christmas and Happy New Year stating his prayer is we end the year on a high note and begin a new chapter looking forward to 2026. He further stated this is the season in which we let people know how much we care about them, even if they are our enemies asking people to show love and compassion.

ADJOURNMENT

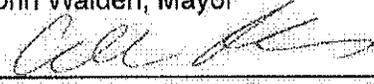
At 5:46 p.m. a motion to adjourn the meeting was made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

Approved this 5th day of January, 2026

By: CITY OF DAWSONVILLE



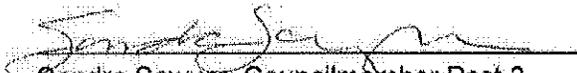
John Walden, Mayor



Caleb Phillips, Councilmember Post 1

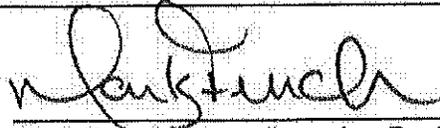
absent

William Illg, Councilmember Post 2



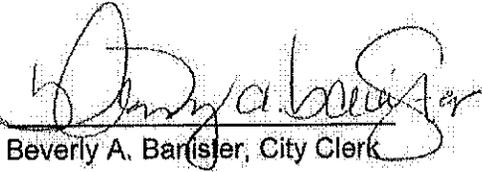
Sandra Sawyer, Councilmember Post 3

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 15, 2025
5:00 P.M.



Mark French, Councilmember Post 4

Attested:



Beverly A. Barister, City Clerk

1. As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the "Development") shall be developed in general compliance with the Concept Plan for "Gilleland-Jenkins Tract" dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the "Concept Plan"), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the "Zoning Ordinance"), and with reasonable modifications necessary to fully engineer and construct the Development.
2. The maximum number of lots in the Development shall be 120.
3. The minimum lot width in the Development shall be 34 feet as measured at the building line.
4. The minimum side setback, as measured from the foundation, shall be 4 feet.
5. The minimum heated square footage of dwellings in the Development shall be 1,734.
6. The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
7. The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
8. Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
9. Dwellings shall be sold as fee simple dwellings.
10. A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
11. "Semi-detached" dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
12. The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
13. The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as "PROPOSED SUBDIVISION STREET (PRIVATE)" AND "20' PROPOSED ALLEY (PRIVATE)") shall be private.
14. At the Developer's expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street's current termination and connecting to Highway 9 (the "Maple Street Extension"), as generally shown and labeled on the Concept Plan as "MAPLE ST. PROPOSED EXTENSION (PUBLIC)", subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be a public road and shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly,

the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.

15. The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDE WALK".
16. In addition to dedicating the Maple Street Extension, if requested by the City, the Developer shall dedicate to the City the areas labeled on the Concept Plan as "PUBLIC USE LAND" and "NEIGHBORHOOD PARK", (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. If the City requests dedication of the Public Use Land, it will be dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.
17. The Developer's civil construction plans for a land disturbance permit (the "LDP") for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer's civil engineer, for a traffic circle (i.e., roundabout) (the "Roundabout") at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
18. Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.
19. As acknowledged by Applicant in a letter from Applicant's representative addressed to Mayor and Council dated October 15, 2025, construction of homes in the Development shall not commence until completion of the current Flat Creek Water Pollution Control Plant expansion.
20. Developer shall commence construction of the Maple Street Extension within four (4) months of the approval of the LDP for the Development, and construction of the residential lots within the Development shall not commence until the Maple Street Extension is substantially complete.
21. In conjunction with Applicant's current project located along Highway 53 between Harry Melling Street and Maple Street North, Applicant shall request permission from GDOT and the utility pole owner that the utility pole at the southeast corner of the intersection of Maple Street and Highway 53 be relocated in anticipation of the potential future reconfiguration of that intersection.
22. Upon issuance of a final plat for the Development, Developer shall contribute to the City \$2,400 per approved lot shown on that final plat for the City's use in the improvement of the intersection of Maple Street and Highway 53 (including the cost of the utility pole relocation described in Condition 21 above) and/or the construction of the proposed

perimeter road/bypass around downtown Dawsonville. This contribution shall be in addition to any Impact fees that are due upon the issuance of a residential building permit.

ETHICS COMPLAINT

COUNCILMEMBER

SANDRA SAWYER

POST 3



CITY OF DAWSONVILLE
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Phone #: (706) 265-3256 Fax #: (706) 265-4214
Email: clerk@dawsonville-ga.gov

Ethics Complaint Form

Pursuant to the City of Dawsonville, Georgia Ethics Ordinance, this form MUST be used to report alleged violations of any portion of the Ethics Ordinance. Failure to provide the information requested could result in the dismissal of the complaint. Please type or print legibly in ink.

When completed, the form must be submitted to the City Clerk whose office is located at: Dawsonville City Hall, 415 Hwy 53 E, Suite 100, Dawsonville, GA 30534.

COMPLAINANT INFORMATION

Name: Russell Barefield

Mailing Address: 367 Gold Bullion Drive East Dawsonville Georgia 30535

Phone: 678-414-6384

Email: [REDACTED]

RECEIVED
FEB 05 2026
BY: *b.bausger*

ALLEGED VIOLATOR

(Note: A separate ethics complaint must be filed for each person alleged to have engaged in any activity violating the Ethics Ordinance even if the allegations arise from the same factual basis.)

Name: Sandy Sawyer

Title: City Council Member Post #3

ALLEGED VIOLATIONS

Identify each of the specific provisions of the Ethics Ordinance alleged to have been violated by the Alleged Violator named above.

1. Dawsonville Georgia Code of Ordinances Section 3.16 Oath of Office
2. _____
3. _____
4. _____
5. _____
6. _____

(If additional specific provisions are alleged to have been violated, please attach a supplemental list identifying the additional specific provisions)

For each of the specific provisions identified above (and in any supplemental list attached to this Complaint), provide a separate statement of all relevant facts, including the dates and/or time periods upon which the alleged violation occurred.

The statement may be typed or printed in the space provided below, or it may be included in a separate attached document. If more than one specific provision of the Ethics Ordinance is alleged to have been violated, either this page may be copied and attached, or additional pages may be attached in order to describe each of the sections alleged to have been violated separately.

Provision Alleged to Have Been Violated: Oath of Office

Date(s) of Alleged Violation: December 15, 2025

Facts Supporting Alleged Violation: During the December 15, 2025 regular scheduled city council meeting the city council voted on the following:

ZA-C2500171: PR Land Investments, LLC – this application request was approved by council member Sandy Sawyer with a 20-foot-wide road in the neighborhood. This approval is against the city staff recommendation (memo dated September 17, 2025) and also against 2 current City Ordinances (Section 109-30 Minimum Requirements and 109-35 Private Roads). As part of the Dawsonville Georgia Code of Ordinances – Oath of Office Section 3.16, Council member Sawyer took the Oath of Office to protect many city provisions including upholding the City Ordinances. In this case his Oath was not upheld and went not only against the City Staff but also the City Ordinances

SUPPORTING MATERIALS:

List all materials (including documents, recordings, transcripts, affidavits, etc.) that may be relied on to support and prove the alleged violation(s) identified above. If extra pages are needed, copy this page and attach it to this Complaint. Attach a copy of all listed materials to this Complaint.

1. Dawsonville Georgia Code of Ordinances - Oath of Office – Section 3.16
2. Dawsonville Georgia Code of Ordinances – Section 109-30 Minimum Requirements
3. Dawsonville Georgia Code of Ordinances – Section 109-35 Private Roads
4. City Planning Staff Report – September 17, 2025
5. City Council Meeting Minutes approved – January 5, 2025
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Section 3.16. - Oath of officers.

Before a person takes any elected office in the city government, he or she shall take before an officer of the state authorized to administer oaths the following such oath or affirmation:

"I do solemnly swear or affirm that I will faithfully perform the duties of _____ of this city, that I will in all respects observe the provisions of the Charter, the Code of Ethics and ordinances of the City of Dawsonville; and that I will support and defend the Charter thereof, as well as the Constitution of the United States and of the State of Georgia. I am not the holder of any unaccounted for public money due this state or any political subdivision or authority thereof. I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding. I am otherwise qualified to hold said office according to the Constitution and laws of the State of Georgia. I have been a resident of [my district and] the City of Dawsonville for the time required by the Constitution and laws of this state and by the municipal charter. I will perform the duties of my office in the best interest of the City of Dawsonville to the best of my ability without fear, favor, affection, reward, or expectation thereof. So help me God."

(Ord. of 1-22-2019, § 7)

Sec. 109-30. - Minimum requirements.

On any existing street having a right-of-way less than the minimum which abuts a property being developed, one-half of the required width of right-of-way, measured to the centerline of the existing right-of-way, shall be dedicated at no cost to the city along the entire property boundary abutting the existing street.

Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate these improvements.

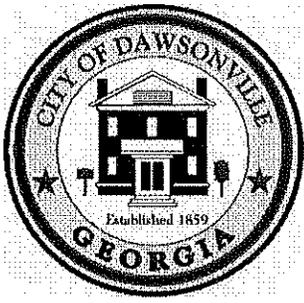
Minimum widths for construction (new streets or widening sections) are specified in the table below. Roadway width dimensions are back of curb to back of curb.

Road Classification	Minimum Right-of-Way Width	Minimum Roadway Widths
Arterial - Primary	100'	66'
Arterial - Secondary	100'	52'
Collector - Primary	60'	52'
Collector - Secondary	60'	42'
Local - Non-residential	60'	28'
Local - Non-residential cul-de-sac	120'	50'R
Local - Residential	50'	30'
Local - Residential cul-de-sac (dead-end street less than 150 feet)	100'	40'R
Local - Residential cul-de-sac (dead-end street exceeding 150 feet)	120'	50'R

Sec. 109-35. - Private roads.

Private roads must be built to public street standards and shall have blue signs designating the street name.

(Ord. of 7-15-2019, § 1)



CITY OF DAWSONVILLE

Planning Staff Report

Request to Amend the Zoning Map (Rezone)

APPLICANTPR Land Investments, LLC

CASE NUMBERZA-C2500171

REQUESTAmend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community for the construction of a 120-unit residential subdivision.

CURRENT ZONING DESIGNATIONSR-1: Restricted Single Family Residential (parcels 093 010 and 093 011); R-3: Single Family Residential (parcels D02 004 and D04 010)

SITE AREA.....+/- 34.71 acres

LOCATION592 Hwy 9 S, 93 SW Border Ave, 416 Hwy 9 S

TAX MAP PARCELS.....093 010, 093, 011, D02 004, D04 010

FUTURE LAND USE DESIGNATIONS.....Gateway Corridors, Residential

PLANNING COMMISSION PUBLIC HEARING DATE...July 14, 2025 (recommendation tabled to August 11, 2025)

PLANNING COMMISSION PUBLIC MEETING DATE...August 11, 2025

CITY COUNCIL PUBLIC HEARING DATE September 22, 2025

CITY COUNCIL DECISION MEETING DATE * December 15, 2025 (postponed from October 20, 2025)

INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone four (4) parcels for the development of a 120-unit residential subdivision. Specifically, the applicant has requested the “Jenkins Tract” assemblage, zoned R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District, be rezoned to RPC: Residential Planned Community. Additionally, this proposal includes a public through road from Maple Street S to Highway 9 S and a public park. If the development is approved and constructed as proposed, the gross residential density would be 3.46 dwelling units per acre.

PROPOSAL

The subject 34.7-acre assemblage is in a primarily residential area. The site is developed with two single-family houses and one manufactured home, the oldest of which was constructed in 1938. The site directly abuts

*City Council meeting dates are subject to change

Atlanta Highway to the east, Maple Street to the southwest, and Southwest Border Avenue to the west. If the subject proposal is developed, all existing buildings on site would be removed.

The proposal has three main components; 120 residences, the extension of Maple Street to Highway 9, and a 10-acre passive “public park”. The residences would be constructed on individual lots, allowing for fee-simple ownership. In addition to the “Maple Street Extension,” the development is depicted with an additional street and alley, both privately owned. The application describes the residential component as “single-family semi-detached homes.” Dwellings which would front the proposed through road (the “Maple Street Extension”) and Highway 9 would have garages at the rear, while the other residences would have front-loaded garages. The RPC: Residential Planned Community district encourages “flexible and creative concepts in site planning,” allowing developers to propose some of their own standards. The table below provides additional specifications for the proposed residences.

Specification	Proposed Development Standards
Heated Floor Area (HFA)	1,737 to 2,281 sq. ft.
Lot Width	34 ft. minimum
Front Building Setback (includes corner lots)	30 ft. minimum
Side Building Setback	4 ft. minimum
Rear Building Setback	20 ft. minimum
Dwelling Unit Separation	8 to 12 ft.
Driveway Length (garage to sidewalk)	33 ft. minimum

Sec. 1802.3 of the Zoning Ordinance governs residential density in the RPC: Residential Planned Community district and provides “the overall net density shall be no more than one [1] unit per acre except for multi-family applications which shall be four [4] units per acre.” The proposed development would have a density of 3.46 dwelling units per acre, which does not conform to district requirements for single-family dwelling types. Pursuant to the definition of a variance (Sec. 301), a zoning variance from density requirements is not possible.

The application self-identifies the proposed residences as “semi-detached.” Semi-detached residential is an acceptable housing type in an RPC: Residential Planned Community; however, staff determines the proposed residences are single-family detached, *not* semi-detached. “Semi-detached” is not a defined term in the Zoning Ordinance; pursuant to Sec. 301, “terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context.” The Merriam-Webster dictionary defines “semidetached” as “forming one of a pair of residences joined into one building by a common sidewall.” Similarly, the Collins Dictionary defines “semi-detached” as “a house that is joined to another house on one side by a shared wall.” The applicant proposes the residences “share an underground footing or foundation wall,” and if requested, “an above ground element between connected, semi-detached dwellings, such as a connecting knee wall with a gate.” The residences are not planned with common sidewalls; therefore, they are misaligned with the dictionary definitions. Staff concludes the proposed housing type is single-family detached and must adhere to the applicable requirements for single-family housing in the RPC: Residential Planned Community district, permitting a maximum density of one (1) dwelling unit per acre.

Each proposed residence would have a two-car garage, and each driveway would be able to hold two vehicles side-by-side. Dwellings would range from 22 to 26 feet in width and measure two stories. Homebuyers would

be able to select elevation and floor plans from approximately 25 combinations. The distance between each garage and the back of the sidewalk would measure 33 feet; allowing for larger personal vehicles in driveways without sidewalk obstructions.

Residents of the development would be served by an active amenity area, shown separate from the proposed public park. This active amenity area satisfies Sec. 1802.3 requirements. The letter of intent does not detail proposed amenities; however, a paved walking trail and children's play area are conceptualized. A mail kiosk and parking spaces to serve the area are also provided.

The applicant proposes a new, public through road to serve the development and local area; the "Maple Street Extension." This new route would begin at Maple Street, just south of its intersection with Flat Creek Dr, and terminate in a three-way intersection with Highway 9 S. This proposal would necessitate a partial reconfiguration of Maple Street S. From Maple Street S, the route would take a winding, northeasterly route toward Highway 9 S, serving the proposed residences on the southeastern side, and stormwater facilities and public land to the northwest.

As part of the submittal, the applicant proposes "Maple Street Extension Park," a public recreation area. The park, originally planned for 14 acres, has since been clarified to be 10 acres. Much of this area is often submerged or otherwise prone to regular flooding. The applicant has not specified the size of the recreation area, nor are any features or amenities of the space conceptualized or explained. It is unclear where visitors would park their vehicles, as no parking area is conceptualized besides the "private" spaces near the (private) resident amenity area.

On the concept plan, the development is depicted with sidewalks on both sides of the internal, private road, but the through road is shown with a sidewalk only on the side closest to the residences. Pursuant to Sec. 109-53(b) of Dawsonville Street Standards, "sidewalks shall be provided along both sides of all roads within residential developments and along the entire length of the property where a road entrance is constructed." Therefore, sidewalks must be constructed along both sides of the "Maple Street Extension" to meet the Standards. On December 2, 2025, the applicant provided an updated traffic impact study for the proposed development, accounting for school traffic. The study recommends left-turn and right-turn lanes be provided on Hwy 9 S to serve the development entrance, via the proposed Maple Street Extension. Induced demand for the Maple Street Extension, for travelers not residing within the development, "is expected to be low" during a typical weekday. The route could serve as an alternative when other roads are congested or closed for downtown events or emergency purposes.

Included in the subject request are eighteen (18) proposed zoning conditions to accompany the desired rezoning. The original application contained nine (9) proposed conditions of zoning. Zoning Ordinance Sec. 916 allows for conditional approval through the implementation of zoning conditions. As part of the formally submitted application, the following zoning conditions are proposed by the applicant to the City:

1. As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the "Development") shall be developed in general compliance with the Concept Plan for "Gilleland-Jenkins Tract" dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the "Concept Plan"), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the "Zoning Ordinance"), and with reasonable modifications necessary to fully engineer and construct the Development.

2. The maximum number of lots in the Development shall be 120.
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6. The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
7. The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
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9. Dwellings shall be sold as fee simple dwellings.
10. A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
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15. The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDEWALK".
16. The Developer shall dedicate to City the areas labeled on the Concept Plan as "PUBLIC USE LAND", "NEIGHBORHOOD PARK", and "MAPLE ST. PROPOSED EXTENSION (PUBLIC)" (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. This Public Use Land will be

dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.

17. The Developer’s civil construction plans for a land disturbance permit (the “LDP”) for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer’s civil engineer, for a traffic circle (i.e., roundabout) (the “Roundabout”) at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
18. Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.

To be adopted, zoning conditions must be set forth in the minutes of application approval (Sec. 916). At the applicant’s discretion, they may recall any proposed stipulation not formally adopted by the Mayor and City Council as a condition of zoning, provided it does not result in a violation of the Code.

The applicant has not submitted any variance requests alongside this rezoning application.

At their public meeting on July 14, 2025, the Planning Commission tabled the subject rezoning request to their next regularly scheduled public meeting (August 11, 2025). During their August 11 public meeting, the Planning Commission recommended the subject rezoning request be denied.

On September 16, 2025, the City received an updated letter of intent, in addition to a letter addressed to the Mayor and City Council regarding the subject rezoning case. The Mayor and City Council held a public hearing on this case on September 22, 2025, public meeting, with intent to issue a decision at the scheduled October 20, 2025, meeting. On October 16, 2025, the City received a notice of postponement from the applicant’s representative, to postpone the decision to the scheduled meeting on December 15, 2025.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>	<i>Abutting Subdivisions/Developments</i>
North	R-1, R-3, R-6, HB, CIR	Single-family residential, multi-family residential, restaurant, small office, vacant land	Maple Street Town Homes (R-3)
South	R-1, R-3, INST	Single-family residential, vacant land	Burt’s Crossing (R-3)
East	R-3, HB, CIR	Single-family residential, vacant land	Burt’s Crossing (R-3)

West	R-1, R-3, INST, HB	Single-family residential, multi-family residential, restaurant, water treatment facility, vacant land	Maple Street Town Homes (R-3)
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COMPREHENSIVE PLAN

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is split between the Gateway Corridors and Residential Character Areas.

The Gateway Corridors Character Area “is the area immediately outside of Central Dawsonville that features a mix of uses, including modern subdivisions and shopping centers, and is most often characterized by the transition from downtown to more rural Dawson County. Its designation is both the result of this need to transition between extreme densities and the desire to strengthen the urbanized core of Central Dawsonville.

As development in this area will comprise mostly of residential uses and smaller-scale commercial activities, it has been designated Urban Neighborhood. As implied, the scale and form of new development should complement (not necessarily be equal to) that found in Central Dawsonville, particularly with regards to the density of land use, size of blocks and capacity for pedestrian accessibility. Streets should maintain connectivity, especially downtown, and properties should limit frontage parking areas. Residential uses may include subdivisions, but these should minimize cul-de-sacs, feature multiple access points, and emphasize connectivity with the city.

Heavier commercial and public activity centers may be reserved for key nodal locations, at the intersection of arterial roadways. This would maximize the infrastructure while preserving the traffic flow, minimizing the number of curb cuts along arterials or traffic flow on collector roads.”

Permissible land use types in the Gateway Corridors are Commercial and Residential.

The Residential Character Area “represents the outlying residential portions of the city to the northwest, northeast and south. There are no immediate plans to alter their general form or land use, and long-term plans suggest these areas will remain residential. Present levels of agricultural activity will continue as development pressures will allow, but neither the city nor the county will pursue capital improvements in this region to facilitate new development.

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]. Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.”

Permissible land use types in Residential Character Area are Residential, Agricultural, and Conservation.

The proposed development incorporates *residential, conservation, and recreational* land uses, which generally align with the intent of the Residential and Gateway Corridors Character Areas. However, the proposed gross residential density of 3.46 du/acre surpasses the intended 0.2 du/acre density of the Residential Character Area.

ANALYSIS

(1) Sec. 909 – Criteria to consider for map amendments (rezonings).

Any proposed amendment to the zoning map shall be submitted by application with a copy of the plat and payment of a fee set by the governing body for the application and review of the proposed amendment to the zoning map. Applicants shall submit six copies of any proposed zoning map amendment and plat to the planning director or designee for distribution to the applicable bodies and/or review agencies. The planning director or designee may require more or less copies depending on the nature and extent of required review. Applications which require action by the governing body shall require disclosure of any conflicts of interest as specified in the Georgia Zoning Procedures Act.

The applicant, staff, planning commission and governing body should review an application for zoning map amendment with regard to the following criteria:

(Language in bold is from the City of Dawsonville Zoning Ordinance. Bullet information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**
 - Most properties near the subject assemblage are zoned residential (R-1: Restricted Single-family Residential, R-3: Single-family Residential, and R-6: Multiple-family Residential).
 - i. These properties are vacant or developed with detached or multi-family housing.
 - Some nearby properties are zoned for commercial (HB: Highway Business and CIR: Restricted Industrial Commercial) or institutional (INST: Institutional) land uses.
 - i. These properties are vacant or developed with restaurants, small offices, or detached dwellings.
 - Staff do not anticipate any adverse effects on the use or habitability of nearby properties resulting from the proposal.

- 2. The extent to which property values are diminished by the particular zoning restrictions.**
 - As currently zoned, the assemblage is developed with very low-density, single-family housing.
 - i. Several abutting sites are developed residentially at moderate or higher densities, most of which are zoned R-3: Single-family Residential rather than R-1: Restricted Single-family Residential.
 - Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites' property values.

- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**
 - Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.

- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
 - As part of the proposed zoning map amendment, the applicant would construct a through road, known as the "Maple Street Extension", to connect Maple Street S to Highway 9 S, in addition to the 10-acre public park.

- i. This public roadway would be owned and maintained by the City of Dawsonville, unlike the rest of the proposed street network in the development, which would be private.
 - ii. No improvements to the proposed park area have been specified at this time.
- The applicant has voluntarily presented the subject application to the City.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

- The assemblage is currently split between the R-1: Restricted Single-family Residential and R-3: Single-family Residential zoning classifications.
 - i. The site appears suitable for single-family residential development.
- The applicant proposes to rezone the site to RPC: Residential Planned Community; the letter of intent reflects that “the Property is suitable for the Project proposed” and that “the Project will comply with the requirements of the RPC zoning district ... and all applicable City ordinances.”
 - i. Staff provides analysis of the proposal in relation to district requirements throughout this report, finding that the proposal, as presented, will require revision if it is to be compliant with City ordinances.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

- The assemblage has a history of low-density single-family residence development.
 - i. Property tax records indicate the first residence was constructed in 1938.
- Staff has not identified any existing or changing conditions that inherently support the approval or disapproval of the subject rezoning request.

7. The zoning history of the subject property.

- The current zoning configuration of the site has been maintained for many years.

8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

- On December 2, 2025, an updated traffic impact study was provided to account for school being in session.
 - i. The proposed “Maple Street Extension” would improve road connectivity in the area, if constructed and completed as proposed.
- The proposal is not anticipated to burden location utilities, school, parks, or other public facilities.
 - i. The applicant proposes a public park as part of this request. However, it is unclear whether the park will contain any amenities or facilities beyond simple passive greenspace.

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

- The zoning proposal somewhat meets the intent of the 2023 Dawsonville Comprehensive Plan.

- i. The connectivity and overall layout of the proposed development aligns with the Gateway Character Area intent.
- ii. The calculated gross residential density of 3.46 du/acre exceeds the 0.2 du/acre intent of the Residential Character Area.

The staff, planning commission and governing body may consider other factors deemed relevant before formulating recommendations and taking action on a particular request.

(2) Sec. 1802.4 – An application for zoning and any development permits shall be preceded in each case by informal meeting with the mayor or other council member, the city manager and the planning director or designee as available prior to submission and shall be consistent with the format required for subdivision approval with the following additions:

(Language in bold is from the City of Dawsonville Zoning Ordinance. Bullet information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

a. A proposed master plan showing at minimum:

i. Total property area included in the development with a legal description of the subject property and bounds;

- The surveys in Attachment “D” yield a total assemblage area of 34.71 acres.
 - i. Attachment “E” includes legal descriptions of the assemblage.

ii. Proposed buildings with approximate square footage and footprints;

- The applicant has proposed square footage ranges for the residences, but footprint areas are not approximated.

iii. Proposed street layout;

- The submitted concept plan depicts the proposed “Maple Street Extension” in addition to an internal road, parking, and alley.

iv. Existing topographic conditions to include a contour interval of a minimum five feet based on field surveys or photogram metric photogrammetric methods;

- Contour information is included in the concept plan.

v. Amenity areas and buildings, including defined open space;

- The submittal does not define a specific acreage to be dedicated open space.
 - i. The total land areas to be designated for resident amenities and public use are undefined.
- No amenities or buildings are proposed nor conceptualized for the proposed 10-acre “public park” or “neighborhood park.”

vi. Traffic impact study.

- On December 2, 2025, the applicant provided an updated traffic impact study, including recommendations.

b. Water and sewage disposal and other utility plans.

- The submittal indicates that water and sewerage needs will be met by public utilities.

- Detailed plans for utilities are not provided.
- c. **A statement of intent containing disclosure of ownership, financial information, of the character of the proposed development, including a summary of gross density, types of dwelling units, stages of the development including completion of amenities, open space and landscaping.**
- A satisfactory statement/letter of intent is provided in the submittal.
- d. **A master drainage plan shall be provided with the application for rezoning to identify the detention/retention and encourage creative water quality and quantity treatment processes.**
- A proposed location for “stormwater management” is conceptualized.
 - No master drainage plan has been provided in the submittal.

DEPARTMENT OF DOWNTOWN DEVELOPMENT

On September 15, 2025, Amanda Edmondson provided the following comment:

The subject parcels are within the City of Dawsonville Downtown Development Authority District boundary. The parcels are outside of the historic district overlay, are not contiguous with the future town center property, yet fall in a nearby transitional zone primarily identified in the comprehensive strategic plan as desirable for residential infill development or redevelopment, particularly where the final product results in enhancement of blighted property and architectural character.

- The community desire for a multi-use greenway system connected to the downtown Dawsonville future town center was identified in the proposed master plan of the comprehensive strategic plan. This greenway was specifically identified traversing through the subject property, connecting with the future town center trailhead and utilizing unbuildable areas. Please consider a permanent transfer of property adequate to facilitate the future construction of this community feature.
- Inclusion of any of the following architectural styles are preferred by the community: Craftsman, Italianate, Folk Victorian, or Colonial Revival for placemaking purposes. Application of design guidelines and landscape patterns found in pages 75-91 of the Comprehensive Downtown Dawsonville Strategic Plan are encouraged.

DAWSON COUNTY FIRE MARSHAL

On September 30, 2025, Jeff Bailey provided the following comment:

1. The proposed subdivision will need to provide fire apparatus access road(s) leading to all structures in the subdivision in accordance with the International Fire Code (2018ed) Chapter 5 and Appendix D as adopted and modified by GA State Fire Marshal Rules and Regs 120-3-3.-04(3) 2025ed.
2. Fire mains and hydrants shall be installed in accordance with Dawson County Fire Prevention and Protection Ordinance Sect. 22-25. Water mains and fire hydrants shall be installed and shall be under sufficient water pressure as set forth below, and ready for fire service prior to beginning construction with combustible materials. Hydrants shall be placed a maximum of 500 feet apart as measured along the approved fire access roadway.
3. A fire suppression water supply shall be provided in accordance with Dawson County Fire Prevention and Protection Ordinance Sect. 22-26. Fire flow requirements for all one- and two-family residential buildings up to 3,600 square feet shall be a minimum of 1,000 gallons per minute sustainable for two hours with a 20-psi residual pressure.

4. There shall be no street or curb-side parking permitted in the subdivision, and NO PARKING/FIRE LANE signage shall be posted in accordance with the International Fire Code (2018ed) Appendix D as adopted and modified by GA State Fire Marshal Rules and Regs 120-3-3.-04(3) 2025ed.
5. Any HOA/POA bylaws or covenants shall contain language prohibiting the parking of vehicles on the fire apparatus access road(s) and shall define the actions the HOA/POA shall be entitled to take to enforce compliance.
6. Exterior walls of homes 25 feet or less from lot lines and/or 20 feet or less from another structure designed for human occupancy shall comply with the requirements of Dawson County Fire Prevention and Protection Ordinance Sect. 22-22. Any exterior wall parallel to, or less than 90 degrees to, and 25 feet or less from lot lines or 20 feet or less from another structure designed for human occupancy shall be constructed of noncombustible material or have a UL approved fire-resistant rating of not less than one hour.

PLANNING COMMISSION RECOMMENDATION

At their public meeting on August 11, 2025, the Dawsonville Planning Commission recommended **denial** of the request to amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community.

STAFF RECOMMENDATION

Staff recommends **denial** of the request to amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community, as reasoned below:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Residential density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.



Memorandum

To be presented at the September 22, 2025, meeting of the Mayor and City Council

September 17, 2025:

RE: Zoning map amendment application ZA-C2500171. PR Land Investments, LLC, proposes to Amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community for the construction of a 120-unit residential subdivision.

To the Mayor and City Council of Dawsonville,

The Planning and Zoning Department has been made aware of the letter addressed to City officials on September 16, 2025, on behalf of PR Land Investments, LLC. Additionally, the Department is in receipt of an updated Letter of Intent (LOI) for the subject development proposal. This memorandum has been prepared to support staff analysis and summarize the updated LOI.

The letter provided by Taylor Duma, LLP, who provides legal counsel for the applicant, addresses the staff recommendation of the subject rezoning request. The Planning and Zoning Department staff maintain a recommendation of *denial* due to the following circumstances:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Residential density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.

The applicant's letter provides an additional circumstance of denial; however, the staff report had been adjusted to only include the two reasons above after the August 11, 2025, Planning Commission meeting. As provided in the current staff report, staff classify the proposed housing product as *single-family*, which is defined as "a building designed or arranged to be occupied by one single housekeeping unit only as a residence" (Sec. 301). The applicant's team has self-identified the housing type as "semi-detached," an acceptable building type in the RPC: Residential Planned Community district.

Staff does not agree with this self-identification. "Semi-detached" is not a defined term in the Zoning Ordinance, pursuant to Sec. 301, which governs definitions, "terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context." The Merriam-Webster dictionary defines "semidetached" as "forming one of a pair of residences joined into one building by a common sidewall." Similarly, the Collins Dictionary defines "semi-detached" as "a house that is joined to another house on one side by a shared wall."

The residences are not proposed to share any common sidewalks; therefore, they appear misaligned with the dictionary definitions. The letter also references statements made by the City Attorney, Kevin Tallant, at the August 11, 2025, Planning Commission meeting. Since the meeting, staff has communicated with Mr. Tallant and maintain an interpretation that the proposed housing type is not consistent with “semi-detached” residences.

In the RPC: Residential Planned Community district, “the overall net density shall be no more than one [1] unit per acre except for multi-family applications which shall be four [4] units per acre” (Sec. 1802.3). The proposed development would have a density of 3.46 dwelling units per acre, which does not conform to district requirements for detached, single family dwellings like those proposed. Pursuant to the definition of a variance (Sec. 301), a zoning variance from density requirements is not possible.

The City of Dawsonville adopted the current Comprehensive Plan in 2023, which serves as the basis for City land use policy and organizes Dawsonville into Character Areas. The subject assemblage is split between the Gateway Corridors and Residential Character Areas. The proposed development may generally align with the Gateway Corridors Character Area, but staff believes it does not meet the stated intent of the Residential Character Area. “Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]” in the Residential Area (Comprehensive Plan pg. 45). Staff has not evaluated the policy for effectiveness when stating that it does not agree with the subject proposal; instead, it’s compared with the proposed gross residential density of 3.46 dwelling units per acre. The stated intent of this Area might conflict with other City goals and policies, which should be weighed at the discretion of the Mayor and City Council.

The original submittal, dated June 4, 2025, provided for a 14-acre, public “Maple Street Extension Park” to front Highway 9. The updated letter of intent has reduced the park size to 10 acres. This 29% reduction of the proposed park area is not explained in the letter, nor is it visualized, as no updated concept plan has been provided. A supportive statement for the parkland reduction, or an updated concept plan, may assist staff and City leadership in an informed assessment of changes to the proposal.

The *applicant* provided nine (9) proposed conditions of zoning approval as part of their original submittal. The updated letter of intent contains eighteen (18) conditions of approval, which also includes the removal of some originals. The table below compares *similar* conditions between the submittals:

Original Applicant Submittal (June 4, 2025)	Updated Applicant Submittal (September 16, 2025)
(1) As required by Zoning Ordinance § 1802(6), the Project shall be developed in general compliance with the Concept Plan, notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia, and with reasonable modifications necessary to fully engineer and develop the Project on the Property.	(1) As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the “Development”) shall be developed in general compliance with the Concept Plan for “Gilleland-Jenkins Tract” dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the “Concept Plan”), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the “Zoning Ordinance”), and with reasonable modifications necessary to fully engineer and construct the Development.
(2) The minimum heated square footage of dwellings within the development shall be	(5) The minimum heated square footage of dwellings in the Development shall be 1,734.

1,734.	
(3) The minimum width of dwellings within the development shall be 22 feet.	(6) The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
(4) The term "semi-detached" dwellings shall be deemed multi-family dwellings, and semi-detached dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).	(11) "Semi-detached" dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
(5) The development shall include, as an active amenity, a walking trail, a playground area, and the public use area contemplated by the Concept Plan submitted with the Application.	(12) The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
(7) The Applicant, its successors or assigns, contemporaneous with its submission of an application for land disturbance permit, shall commission civil engineering design for the traffic circle (i.e., roundabout) contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The City will utilize said plan, and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of said traffic circle (i.e., roundabout).	(17) The Developer's civil construction plans for a land disturbance permit (the "LDP") for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer's civil engineer, for a traffic circle (i.e., roundabout) (the "Roundabout") at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
(9) Notwithstanding Section 109-53 of The Code of Dawsonville, Georgia, the Applicant shall install a 5' sidewalk on the south side of the Maple Street Extension only and shall grade the shoulder on the north side of the Maple Street Extension to provide for a potential 8' wide multi-use path to be constructed by the City in the future.	(15) The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDE WALK".

The following conditions of approval are *newly proposed* by the applicant:

- (2) The maximum number of lots in the Development shall be 120.
- (3) The minimum lot width in the Development shall be 34 feet as measured at the building line.

- (4) The minimum side setback, as measured from the foundation, shall be 4 feet.
- (7) The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
- (8) Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
- (9) Dwellings shall be sold as fee-simple dwellings.
- (10) A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
- (13) The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as "PROPOSED SUBDIVISION STREET (PRIVATE)" AND "20' PROPOSED ALLEY (PRIVATE)") shall be private.
- (14) At the Developer's expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street's current termination and connecting to Highway 9 (the "Maple Street Extension"), as generally shown and labeled on the Concept Plan as "MAPLE ST. PROPOSED EXTENSION (PUBLIC)", subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly, the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.
- (16) The Developer shall dedicate to City the areas labeled on the Concept Plan as "PUBLIC USE LAND", "NEIGHBORHOOD PARK", and "MAPLE ST. PROPOSED EXTENSION (PUBLIC)" (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. This Public Use Land will be dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.
- (18) Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.

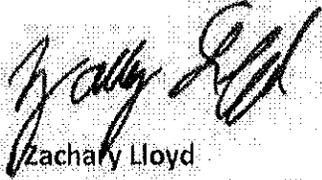
The following conditions of approval were provided in the original submittal but are *no longer proposed*:

- (6) The property contemplated by the Concept Plan for dedication for public purposes, including, but not limited to public park space, shall be included in calculating the required open space for the development.
- (8) The Public Use Land, once conveyed to the City, shall be automatically zoned INST, Institutional District, without the necessity for any further action by the City Council.

In conclusion, the applicant has provided staff report feedback and an updated letter of intent with new

proposed conditions and the reallocation of nearly 4 acres away from public recreational use. Absent an updated concept plan, the site layout changes provided in the updated letter cannot be fully understood.

Best regards,

A handwritten signature in black ink, appearing to read "Zachary Lloyd". The signature is stylized and cursive.

Planning & Zoning Department

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 15, 2025
5:00 P.M.

1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Jacob Evans, Deputy City Clerk Tracy Smith, Public Works Director Trampas Hansard, Utility Operations Manager Blake Croft, Finance Director Robin Gazaway, Director of Downtown Development Amanda Edmondson and Planning and Zoning Administrator Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Walden thanked the organization Boots on the Ground who help those in need. They were handing out free food, toys and Christmas trees in Main Street Park on Sunday. He appreciates them giving back to the community.
5. **APPROVAL OF THE AGENDA:** Motion made by M. French to remove Item #11 from the agenda and place it on the January 22, 2026 agenda; motion dies for lack of a second.

Motion to approve the agenda as presented made by W. Illg; second by C. Phillips. Vote carried three in favor (Illg, Phillips, Sawyer) with one opposed (French).
6. **PUBLIC INPUT:** The following person spoke during public input:
 - Michael Miller, 285 Parkway 575, Woodstock – He spoke regarding Item #10 on the agenda and provided information on their contribution to road infrastructure and improvements. He asked the Council to consider approving the rezoning request.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a - d) made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held December 1, 2025
 - Executive Session held December 1, 2025
 - b. Approve 2026 Professional Services
 - **City Attorney – Tallant Howell**
 - **Auditor – Alexander, Almand and Bangs, LLP**
 - **Engineers – Turnipseed Engineers, Inc.**
BField Engineering, LLC
Civil Engineering Consultants, Inc.
BM&K Construction and Engineering (Paving Projects)
 - **City Solicitor – Jonah Howell**
 - **Testing of Wastewater – Environmental Management Services**
 - **Geologist – A&S Environmental Services**
 - **Repair/Installation of Water & Sewer Infrastructure – Townley Construction**
 - **Airport Consultant Engineering Services – Lead Edge Design Group**
 - **Long Term Water Quality Monitoring – Vanasse Hangen Brustlin, Inc.**
 - c. Approve 2026 Mayor & Council Board Designations and Compensation
Compensation of one meeting per month as designated below when attended:
 - **Planning Commission – Caleb Phillips**
 - **Historic Preservation Commission – Mark French**
 - **Downtown Development Authority – William Illg**
 - **Family Connection – Sandy Sawyer**
 - **Board of Health – Mark French**
 - **Animal Control Board – Caleb Phillips**
 - **Chamber of Commerce – Mayor or Mayor Pro-Tem**
 - **Dawsonville History Museum – Mayor or Mayor Pro-Tem**
 - **GMA – Mayor or Mayor Pro-Tem**
 - **GMRC – Mayor or Mayor Pro-Tem**

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 15, 2025
5:00 P.M.

d. Approve Managed IT Service Agreement with Syclone Designs, Inc.

8. BOARD APPOINTMENTS TO THE DOWNTOWN DEVELOPMENT AUTHORITY: Motion made by W. Illg to appoint the following board members to the Downtown Development Authority:

- Tasha Howell; Term: 01/01/2026 – 12/31/2029 (Reappointment)
- Jamie McCracken; Term 01/01/2026 – 12/31/2029 (Reappointment)
- Chris Sheets; Term 01/01/2026 – 12/31/2029 (Reappointment)
- Linda Hudson to Fulfill the Unexpired Term of Dwight Gilleland through 12/31/2027

Second by C. Phillips. Vote carried unanimously in favor.

9. EMPLOYEE RECOGNITION: The Mayor and Council recognized Annette Watson as the November Employee of the Month. John Tautm received a four year service award and Stacy Harris received an eight year service award.

BUSINESS

10. ZA-C2500171: PR Land Investments, LLC has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-1 and R-3: Restricted Single-Family Residential District and Single-Family Residential District to RPC: Residential Planned Community, for the development of 120 single-family semi-detached homes. Tax Map Parcel 093 010 (592 HWY 9 S), Tax Map Parcel 093 011 (93 Southwest Border Ave), Tax Map Parcel D02 004, and Tax Map Parcel D04 010 (416 HWY 9 S). Public Hearing Dates: Planning Commission July 14, 2025, at 5:30 p.m. and City Council August 4, 2025, at 5:00 p.m., tabled to September 22, 2025. City Council for a decision on October 20, 2025; applicant requested postponement to December 15, 2025.

CPL Representative Dana Spayde read the zoning amendment request including staff and EMS comments. She reported the applicant provided an updated traffic impact study which accounts for school traffic and includes a recommendation for a left turn and right turn lane onto Highway 9 South.

Motion to approve ZA-C2500171 with twenty-two stipulations as represented in Exhibit "A", with item number twenty-two being changed from \$2,000 to \$2,400 per lot allowing the funds to be used for road infrastructure and sidewalks made by C. Phillips; second by W. Illg. Councilmember Illg stated he would prefer to see the semi-detached homes with a connection that is located underground. Councilmember Sawyer stated there has been a lot of time and effort put forth by those who are in favor of this project and opposed to it. She said this is a time where the City can get it right to have the infrastructure in place prior to the development. Councilmember French stated the Planning Commission and the staff recommended denial of the project. Vote carried three in favor (Phillips, Illg, Sawyer) with one opposed (French).

11. ORDINANCE NO. 05-2025: AN ORDINANCE TO REGULATE THE DISCHARGE OF FIREARMS WITHIN CITY LIMITS OF THE CITY OF DAWSONVILLE TO PROVIDE FOR EXCEPTIONS; TO PROVIDE FOR DEFINITIONS; TO ESTABLISH A PENALTY FOR VIOLATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. FIRST READING: DECEMBER 1, 2025; SECOND READING AND CONSIDERATION TO ADOPT: DECEMBER 15, 2025. Attorney Tallant presented the second reading of the ordinance.

Motion to approve Ordinance No. 05-2025 as presented made by M. French; second by C. Phillips. Councilmember Phillips stated he is against the ordinance and believes there are laws already in place to address the issue. Councilmember Illg stated making decisions include weighing competing concerns and making the best decision he can based on the facts. He stated he will be voting against the ordinance due to no injuries or property damage incidents being reported within the City limits and issues with enforcement. He further stated there are already existing laws in place to handle reckless conduct concerning the discharge of firearms. He also stated his view on information provided by Councilmember French concerning neighboring cities who currently have an ordinance in place. He continued to say that he cannot support an ordinance that impacts the entire population of the City

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 15, 2025
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when it is only effecting one neighborhood and provided his concerns regarding the ordinance itself. Lastly he stated unsafe firearm use is already illegal and recognizes that lawful hunting and gun ownership is a part of the Dawsonville culture, adding the Council does not need to add more regulation on the discharge of firearms when the existing laws already address the issue. Motion to approve did not pass; vote carried one in favor (French) with three opposed (Phillips, Sawyer, Illg).

12. 2026 VAPE LICENSES: Motion made by S. Sawyer to approve the following 2026 Vape Licenses:

- Dawsonville Liquor, LLC dba City Liquor, 25 Roy Hall Street South
- Shree Gajkarna Corp dba Gold Creek Market, 2131 Hwy 9 North, Suite 100
- Circle K Stores, Inc., 74 Hwy 9 North
- Big H International, Inc.. dba Express Food Mark, 236 Hwy 53 West, Suite 110

Second by W. Illg. Vote carried unanimously in favor.

13. MEMORANDUM OF UNDERSTANDING WITH GEORGIA DEPARTMENT OF AGRICULTURE:

Motion to approve the Memorandum of Understanding as presented made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

STAFF REPORTS

14. JACOB EVANS, CITY MANAGER: He reported there was one leak adjustment for the month totaling \$272.42

15. ROBIN GAZAWAY, FINANCE DIRECTOR: Financial reports were provided to represent fund balances and activity through November 30, 2025.

MAYOR AND COUNCIL REPORTS

Councilmember French read the following statement:

"Recently, a State Representative seeking election to the upper house of the Georgia State Legislature issued an "official statement" regarding a proposed ordinance of the City of Dawsonville to regulate the discharge of firearms within its corporate limits. The statement asserted the ordinance is "rushed, overly broad, and likely unconstitutional."

Had the gentleman conducted even a modest degree of research upon the matter to which he has attempted to espouse such immense knowledge, he would have recognized the State of Georgia grants local governing bodies the authority to address matters of public safety within their respective jurisdictional boundaries. The City of Dawsonville's proposed ordinance is intended to do just that, improve the safety of its growing population.

The Charter of the City of Dawsonville clearly states in Section 2.24(6) "an ordinance may be introduced by any councilmember." It further states "Upon introduction of any ordinance, the clerk shall distribute a copy to the mayor and to each councilmember before the same is adopted." Additionally, except for emergency ordinances, an ordinance shall not be adopted the same day it is introduced. The assertion the proposed ordinance is "rushed" is simply inaccurate.

Likewise, the assertion made by the gentleman that the proposed ordinance is overly broad is inaccurate. In fact, it was carefully drafted with the clear intent of improving the safety of residents within the more densely populated residential areas of the City of Dawsonville along with recreational areas, schools, and places of worship. The proposed ordinance has no impact upon the less densely populated portions of the City of Dawsonville.

Perhaps most concerning to me is the assertion the proposed ordinance is "likely unconstitutional." I wonder if the gentleman is aware that of the six county seats located within the district to which he aspires to serve as a Georgia State Senator, all but one has an ordinance which regulates the discharge of firearms within their respective corporate boundaries. The ordinances of these cities are far more restrictive than the ordinance proposed by the City of Dawsonville (see Exhibit-A). Is he suggesting the City of Blairsville, City of Blue Ridge, City of Dahlonega, City of Ellijay, and the City of

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Jasper have all enacted ordinances which are unconstitutional? One would like to believe an individual who has served in the State Legislature would have a far better understanding of what is and is not unconstitutional.

As for my position on the proposed ordinance, I am in favor of common-sense regulations which promote improved safety for both current and future residents of the City of Dawsonville. It is important to recognize no ordinance drafted by human hands will ever be perfect. However, I am of the opinion it would be irresponsible not to consider some reasonable measure to improve public safety before a tragedy takes place."

Councilmember Sawyer recognized Randy Davis for six years of service to the City as a member of the Planning Commission. Councilmember French also shared his appreciation for Randy's service to the City.

- 16. ADMINISTER OATH OF OFFICE TO ELECTED OFFICIALS:** Attorney Tallant administered the Oaths of Office to Councilmember Elect (Post 2) William Illg and Councilmember Elect (Post 4) Mark French.
- 17. 2026 MAYOR PRO-TEM APPOINTMENT:** Motion to appoint Councilmember Illg as the Mayor Pro-Tem for 2026 made by S. Sawyer; second by C. Phillips. Vote carried three in favor (Sawyer, Phillips, Illg) with one opposed (French).

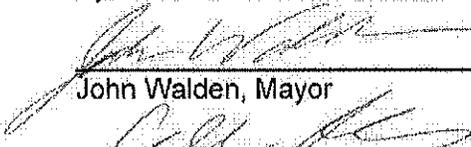
Mayor Walden wished the community Merry Christmas and Happy New Year stating his prayer is we end the year on a high note and begin a new chapter looking forward to 2026. He further stated this is the season in which we let people know how much we care about them, even if they are our enemies asking people to show love and compassion.

ADJOURNMENT

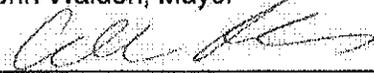
At 5:46 p.m. a motion to adjourn the meeting was made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

Approved this 5th day of January, 2026

By: CITY OF DAWSONVILLE



John Walden, Mayor



Caleb Phillips, Councilmember Post 1

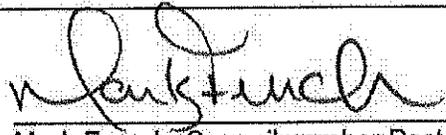
absent

William Illg, Councilmember Post 2



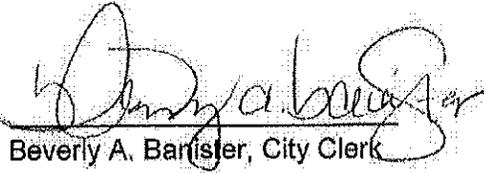
Sandra Sawyer, Councilmember Post 3

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Mark French, Councilmember Post 4

Attested:



Beverly A. Bartister, City Clerk

1. As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the "Development") shall be developed in general compliance with the Concept Plan for "Gilleland-Jenkins Tract" dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the "Concept Plan"), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the "Zoning Ordinance"), and with reasonable modifications necessary to fully engineer and construct the Development.
2. The maximum number of lots in the Development shall be 120.
3. The minimum lot width in the Development shall be 34 feet as measured at the building line.
4. The minimum side setback, as measured from the foundation, shall be 4 feet.
5. The minimum heated square footage of dwellings in the Development shall be 1,734.
6. The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
7. The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
8. Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
9. Dwellings shall be sold as fee simple dwellings.
10. A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
11. "Semi-detached" dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
12. The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
13. The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as "PROPOSED SUBDIVISION STREET (PRIVATE)" AND "20' PROPOSED ALLEY (PRIVATE)") shall be private.
14. At the Developer's expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street's current termination and connecting to Highway 9 (the "Maple Street Extension"), as generally shown and labeled on the Concept Plan as "MAPLE ST. PROPOSED EXTENSION (PUBLIC)", subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be a public road and shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly,

the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.

15. The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDE WALK".
16. In addition to dedicating the Maple Street Extension, if requested by the City, the Developer shall dedicate to the City the areas labeled on the Concept Plan as "PUBLIC USE LAND" and "NEIGHBORHOOD PARK", (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. If the City requests dedication of the Public Use Land, it will be dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.
17. The Developer's civil construction plans for a land disturbance permit (the "LDP") for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer's civil engineer, for a traffic circle (i.e., roundabout) (the "Roundabout") at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
18. Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.
19. As acknowledged by Applicant in a letter from Applicant's representative addressed to Mayor and Council dated October 15, 2025, construction of homes in the Development shall not commence until completion of the current Flat Creek Water Pollution Control Plant expansion.
20. Developer shall commence construction of the Maple Street Extension within four (4) months of the approval of the LDP for the Development, and construction of the residential lots within the Development shall not commence until the Maple Street Extension is substantially complete.
21. In conjunction with Applicant's current project located along Highway 53 between Harry Melling Street and Maple Street North, Applicant shall request permission from GDOT and the utility pole owner that the utility pole at the southeast corner of the intersection of Maple Street and Highway 53 be relocated in anticipation of the potential future reconfiguration of that intersection.
22. Upon issuance of a final plat for the Development, Developer shall contribute to the City \$2,400 per approved lot shown on that final plat for the City's use in the improvement of the intersection of Maple Street and Highway 53 (including the cost of the utility pole relocation described in Condition 21 above) and/or the construction of the proposed

perimeter road/bypass around downtown Dawsonville. This contribution shall be in addition to any impact fees that are due upon the issuance of a residential building permit.