

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, January 5, 2026
5:00 P.M.

1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Jacob Evans, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utilities Director Russ Chambers, Finance Director Robin Gazaway, Director of Downtown Development Amanda Edmondson, Planning and Zoning Admin Stacy Harris and Dana from CPL.

Councilmember Illg was not in attendance.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Phillips.
4. **ANNOUNCEMENTS:** City Manager Jacob Evans introduced the new Utilities Director, Russ Chambers and welcomed him to the team.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add Item #11 Request for Vape License Approval made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by C. Phillips; second by M. French. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** The following persons spoke during public input:
 - Richard Herrmann, 222 Nashport Lane, Dawsonville – He expressed his concern regarding all the development going on in the City and the influx of traffic specifically on Highway 9. He stated it is very difficult for him to pull out onto Highway 9 off of JC Burt Road and would like to see the round-about prioritized over the upcoming development.
 - James Parker, 150 Maple Street, Dawsonville – He spoke regarding items #9 and #10 and shared his concerns about more development which will bring additional traffic to Maple Street. He stated he surveyed residents in the area of Maple Street and Stegall Place and collectively they shared concerns about whether there will be enough EMS services and concerns about the housing market and house values being affected by these types of homes. He also stated people are speeding on Maple Street and inquired whether the City will install speed humps. Lastly he said he is not in favor of the development.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following item (a) made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Special Called Meeting held December 9, 2025
 - Regular Meeting and Work Session held December 15, 2025

PUBLIC HEARING

8. **ZA-C2600057:** B&K Turner Family LLP has petitioned for an amendment to the official zoning map applicable to tax map parcel 083 025 006 (Hwy 53). The applicant proposes the property be rezoned from AP: Annexed Property District to R-3: Single-Family Residential District, for the construction of a 91-unit detached single-family residential subdivision. Public Hearing Dates: Planning Commission on December 8, 2025 at 5:30 p.m. City Council on January 5, 2026 at 5:00 p.m. City Council for a decision on January 22, 2026.

CPL Representative read the zoning amendment request.

Motion to open the public hearing made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor. Mayor Walden conducted the public hearing.

The following person spoke in favor of the request:

- Corey Guthrie, 283 Casi Ridge, Dawsonville – He spoke on behalf of the applicant saying this project is essentially an extension of the Cornerstone project for what otherwise would be a landlocked property. He provided details regarding the existing

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conditions, the layout of the proposed community and the various home styles. He discussed a potential tie in with Thunder Ridge Subdivision and other options for secondary access.

The following persons spoke in opposition to the request:

- Bill Hamilton, 102 Midnight Run, Dawsonville – He stated he resides in the Thunder Ridge Subdivision and the subdivision has “been through the ringer” and stated in his opinion it’s “another piece that isn’t something we signed up for”. He does not believe this should be connected since it was not a part of the original plan and also expressed his concern about traffic through the subdivision and also onto Hwy 9. He asked the Council not to approve the request.
- Darrell Hogan, 111 Midnight Run N, Dawsonville – He expressed his concern regarding the potential connection to the Thunder Ridge Subdivision and the additional traffic that will create a safety issue for the children of the community. He asked the Council to deny connection to the subdivision.

Mayor Walden asked if the applicant wanted to provide a rebuttal.

Corey Guthrie stated they did take into consideration the additional traffic and said it could also provide a secondary exit for the Thunder Ridge residents as well but could consider a tie-in to the community with a gate or no tie-in at all. He said he understands the residents’ concerns and is looking for solutions concerning the overall community.

- Michael Turner, 51 Hedgewood Lane, Dawsonville – He spoke about exchanging lots with the proposed subdivision and the Thunder Ridge subdivision but they cannot move forward without the zoning request approval from the City. He also spoke about the property being covered by the Dawsonville overlay. He further stated the only options to exit onto the road is to go through existing properties.

Motion to close the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor.

The Council held a brief discussion with the applicant regarding access to the property.

BUSINESS

9. ZA-C2500169: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG 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-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development. Tax map parcel D01 047 005 (Stegall Place), tax map parcel D01 047 006 (Stegall Place), tax map parcel D01 047 007 (Stegall Place), tax map parcel D01 047 008 (Stegall Place), tax map parcel D01 047 009, and tax map parcel D01 047 010. Public Hearing Dates: Planning Commission on September 15, 2025 at 5:30 p.m.; City Council – Tabled to October 20, 2025 at 5:00 p.m. City Council for a decision on November 3, 2025 – Tabled to January 5, 2026.

Motion to table ZA-C2500169 to the April 20, 2026 City Council meeting made by C. Phillips; second by M. French. Vote carried unanimously in favor.

10. VAR-C2500170: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for a variance from Sec. 2103.9. Specifically, they request a reduction of the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (north) and side (east and west) property lines, applicable to the properties below. Tax map parcel D01 047 005 (Stegall Place), tax map parcel D01 047 006 (Stegall Place), tax map parcel D01 047 007 (Stegall Place), tax map parcel D01 047 008 (Stegall Place), tax map parcel D01 047 009, and tax map parcel D01 047 010. Public Hearing: City Council – Tabled to October 20, 2025 at 5:00 p.m. City Council for a decision on November 3, 2025 – Tabled to January 5, 2026.

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Motion to table VAR-C2500170 to the April 20, 2026 City Council meeting made by C. Phillips; second by M. French. Vote carried unanimously in favor.

- 11. REQUEST FOR VAPE LICENSE APPROVAL:** Motion to approve the 2026 Vape License for 75 Hwy Dawsonville, Inc. made by M. French; second by S. Sawyer. Vote carried unanimously in favor.

MAYOR AND COUNCIL REPORTS

Mayor Walden told a Christmas story about a young girl in the community who received the present she was hoping for - a gas powered motorcycle. He also thanked the GMRC for everything they do and announced he received the 2025 Elected Official of the Year Award.

ADJOURNMENT

At 5:44 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

Approved this 22nd day of January, 2026

By: CITY OF DAWSONVILLE




John Walden, Mayor



Caleb Phillips, Councilmember Post 1



William Ilg, Councilmember Post 2



Sandra Sawyer, Councilmember Post 3



Mark French, Councilmember Post 4

Attested: 

Beverly A. Banister, City Clerk