

**AGENDA**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, January 5, 2026**  
**5:00 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
  - 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.

**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.
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.

**MAYOR AND COUNCIL REPORTS**

**EXECUTIVE SESSION, IF NEEDED:** Pending or Potential Litigation, Real Estate Acquisition and/or Personnel

**RESERVED FOR POTENTIAL ACTION ON EXECUTIVE SESSION ITEMS, IF NEEDED**

**ADJOURNMENT**

***The next regularly scheduled City Council meeting is Thursday, January 22, 2026.***

*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.*



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7

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SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 01/05/2026

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PURPOSE FOR REQUEST:

**CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED  
SUPPORTING DOCUMENTS**

a. Approve Minutes

- Special Called Meeting held December 9, 2025
  - Regular Meeting and Work Session held December 15, 2025
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# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 01/05/2026

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BUDGET INFORMATION: GL ACCOUNT # NA

☐ Funds Available from:      Annual Budget      Capital Budget Other     

☐ Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE MINUTES FROM:**

- **SPECIAL CALLED MEETING HELD DECEMBER 9, 2025**
  - **REGULAR MEETING AND WORK SESSION HELD DECEMBER 15, 2025**
- 

HISTORY/ FACTS / ISSUES:

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OPTIONS:

**AMEND OR APPROVE AS PRESENTED**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk

**MINUTES**  
**CITY COUNCIL SPECIAL CALLED MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Tuesday, December 9, 2025**  
**6:00 P.M.**

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1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 6:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Spencer Price, City Manager Jacob Evans and City Clerk Beverly Banister
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by W. Illg. Vote carried unanimously in favor.

Prior to opening the public input section of the agenda, Mayor Walden thanked representatives from the Dawson County Sheriff's Office and Georgia Department of Natural Resources who are in attendance. Sheriff Jeff Johnson spoke to the Mayor and Council and provided statistics on reports of gunfire in the City, none of which included damage to property or persons. He said he understands both sides of the argument and stated he does not believe the ordinance will solve anything and is concerned about enforcement. He also expressed his confidence in the GADNR processes within Dawson County. Sergeant Cody Jones from the Georgia DNR spoke to the Mayor and Council and reported that he is not aware of any instances in which there was any damage to property or persons. He talked about noise and backstops when hunting. GA DNR requires safety for all legal hunters and said some of the issues could be stemming from illegal hunters. He discussed two incidents in White County and Stephens County, the type of animals which can be hunted at night and the responsibility of the person shooting the bullet. He also stated there is no distance from a structure when shooting; the person shooting must have permission to shoot on the property and be responsible for the where the bullet travels.

Mayor Walden provided the zoning categories which are included in the ordinance being considered and he asked everyone to be considerate of one another when speaking.

5. **PUBLIC INPUT:** The following persons spoke during public input:
  - Ashley Stephensen, 164 Gold Leaf Terrance, Dawsonville – She encouraged the Mayor and Council to use good sense and is seeking a good common ground. She emphasized her concern for the green space being utilized within her community as hunting property which was not the intended use and stated safety should be paramount.
  - CC, Howser Mill Road, Dawsonville – He stated he has hunted on his property since he was a small child and has taught his own children how to hunt and target practice. He stated the ordinance lacks teeth and will be difficult to enforce.
  - Blake Clark, Whitetail Ridge, Dawsonville – He reported on Georgia State Law and believes the proposed ordinance violates the state law and ultimately the citizen's rights'. He declared he would file an appeal with the State to revoke the ordinance should it pass.
  - Franklin Barker, Jr., 171 Barker Ridge, Dawsonville – He spoke about the proposed one-hundred and fifty yard stipulation and the possibility of people shooting towards residences from this distance. He stated he cannot find any reports of accidents.
  - Elizabeth Mitchell, 451 Gold Bullion Dr. E, Dawsonville – She stated this may be a Gold Creek issue instead of a City issue because of the green space, the former golf course, which portions are now being used to hunt on. She is hopeful this is something that can be worked out with the residents and the property owners.
  - Michael Turner, 51 Hedgewood Lane, Dawsonville – He showed a visual which represents the one hundred and fifty foot buffer which in his example left a small portion of property to hunt on. He also spoke about the responsibility of the hunter and the trajectory of the bullet. He then began to read a statement released by Representative William Wade.



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The two-minute allotment per person had expired. Motion made by S. Sawyer to increase his time by two minutes; second by W. Illg. Vote carried unanimously in favor.

Mr. Turner finished reading the statement from Representative William Wade.

- Dianne Rawlston, 19 Van Ingram Road, Dawsonville – She stated she believes the issue is with hunting and stated her pony was shot on her property which means someone was shooting towards her property. She emphatically stated this is a problem.
- Andrew Werkheiser, 510 Gold Bullion Drive, Dawsonville – He stated his concern is for the safety of his children and when he came to the community, it is not something that he signed up for. He stated what matters are the homes and families that are there, not how many acres there are. He noted it's not just hunting but there is an issue with rapid gunfire. Lastly he said shooting in a neighborhood is unacceptable behavior.
- Anthony Wood, Goldmine Road, Dawsonville – He stated his concern is the ordinance ultimately expanding to "hunter territory" should the city limits increase.
- Jason Robertson from GA DNR – He stated he has been chasing poachers and checking legal hunters since 2018 in the Gold Creek area. He stated no distance is going to prevent every incident. He also said there are laws already in place to address misconduct and restated not every accident can be prevented.

**6. DISCUSSION OF PROPOSED ORDINANCE FOR THE DISCHARGE OF FIREARMS:** No discussion was held by Council.

Mayor Walden stated anyone who has anything additional they would like to say can call and/or email the Mayor and Council. He thanked everyone who came to the meeting and for everyone who spoke. Mayor Walden stated we have a great community in Dawsonville and his prayers are for everyone's safety.

**ADJOURNMENT**

At 6:54 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

***Approved this 5<sup>th</sup> day of January 2026***

By: CITY OF DAWSONVILLE

\_\_\_\_\_  
John Walden, Mayor

\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

\_\_\_\_\_  
William Illg, Councilmember Post 2

\_\_\_\_\_  
Sandra Sawyer, Councilmember Post 3

**MINUTES  
CITY COUNCIL SPECIAL CALLED MEETING  
G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor  
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\_\_\_\_\_  
Mark French, Councilmember Post 4

Attested: \_\_\_\_\_  
Beverly A. Banister, City Clerk

DRAFT

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

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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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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 5<sup>th</sup> day of January, 2026***

By: CITY OF DAWSONVILLE

\_\_\_\_\_  
John Walden, Mayor

\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

\_\_\_\_\_  
William Illg, Councilmember Post 2

\_\_\_\_\_  
Sandra Sawyer, Councilmember Post 3

**MINUTES**  
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\_\_\_\_\_  
Mark French, Councilmember Post 4

Attested: \_\_\_\_\_  
Beverly A. Banister, City Clerk

DRAFT

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.



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

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SUBJECT: ZA-C2600057 B&K TURNER FAMILY

CITY COUNCIL MEETING DATE: 01/05/2026

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

☐ Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

☐ Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST: **PUBLIC HEARING**

**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. Planning Commission public hearing date: December 8, 2025, at 5:30 PM. Mayor and City Council public hearing date: January 5, 2026, at 5:00 PM.

HISTORY/ FACTS / ISSUES:

- **+/- 35.31 acres**
  - **91 dwelling units**
  - **Vacant land**
  - **Planning Commission approved the request on December 8, 2025 with Staff Recommendations.**
- 

OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: CPL, Planning & Zoning Department



# CITY OF DAWSONVILLE

## Planning Staff Report

### Request to Amend the Zoning Map (Rezone)

**APPLICANT** .....B&K Turner Family LLP

**CASE NUMBER** .....ZA-C2600057

**REQUEST** .....Amend the zoning map to rezone a 35.31 +/- acre assemblage from AP: Annexed Property District to R-3: Single-Family Residential District, for the construction of a 91-unit detached single-family residential subdivision.

**CURRENT ZONING DESIGNATION** .....AP: Annexed Property District

**SITE AREA** .....+/- 35.31 acres

**LOCATION** .....Hwy 53

**TAX MAP PARCEL** .....083 025 006

**FUTURE LAND USE DESIGNATION** .....*No Designation*

**PLANNING COMMISSION PUBLIC HEARING DATE**...December 8, 2025

**CITY COUNCIL PUBLIC HEARING DATE \*** .....January 5, 2026

### INTRODUCTION

The applicant petitions a zoning map amendment to rezone a +/- 35.31 acre tract for the development of detached single-family residences, intended as part of the greater Thunder Ridge and Cornerstone area developments. The parcel was approved for annexation into the City on August 21, 2023, and assigned the AP: Annexed Property District designation. The site maintains this zoning designation, despite recent zoning maps depicting the property as RA: Residential Agricultural or not zoned. The applicant proposes the site be rezoned to R-3: Single-Family Residential for the development of 91 detached houses on individual lots.

### PROPOSAL

The site, historically part of unincorporated Dawson County, was approved for annexation into Dawsonville in 2023. The site was designated as an AP: Annexed Property District, with no accompanying conditions of zoning. Land in the AP: Annexed Property District is effectively non-zoned, as "land use performance standards ... shall be the same as were allowed under the county zoning ordinance" (Sec. 3302). Up to the effective annexation date, the site was designated Dawson County RA: Residential Exurban/Agricultural. A minimum of 24 months

\*Hearing and meeting dates are subject to change

must elapse before AP: Annexed Property zones may gain a city zoning designation through a map amendment request. The applicant requests the site be rezoned from AP: Annexed Property to R-3: Single-family Residential. If the rezoning request is denied, the City shall initiate a zoning change on the property as to prevent the AP: Annexed Property designation from enduring for over 36 months (Sec. 3305.2).

The subject property is currently vacant and undeveloped, with overhead power lines and the associated easement placed north-to-south at the western part of the site. A stream begins near the center of the site and exits at the southern property line. Per the submitted land survey, there is no 100-year flood zone present on the site. The parcel has no direct road frontage but would be connected to the public road network as part of the greater “Thunder Ridge” development; residential development is underway on the assemblages immediately east and south of the subject site. In association with this request, the number of Thunder Ridge access points would increase from one (1) to a minimum of two (2). The table below summarizes key Code requirements and development specifications.

Specification	Proposed Development	R-3 Code Requirement
<b>Maximum Residential Density</b>	2.58 du/acre	3.00 du/acre
<b>Minimum Front Yard Setback</b>	30 ft.	30 ft.
<b>Minimum Side Yard Setback</b>	10 ft.	10 ft.
<b>Minimum Rear Yard Setback</b>	20 ft.	20 ft.
<b>Minimum Heated Floor Area (HFA)</b>	1,500 sq. ft.	1,300 sq. ft.
<b>Minimum Lot Area</b>	7,500 sq. ft. (75 feet wide, 100 feet deep)	7,500 sq. ft. (75 feet wide, 100 feet deep)

The applicant proposes detached, single-family houses on individual lots, with varying house and parcel sizes. The smallest lots would measure no less than 7,500 square feet, satisfying the Code minimum, compared to the largest lots near half an acre each per the concept plan. The typical lot layout shows each house served by a two-car driveway, allowing for vehicles to be parked side-by-side without encroaching upon the right-of-way nor the sidewalk. The typical residence would also contain a front-loaded, two-car garage; the garage fronts would extend up to or in front of the actual front building line of each house.

Presently, the site lacks road frontage, resulting in a lawful nonconforming status pursuant to Sec. 709. Internal pavement widths are proposed at 30 feet wide between the curbs, with five-foot sidewalks at both sides, in 50-foot rights-of-way. A public road connection is planned at the southeast corner of the site with Cornerstone and is consistent with LDP approvals for that site. An additional access point to the northeast is also proposed but is less certain due to approved lots hindering the connection on the neighboring site. Subdivisions of this size (totaling 125 or greater residences) shall provide a traffic impact study and install the minimum number of access points recommended by the study, but no fewer than two (2) (Sec. 109-36(3)).

On December 5, 2025, the applicant provided a traffic impact study for the proposed 91-unit development. Due to the time of submittal, this study was not formally considered at the Planning Commission public hearing. The study relies on an uncertain road connection into Thunder Ridge to the northeast. Under these conditions, “no additional recommendations are provided at these locations” (pg. 8). If the connection to the northeast is not realized, the traffic impact study would no longer reflect development conditions.

The overall residential density of the subject site would be 2.58 dwelling units per acre (du/acre). The density, area, and dwelling unit figures are compared in Thunder Ridge and Cornerstone in the table below.

Site	Development Stage	Dwelling Unit Count	Acreage	Residential Density
<b>Subject Site</b>	Conceptual	91 units	35.3 acres	2.58 du/acre
<b>Thunder Ridge phase 1</b>	Complete	68 units	46.6 acres	1.46 du/acre
<b>Thunder Ridge phase 2</b>	Construction ongoing	18 units	5.9 acres	3.05 du/acre
<b>Thunder Ridge phase 3</b>	Construction ongoing	150 units	88.2 acres	1.70 du/acre
<b>Cornerstone</b>	Construction ongoing	219 units	121.1 acres	1.81 du/acre
<b>Total (with subject site)</b>	<b>n/a</b>	<b>546 units</b>	<b>297.1 acres</b>	<b>1.84 du/acre</b>

The development would be served by sanitary sewer and public water. On-site stormwater management is not intended; the concept plan notes that “[stormwater] detention to be provided at offsite regional facility” absent further details. There is no mail kiosk or associated parking area depicted on the site. Open space and common areas are planned as a “pocket park” at the southeastern corner of the tract, and a larger area toward the site center with no direct road frontage, characterized by the existing stream. The provided Thunder Ridge/Cornerstone master plan shows a large resident amenity area on an R-3: Single-family Residential tract, currently under construction.

Pursuant to Sec. 802, a landscaped buffer no less than 20 feet in depth must be maintained along the development perimeter. To the south and east, the site abuts other Thunder Ridge parcels, so the buffering requirement does not apply at those boundaries. The concept plan shows the 20-foot buffer at the northern site boundary, entirely contained within proposed private rear yards. The western vegetative buffer would also be placed in residential rear yards, between the associated houses and the 100-foot utility easement. Staff notes that providing minimum required buffers in open or common space is best practice; placing the buffer in private yard space may present maintenance challenges due to private use of the yards.

The applicant provides six (6) zoning stipulations as part of their map amendment request; they are intended as proposed zoning conditions, which would exceed the minimum requirements of the Code. The proposed stipulations are provided and summarized below.

Proposed Stipulation	Staff Comment
1. Development on Parcel 083 025 006 shall not exceed 91 units and a density of 2.6 units per acre.	This stipulation would reduce the maximum residential density from 3.00 to 2.6 dwelling units per acre. The applicant could theoretically construct 105 residences at the maximum allowable density.
2. Provide a 50-foot undisturbed stream buffer and 25-foot impervious setback on each side of the existing streams. An exception is made for the installation of the required sanitary sewer lines and their associated easement to be allowed within the 25-foot impervious setback.	The 25-foot impervious stream setback, provided in addition to the 50-foot undisturbed stream buffer, would exceed the minimum requirements.
3. Install nature trail network system without land disturbance measures that will follow the existing topography in the open space areas and have connectivity to the Thunder Ridge and Cornerstone development nature trails.	No nature trails are conceptualized in the plan. Any trail construction would exceed minimum Code requirements as none is mandatory.
4. Eliminate the required 20’ exterior buffer for boundary lines adjoining the Thunder Ridge and Cornerstone subdivisions.	Per Staff interpretation, there is no requirement to buffer from those abutting properties as they function together as a common development.

5. Heated square footage: a. Minimum heated square footage of all homes shall be 1,500 sf. b. Maximum of 20% of homes to be less than 1,600 heated sf. c. Maximum of 35% of homes to be less than 1,800 heated sf. d. Minimum of 45% of the homes to be 2,000 heated sf or more. e. Minimum of 20% of the homes to be 2,200 heated sf or more.	This stipulation would provide for a variety of house sizes, exceeding the minimum Code requirement of 1,300 square feet heated floor area (HFA) by varying levels.
6. All homes, at a minimum, shall have brick or stone water table feature across the front and sides of the home.	This exceeds the minimum requirements as architectural treatments are not a Code requirement.

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 related to the map amendment application.

### **SURROUNDING PROPERTIES**

<b><i>Direction from Site</i></b>	<b><i>Existing Zoning</i></b>	<b><i>Existing Land Use</i></b>
North	INST	Vacant land
South	R-3	Detached single-family residential (construction ongoing)
East	R-3	Detached single-family residential (construction ongoing)
West	RA (Dawson County)	Wildlife management area

### **COMPREHENSIVE PLAN**

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject site is *not assigned a Character Area designation*. The site was annexed into Dawsonville after the development of the 2023 Plan. All abutting incorporated parcels are in the Residential Character Area.

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 the Residential Character Area are Residential, Agricultural, and Conservation.

The proposed land use generally aligns with Residential Character Area intent; however, site density is planned

at 2.58 dwelling units per acre (du/acre), which exceeds the intended 0.2 du/acre density of the 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 nearby incorporated properties are zoned R-3: Single-family Residential or INST: Institutional.
  - i. The unincorporated parcel to the west is part of a wildlife management area.
  - ii. All abutting occupied parcels have existing or ongoing development of moderate density detached housing consistent with the subject proposal.
- Stormwater management practices have not been specified; future review is necessary to assess effects on nearby sites.

**2. The extent to which property values are diminished by the particular zoning restrictions.**

- The site is currently zoned AP: Annexed Property district. County-level development standards are maintained until a City zoning designation is formalized.
  - i. The County zoning designation effective until annexation in 2023 (RA: Residential Agricultural/Residential Exurban) allowed for specific residential, agricultural, and agritourist land uses.
- A City zoning designation must be provided between 24 and 36 months following the date of annexation (Sec. 3305.2).
- 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.**
  - The applicant voluntarily filed the subject application with the City in August 2025.
  - Had Dawsonville not received a map amendment request by November 2025, a City-initiated zoning change would have been necessary (Sec. 3305.2.b).
- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
  - This 35-acre property is presently vacant and landlocked, with no direct access or road frontage.
    - i. Due to lack of road frontage, the site is not suitable for development beyond possibly one (1) single-family residence.
  - The developer proposes a public road network connection as part of the development, increasing site suitability for a residential subdivision.
- 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 parcel has no recorded history of development.
    - i. Staff has not identified any existing or changing conditions that inherently support the approval or denial of the subject rezoning request.
- 7. The zoning history of the subject property.**
  - The site maintained a Dawson County RA: Residential Agricultural/Residential Exurban zoning designation until City annexation in 2023 as an AP: Annexed Property District.
- 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.**
  - The addition of 91 detached residences would increase traffic volumes throughout the greater Thunder Ridge development and at intersections with GA 9.
    - i. The applicant has not submitted a traffic impact study as part of this request.
  - The proposal is not anticipated to burden location utilities, schools, or other public facilities.
- 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 site does not have a Character Area designation due to its recent annexation status.
    - i. The calculated gross residential density of 2.58 du/acre exceeds the intended 0.2 du/acre intent of the surrounding 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.

#### **DAWSON COUNTY FIRE MARSHAL**

On November 18, 2025, Jeffrey Bailey provided the following comments:

1. All fire apparatus access roads will need to be designed, constructed, and maintained in accordance with 2018 IFC, Sect 503 and appendix D, w/ GA amendments
2. Required min fire flow shall be provided in accordance with Dawson County Fire Ord. 22-26
3. Fire hydrants shall be installed in accordance with Dawson County Fire Ord. 22-25
4. Vehicle parking on fire apparatus access roads shall be prohibited, and NO PARKING signage shall be posted in accordance with 2018 IFC App. D.
5. HOA covenants shall specify that there is to be no roadway/curbside vehicle parking on roads and describe the manner in which the HOA will enforce same
6. Provide details on how City land development requirements for additional entrance(s) to subdivision (based on the number of homes) will be accomplished.

#### **DEPARTMENT OF DOWNTOWN DEVELOPMENT**

On November 25, 2025, Amanda Edmondson indicated the Department has no comments related to this request.

#### **DEPARTMENT OF PUBLIC WORKS**

The Department has not provided feedback on this request.

#### **PLANNING COMMISSION RECOMMENDATION**

At their public meeting on December 8, 2025, the Planning Commission recommended **approval with conditions** of the requested zoning map amendment to rezone the 35.31 +/- acre tract from AP: Annexed Property District to R-3: Single-family Residential District. The following **conditions** are recommended for adoption as part of the map amendment request.

1. The applicant shall cause for a traffic impact study to be completed for the greater "Thunder Ridge Development," consisting of, at minimum, Cornerstone (includes tax map parcels 084 004 and 084 005), Thunder Ridge Subdivision phase 1, Thunder Ridge Subdivision phase 2, Thunder Ridge Subdivision phase 3, and the subject site. Any recommendations of the traffic impact study regarding quantity and service level of access points at GA-9 shall be implemented or approved for implementation by a Land Disturbance Permit (LDP), not after the issuance of an LDP for the subject site.
2. No portion of the minimum required vegetative buffer (20 feet in depth) along the northern and western property boundaries shall be situated on any lot to contain a dwelling unit.
3. The subject site shall not be developed with greater than ninety-one (91) principal dwelling units.
4. An unpaved trail network no less than five (5) feet in width shall be constructed on the site. The site shall contain no less than 2,000 feet of unpaved trail length.
5. No principal dwelling unit shall have a heated floor area (HFA) of less than 1,500 square feet.
6. All residences constructed in the development shall feature a contrasting base of brick or stone on the front and side façades. Except where interrupted by windows and doors, the contrasting base shall maintain a minimum height of thirty-six (36) inches and shall extend up to, at minimum, the first-floor elevation (FFE) of the subject dwelling.

## **STAFF RECOMMENDATION**

Staff recommends **approval with conditions** of the requested zoning map amendment to rezone the 35.31 +/- acre tract from AP: Annexed Property District to R-3: Single-family Residential District. The following **conditions** are recommended for adoption as part of the map amendment request.

1. The applicant shall cause for a traffic impact study to be completed for the greater "Thunder Ridge Development," consisting of, at minimum, Cornerstone (includes tax map parcels 084 004 and 084 005), Thunder Ridge Subdivision phase 1, Thunder Ridge Subdivision phase 2, Thunder Ridge Subdivision phase 3, and the subject site. Any recommendations of the traffic impact study regarding quantity and service level of access points at GA-9 shall be implemented or approved for implementation by a Land Disturbance Permit (LDP), not after the issuance of an LDP for the subject site.
2. No portion of the minimum required vegetative buffer (20 feet in depth) along the northern and western property boundaries shall be situated on any lot to contain a dwelling unit.
3. The subject site shall not be developed with greater than ninety-one (91) principal dwelling units.
4. An unpaved trail network no less than five (5) feet in width shall be constructed on the site. The site shall contain no less than 2,000 feet of unpaved trail length.
5. No principal dwelling unit shall have a heated floor area (HFA) of less than 1,500 square feet.
6. All residences constructed in the development shall feature a contrasting base of brick or stone on the front and side façades. Except where interrupted by windows and doors, the contrasting base shall maintain a minimum height of thirty-six (36) inches and shall extend up to, at minimum, the first-floor elevation (FFE) of the subject dwelling.



### City of Dawsonville

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

### Zoning Amendment Application

Application#: ZA-C2600057

Applicant Name(s): B&K Turner Family LLP

Address: 1090 Oakhaven Dr. City: Roswell Zip: 30075

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s): [Signature] Date: 8/15/2025

Property Address: Parcel # 083 025 006

Directions to Property from City Hall: SR 53 west through town, around the square onto Hwy 9 (south bound for 2.4 miles), turn right onto Cornerstone Parkway and continue to parcel 083 025 006.

Tax Map Parcel #: 083 025 006 Current Zoning: R1

Land Lot(s): 584 District: 4th Section: 1st

Subdivision Name: Thunder Ridge - Turner Tract Lot #:

Acres: 35.31 Ac Current use of property: partially timbered and undeveloped

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA # C2100043 & ANX-C22000170

#### The applicant request:

Rezoning to zoning category: R3 Conditional Use permit for: passive, neighborhood green

Proposed use of property if rezoned: 91 lot subdivision

Residential # of lots proposed: 91 Minimum lot size proposed 7,500 sqft (Include Conceptual Plan)

Amenity area proposed Yes if yes, what Amenity area provided by Cornerstone

If Commercial: total building area proposed:  (Include Conceptual Plan)

Utilities: (utilities readily available at the road frontage): ☒ Water ☒ Sewer ☒ Electric ☐ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ☒ Water ☒ Sewer ☒ Electric ☐ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Cornerstone Parkway Type of Surface: 26' asphalt

- ♦ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ♦ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature]  
Signature of Applicant

8/15/2025  
Date

Office Use Only	
Date Completed Application Rec'd: <u>11.6.2025</u>	Amount Paid: \$ <u>2115.50</u> CK <u>1621</u> Cash
Date of Planning Commission Meeting: <u>12.8.2025</u>	Dates Advertised: <u>11.19.2025</u>
Date of City Council Meeting: <u>01.05.2026</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>01.22.2026</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:



**City of Dawsonville**  
415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

## Zoning Amendment Authorization

### Property Owner Authorization

I/We B & K Turner Family LLP hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 083 025 006 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent B&K Turner Family LLP

Signature of Applicant or Agent [Signature] Date 8/15/2025

Mailing Address 1090 Oakhaven Dr.

City Roswell State Georgia Zip 30075

Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS

15 DAY OF August 2025

[Signature]  
Notary Public, State of Georgia

My Commission Expires: 11-11-27



Notary Seal



**City of Dawsonville**

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

**Zoning Amendment  
Campaign Disclosure**

**Disclosure of Campaign Contributions**  
(Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

NA

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ NA Date:

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: NA

NA

Signature of Applicant / Representative of Applicant

Date

**Failure to complete this form is a statement that no disclosure is required.**





**City of Dawsonville**

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

**Zoning Amendment  
Notice of R-A Adjacency**

Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust, and other effects, which may not be compatible with adjacent development. Future abutting developers which are not in R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature

Date

8/15/2025

Application Number:

2A C2600057

SUBSCRIBED AND SWORN BEFORE ME ON THIS

15 DAY OF August 2025

Audrey Hix Guthrie  
Notary Public, State of Georgia

My Commission Expires: 11-11-27



Notary Seal

## Letter of Intent

Applicant	B&K Turner Family, LLP
Subject Property	35.31 total acres on Parcel 083 025 006
Current Zoning:	AP per ANX-C22000170
Proposed Zoning:	R3
Proposed Use:	Develop a community with 91 single-family houses with a neighborhood park and open spaces.
Application:	Rezone to R3 to allow for an effective extension of the Cornerstone community with a street connection to Thunder Ridge.
ROW Access:	“Street A” in Cornerstone and Thunder Ridge Drive (both under construction)



## PROPOSED USE

The applicant proposes to rezone the existing zoning of AP for Parcel 083 025 006. This property was previously annexed per ANX-C22000170. The applicant proposes 91 single-family homes on the 35.31 ac property.

There is a fundamental need for housing in general, but this rezoning would allow for much more than just rooftops. This community will be critical in bringing more sustainable revenue to local business and connectivity for existing and future residents. This addition to Cornerstone will also provide access to Thunder Ridge, thus alleviating long-term concerns regarding access to both Cornerstone and Thunder Ridge.

We will help create feasibility for future retail and commercial properties in the growing downtown area by providing a safe vibrant community that includes greenways and pathways, just like the Comprehensive plan states on Pg 37. We will provide high quality obtainable housing for the area's workforce and families. With high regard for public impact, conservancy, land rights, and collaboration with staff and Council we ask that you closely consider our request to rezone this property.

## Proposed Stipulations to Zoning

1. Development on Parcel 083 025 006 shall not exceed 91 units and a density of 2.6 units per acre.
2. Provide a 50-foot undisturbed stream buffer and 25-foot impervious setback on each side of the existing streams. An exception is made for the installation of the required sanitary sewer lines and their associated easement to be allowed within the 25-foot impervious setback.
3. Install nature trail network system without land disturbance measures that will follow the existing topography in the open space areas and have connectivity to the Thunder Ridge and Cornerstone development nature trails.
4. Eliminate the required 20' exterior buffer for boundary lines adjoining the Thunder Ridge and Cornerstone subdivisions.
5. Heated square footage:
  - a. Minimum heated square footage of all homes shall be 1,500 sf.
  - b. Maximum of 20% of homes to be less than 1,600 heated sf.
  - c. Maximum of 35% of homes to be less than 1,800 heated sf.
  - d. Minimum of 45% of the homes to be 2,000 heated sf or more.
  - e. Minimum of 20% of the homes to be 2,200 heated sf or more.
6. All homes, at a minimum, shall have brick or stone water table feature across the front and sides of the home.









**20-245**

All that tract or parcel of land lying and being in Land Lot 584, 4<sup>th</sup> District, 1<sup>st</sup> Section, Dawson County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the corner common to Land Lots 583, 584, 641 & 642;

THENCE, S87°50'07"W a distance of 1300.19' to a 1/2" rebar found at the corner common to Land Lots 584, 585, 640 & 641;

THENCE, N02°07'32"E a distance of 1275.78' to a 1/2" rebar found at the centerline of a woods road and the corner common to Land Lots 572, 573, 584 & 585;

THENCE, along the centerline of the woods road, the following courses and distances:

S79°34'03"E a distance of 103.75' to a point;

S80°37'23"E a distance of 63.52' to a point;

S75°51'20"E a distance of 79.27' to a point;

S86°17'32"E a distance of 85.75' to a point;

S89°32'02"E a distance of 77.51' to a point;

S88°43'03"E a distance of 53.24' to a point;

S81°56'20"E a distance of 53.52' to a point;

S78°09'06"E a distance of 69.08' to a point;

N84°39'40"E a distance of 90.37' to a point;

N73°07'30"E a distance of 71.61' to a point;

N73°00'06"E a distance of 79.86' to a point;

N73°21'23"E a distance of 70.36' to a point;

N78°46'18"E a distance of 83.76' to a point;

N78°19'03"E a distance of 69.76' to a point;

N75°27'48"E a distance of 62.60' to a point;

N67°09'48"E a distance of 63.95' to a point;

N65°00'12"E a distance of 57.92' to a 3/4" open top pipe found at the corner common to Land Lots 573, 574, 583 & 584;

THENCE, leaving the centerline of the woods road, S02°07'04"E a distance of 1317.27' to a 1/2" rebar found; said 1/2" rebar found being the POINT OF BEGINNING.

Said property containing 35.31 acres.



# City of Dawsonville Zoning Districts



Find address or place



Flat Creek

R1 per  
ANX-C22000170

SITE

## Legend

City\_Parcels



City\_Addresses

City Limits



Zoning Districts

- CBD
- CIR
- HB
- INST
- LI
- NB
- O
- PCS
- PUD
- R-1
- R-2
- R-3
- R-3R
- R-6
- RA

0 0.15 0.3mi  
-84.142 34.414 Degrees

Esri, HERE, Garmin



# PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF  
DAWSONVILLE IN REGARDS TO THE ZONING  
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

ZA-C2600057

AP-R3 Zoning Request

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: 12.08.2025

TIME: 5:30 p.m.

CITY COUNCIL:

DATE: 01.05.2026

TIME: 5:00 p.m.

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX  
415 HIGHWAY 53 E SUITE 100  
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL  
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION



**City Council:**  
Caleb Phillips, Post 1  
William Illg, Post 2  
Sandy Sawyer, Post 3  
Mark French, Post 4



John Walden  
**Mayor**

Jacob Evans  
**City Manager**

Beverly Banister  
**City Clerk**

**Planning Commission:**

Dr. Saba Hareinger, At-Large  
Madison Eiberger, Post 1  
Jack Eaton, Post 2  
Randy Davis, Chairperson Post 3  
Ashley Stephenson, Post 4

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534

Office (706)265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Stacy Harris  
**Planning and Zoning**

**PUBLIC HEARING NOTICE**

The City of Dawsonville Planning Commission and the City of Dawsonville Mayor and City Council will each conduct a public hearing at the respective dates and times provided below, regarding a certain matter itemized herein. Public hearings will be conducted in the Council Chambers on the second floor of City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public are invited to attend.

.....  
**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.

Planning Commission public hearing date: December 8, 2025, at 5:30 PM.  
Mayor and City Council public hearing date: January 5, 2026, at 5:00 PM.

If you wish to speak on the request, please contact City Hall for a CAMPAIGN DISCLOSURE form. ***This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.***

*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.*



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

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SUBJECT: ZA-C2500169 SPICER GROUP INC.

CITY COUNCIL MEETING DATE: 01/05/2026

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

☐ Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

☐ Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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## PURPOSE FOR REQUEST:

**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 Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010. Public Hearing Dates: Planning Commission on September 15, 2025, at 5:30 PM; City Council on October 20, 2025, at 5:00 p.m. City Council tabled until January 5, 2026.

## HISTORY/ FACTS / ISSUES:

- **+/- 3.13 acres**
  - **12 dwelling units / 3.84 density per acre**
  - **Vacant land**
  - **Planning Commission denied the request on October 13, 2025**
- 

OPTIONS: Approval, Deny or Table

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: CPL, Planning & Zoning Department





# CITY OF DAWSONVILLE

## Planning Staff Report

### Request to Amend the Zoning Map (Rezone)

**APPLICANT** ..... Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG

**CASE NUMBER** ..... ZA-C2500169

**REQUEST** ..... Amend the zoning map to rezone the assemblage from R-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development.

**CURRENT ZONING DESIGNATION** ..... R-2: Single-Family Residential District

**SITE AREA** ..... +/- 3.13 acres

**LOCATION** ..... Stegall Place

**TAX MAP PARCELS** ..... D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009 & D01 047 010

**FUTURE LAND USE DESIGNATIONS** ..... Residential

**PLANNING COMMISSION PUBLIC HEARING DATE**... September 15, 2025

**P.C. RECOMMENDATION MEETING DATE**..... October 13, 2025

**CITY COUNCIL PUBLIC HEARING DATE** ..... October 20, 2025

**CITY COUNCIL DECISION MEETING DATE \*** ..... January 5, 2026

### INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone six (6) parcels from R-2: Single-Family Residential District to RCT: Residential Cottage for the development of a 12-unit planned cottage development. If the proposal is approved as presented, the vacant site would be developed with 12 single-family detached “cottage” residences, resulting in 3.84 dwelling units per acre.

### PROPOSAL

The subject 3.13 +/- assemblage is in a primarily residential area, and property tax records show no history of development. The applicant proposes the rezoning and combination of the parcels for a planned development of detached cottage homes. A common access drive stemming from Stegall Place would serve the site, with amenity and stormwater management areas at the rear. The table below summarizes development specifications:

\*Hearing and meeting dates are subject to change

Specification	Proposed RCT Development	Code Standard (Article XXI)
<b>Maximum Heated Floor Area (HFA)</b>	1,350 sq. ft.*	1,000 sq. ft.
<b>Maximum Residential Density</b>	3.84 du/acre	8.00 du/acre
<b>Cluster Unit Count</b>	12 cottages	6 to 12 cottages
<b>Residential Lot Area</b>	0.048 to 0.053 acres	N/A
<b>Minimum Parking Count</b>	2.08 spaces per residence (25 total)	2 spaces per residence
<b>Minimum Exterior Buffer Width</b>	40 ft.*	50 ft.
<b>Minimum Open/Green Space</b>	57.5% of development site	50% of development site
<b>Minimum Private Area Open Space</b>	403 sq. ft.	300 sq. ft.
<b>Note:</b> Items marked with an asterisk (*) do not meet the Code requirement.		

If the Mayor and City Council approve the subject request, the site would become the first RCT: Residential Cottage zone in Dawsonville. This district is intended to provide “smaller more economic house[s]” through “single-family cottages” in a planned development setting (Sec. 2101). Cottages are envisioned to be located on individual lots, proximate to a central common area with resident amenities (Sec. 2103). The submitted concept plan shows a main access drive bisecting the development, an alley way, and a common parking area. Sidewalks are shown to interconnect every cottage lot, the amenity area, and the Stegall Place right-of-way east to Maple Street. The site would be served by City water and sewerage.

Vehicle parking would be split between the proposed alley and common parking lot. The alley would accommodate cottages 1 through 8 and serve eight (8) parking spaces, one on each cottage lot. The parking spaces would be deep enough to “stack” two vehicles each (the first parked car would be blocked in by the car parked afterward). Stacked parking spaces cannot satisfy parking count requirements as each space must have “maneuvering space” (Sec. 301). The proposed common parking lot would contain 16 parking spaces and provide access to a parking space on the cottage 9 lot. Cottages 10 through 12 would be served solely by the communal parking area.

An amenity area is proposed to host a playground and a community building. The function of the proposed community building is unclear, as is the location of the required communal mail kiosk. Each cottage would front a portion of the vegetated common area, which would include new tree plantings. A 40-foot exterior buffer is shown at the sides (east and west) and rear (north) of the assemblage in lieu of the Code-required 50-foot exterior buffer (Sec. 2103.9). The applicant has requested a zoning variance (case VAR-C2500170) to reduce the exterior buffer depth from 50 feet to 40 feet, subject to separate review and approval by the Mayor and City Council.

Each cottage is conceptualized with 403 square feet of private open space. Unlike the common area, private space is located directly on each cottage parcel. Each cottage would also have a private covered porch. The concept plan notes a setback of “10’ between walls of buildings without windows;” however, the plan shows all cottages separated from each other by at least 20 feet. Cottage windows must be positioned “so that no window peers into the living space of adjacent dwellings closer than 30 feet apart” (Sec. 2103.7). The applicant has not yet demonstrated compliance with this requirement; this would be assessed at the permitting stage.

The concept plan provides cottage lot sizes ranging from 0.048 acres (2,095 square feet) to 0.053 acres (2,318 square feet). Some or all cottages would have a second story, and the proposed maximum heated floor area (HFA) is 1,350 square feet. This exceeds the 1,000 square foot heated floor area maximum established by Sec.

2102.1 by a thirty-five percent (35%) margin. Pursuant to the authority to grant variances, a variance from the maximum 1,000 square foot heated floor area cannot be issued (Sec. 907.II.A). Therefore, the proposed cottage heated floor areas violate the provisions of the RCT: Residential Cottage district.

The submitted concept plan shall be the basis for site development, subject to approval by the Mayor and City Council. In their letter of intent, the applicant requests site development flexibility, to avoid future public hearings (by the Planning Commission and/or Mayor and City Council) and keep approval of said changes at the administrative level. The applicant describes “incidental” changes as those regarding “size and shape of home,” “configuration and orientation of driveways and parking,” and “a decrease in the number of houses” with further context provided in the letter of intent. The Dawsonville legal team and City staff do not do not accept this; changes to the site/concept plan and layout would be processed at the time of submittal, and depending on their nature, may or may not require public hearings by the Planning Commission and Mayor and City Council for further approval.

In November of 2024, Habitat for Humanity initiated a request to rezone the subject site to RCT: Residential Cottage to construct 22 cottages. Prior to the January 9, 2025, Mayor and City Council public meeting, the applicant withdrew the request.

**SURROUNDING PROPERTIES**

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>
North	CBD, HB, R-2	Single-family residential, agriculture, government office
South	R-2	Single-family residential, vacant land
East	R-2	Single-family residential, multi-family residential
West	CBD, R-2	Single-family residential, agriculture

**COMPREHENSIVE PLAN**

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is in the Residential Character Area.

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 somewhat aligns with the intent of the Residential Character Area. The proposed cottages would introduce new “entry-level” housing to the area, fulfilling Community Need and Opportunity C.1 (pg. 22). However, the proposed gross density of 3.84 du/acre surpasses the intended 0.2 du/acre density of the 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 R-2: Single-family Residential District.
  - i. The majority of them are developed with single-family residences.
- The other nearby zones (HB: Highway Business and CBD: Central Business District) accommodate civic, single-family residential, and agricultural land uses.
- Staff does not anticipate any adverse effects on the use or habitability of nearby properties as a result of the proposal.

**2. The extent to which property values are diminished by the particular zoning restrictions.**

- The assemblage is vacant and has no recorded history of development, according to the Dawson County tax assessor’s data.
  - i. The site zoning matches most nearby properties, which are predominantly developed with single-family residences.
- 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.**
- The rezoning proposal may result in a development that is beneficial to the community.
    - i. The proposed cottages would introduce new “entry-level” housing to the area, fulfilling Community Need and Opportunity C.1 pursuant to the Comprehensive Plan (pg. 22).
  - The applicant has voluntarily presented this 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 zoned R-2: Single-family Residential, suitable for single-family residential development at densities up to 2.0 units per acre.
  - The applicant proposes rezoning the site to RCT: Residential Cottage, to develop 12 single-family cottages. The following proposal specifications deviate from the existing R-2 zone, necessitating a zoning map amendment.
    - i. The proposed residences would measure no greater than 1,350 square feet. The *minimum* floor area for residences in the R-2 zone is 1,400 square feet.
    - ii. The gross residential density for the development would be 3.84 units per acre. In the R-2 zone, density must not exceed 2.0 dwelling units per acre.
    - iii. The proposed minimum lot area is 2,095 square feet (0.048 acres). In the R-2 zone, parcels must measure no less than 20,000 square feet (0.459 acres).
    - iv. The proposed cottages would be individually platted on lots oriented around common areas, as opposed to each fronting a public street. In the R-2 zone, each parcel must front a public street for no less than 30 feet (Sec. 709).
- 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 been vacant for all recorded history.
  - 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 site zoning configuration has been maintained for many years.
  - On January 8, 2025, an application to rezone the subject assemblage to RCT: Residential Cottage was withdrawn on behalf of the applicant.
- 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.**
- The proposal is not anticipated to burden local streets, utilities, schools, parks, or other public facilities.

**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 calculated gross residential density of 3.84 du/acre exceeds the 0.2 du/acre intended for the Residential Character Area.
  - ii. The introduction of smaller, relatively lower-priced housing units to the City furthers housing goals (pg. 22).

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. 2103 – Micro-planned/pocket development regulations.**

*(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. Site plan approval by the planning commission and the mayor and council is required. Site lots should be designed and laid out in a clusters and shall have a central common area.**

- The applicant has submitted a concept plan, visualizing a cluster of 12 cottage homes that share a connected common area.

**2. Each cottage shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the City of Dawsonville Regulations. All other land areas within the micro-development shall be under common ownership.**

- The applicant intends to subdivide the site to provide an individual parcel for each cottage.

**3. Clusters shall consist of six to 12 cottage units. There shall be a minimum separation between clusters of 50 maintained in an undisturbed buffer.**

- The proposed cottage cluster would contain 12 units.

**4. All streets within a micro-planned development shall be built to city specifications as provided in the city development regulations and dedicated to the city.**

- A street, an alley, and a common parking lot are proposed to serve the development.
  - i. Street design specifications would be assessed during land disturbance permitting (LDP).

**5. Insofar as practicable, common parking areas comprised of pervious pavement shall be provided with walkways to a central common area as well as to each cottage. Parking facilities shall be grouped with no less than three spaces each. Minimum parking required shall be two per cottage unit.**

- The surface composition of the common parking lot is unspecified.
- Sidewalks and walkways are shown connecting each cottage to the common parking area.
- A 16-space common parking area is provided, in addition to 9 spaces located on individual cottage lots. A total of 2.08 parking spaces would be provided per cottage.

**6. All structures must be either site built or industrialized (modular) homes and placed on a permanent foundation. Structures shall not be placed in a way which would block the occupants' view of the central common area.**

- Each cottage would be built upon a slab foundation per the letter of intent.

- 7. Privacy between cottage units: Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart.**
  - The current site layout and design would allow for privacy between cottage units as required.
    - i. Compliance with this requirement would be confirmed at the time of permitting.
- 8. The site shall be at a minimum 50 percent greenspace for micro-planned developments. Each unit shall have 300 square feet of private open space and a minimum of 3,000 square feet of common area open space. Additionally, At least 75 percent of the dwelling units of each cluster shall abut the common open space; and all of the dwelling units shall be within 60 feet walking distance measured from the nearest entrance of the dwelling along the shortest safe walking route to the nearest point of the common open space. The common open space shall have dwellings abutting at least two sides.**
  - Approximately 57.5% of the assemblage would consist of vegetated space (not covered with buildings or pavement).
  - Each cottage is conceptualized with 403 square feet of private open space.
  - Each cottage would abut and share 5,500 square feet of landscaped open space.
- 9. A 50-foot undisturbed buffer shall be required along the property lines where a residential cottage micro-planned development abuts a zoning district other than RCT.**
  - Separate from this application to amend the zoning map, the applicant has requested a variance (case VAR-C2500170) from this provision, to reduce the undisturbed buffer depth to 40 feet (a 20% decrease).
- 10. Amenity areas such as a community center, central gazebo, playgrounds, etc. are required.**
  - A playground and community building are proposed. The function of the community building is unknown.

#### **DEPARTMENT OF DOWNTOWN DEVELOPMENT**

On September 15, 2025, Amanda Edmonson 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 establishment of new sidewalks along Stegall Place, joining with existing sidewalks on Maple Street, provide desirable additional pedestrian connectivity between residential infill and downtown civic and commercial establishments consistent with Downtown Development Goal #4 - Connectivity & Accessibility: Improve connectivity and accessibility throughout downtown by expanding multi-modal facilities and safely linking vehicular routes, whenever possible planning for larger connectivity throughout the community.
- 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.

### **STAFF RECOMMENDATION**

Staff recommends **denial** of the request to amend the zoning map to rezone a 3.13 +/- acre assemblage from R-2: Single-Family Residential District to RCT: Residential Cottage due to the following factors.

1. The proposed construction of cottages in a RCT zone with 1,350 square feet of heated floor area (HFA) violates the provisions of Zoning Ordinance Sec. 2102.1. The maximum allowable cottage HFA is 1,000 square feet; this requirement 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.

### **PLANNING COMMISSION RECOMMENDATION**

At their public meeting on October 13, 2025, the Dawsonville Planning Commission recommended **denial** of the subject map amendment request.



# ARCHITECTURE STYLES

## CRAFTSMAN



## ITALIANATE



## FOLK VICTORIAN



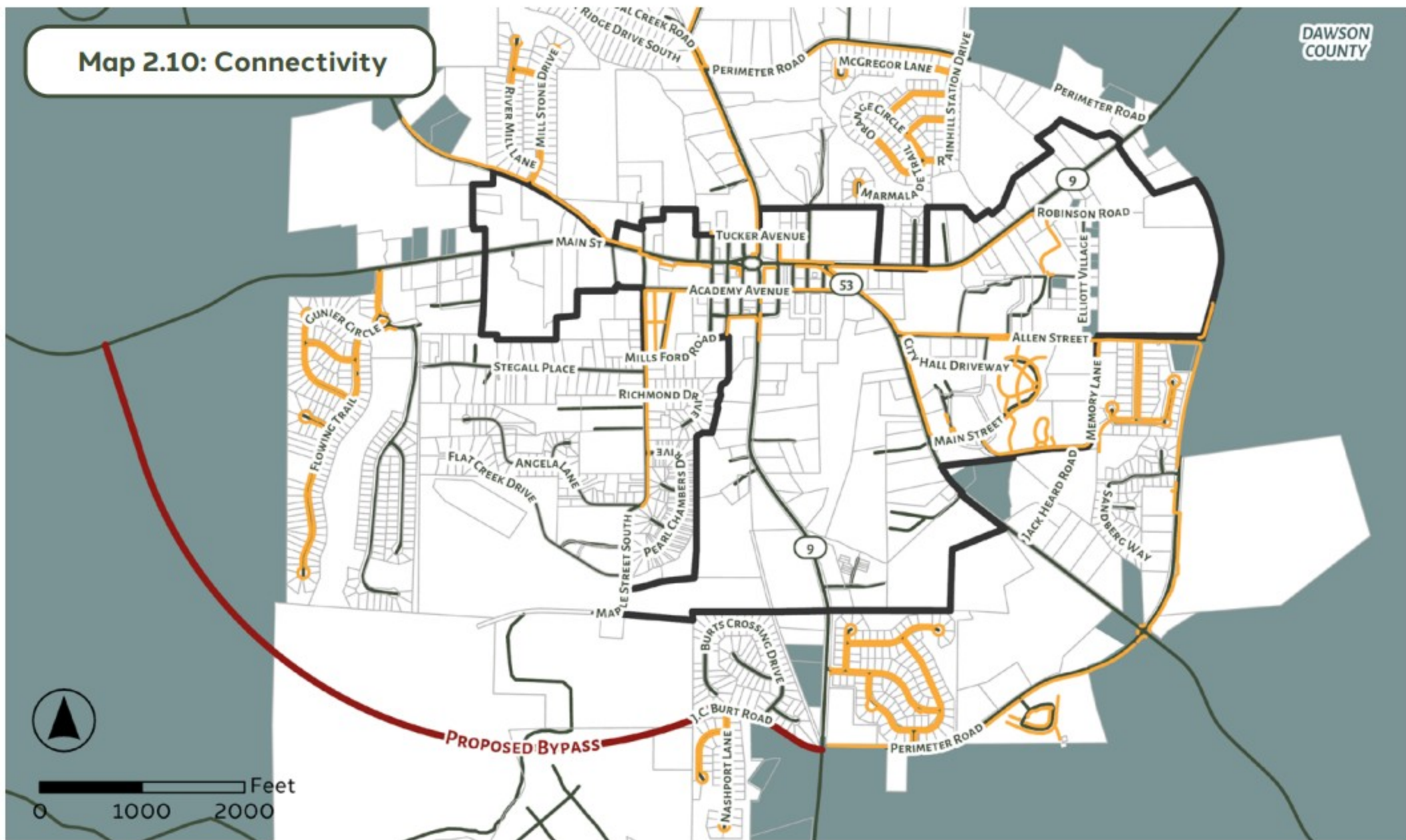
## COLONIAL REVIVAL





Map 2.10: Connectivity

DAWSON  
COUNTY



## DOWNTOWN DAWSONVILLE // CONNECTIVITY

- ROADS
- SIDEWALKS
- PROPOSED BYPASS
- STUDY AREA
- UNINCORPORATED DAWSON COUNTY



**City of Dawsonville**  
415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
(706) 265-3256

**Zoning Amendment  
Application**

Application#: 2A-C2500169

Applicant Name(s): Habitat for Humanity - NCG

Address: 814 Mimosa Blvd Bldg C City: Roswell, GA Zip: 30075

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s): [Signature] Date: 7-22-25

Property Address: Stegall Pl.

Directions to Property from City Hall: Take a right out of city hall onto Hwy 53. Follow Hwy 53 until you get to Maple St. Take a left and follow until you get a Stegall Pl. Site is located on your right.

Tax Map Parcel #: D01 047 010, D01 047 009, D01 047 008 Current Zoning: R-2  
D01 047 007, D01 047 006, D01 047 005

Land/Lot(s): 439 & 446 District: 4th Section: 1st

Subdivision Name: Dawsonville Commons Lot#: \_\_\_\_\_

Acres: 3.128 ac Current use of property: Undeveloped and wooded

Has a past request of Rezone of this property been made before? yes If yes, provide ZA# C2500044

**The applicant request:**

Rezoning to Zoning category: RCT Conditional Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: Cottage Style community

Residential # of lots proposed: 12 Minimum lot size proposed: 2,095 sq/ft (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Community Center

If Commercial: total building area proposed: \_\_\_\_\_ (Include Conceptual Plan)

Utilities: (utilities readily available at the road frontage): ☒ Water ☒ Sewer ☒ Electric ☐ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ☒ Water ☒ Sewer ☒ Electric ☐ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Stegall Pl Type of Surface: Asphalt

☒ Failure to complete all sections will result in rejection of application and unnecessary delays.

☒ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature]  
Signature of Applicant

7-22-25  
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ CK Cash CC
Date of Planning Commission Meeting:	Dates Advertised:
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:



EXHIBIT 'A'

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 446, 4TH DISTRICT, 1<sup>ST</sup> SECTION, DAWSON COUNTY, GEORGIA, AND BEING FULLY DESCRIBED ON A PLAT PREPARED BY RICHARD H. HOLCOMB, GEORGIA REGISTERED LAND SURVEYOR, DATED JULY 14, 2001: AND AS PER SAID PLAT, THE PROPERTY CONTAINS 3.13 ACRES, MORE OR LESS, BEING LOTS A, B, C, D, E AND F, SUBJECT PLAT RECORDED IN PLAT BOOK 51, PAGE 157, DAWSON COUNTY RECORDS. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO EASEMENTS FOR PUBLIC ROADS AND UTILITIES NOW IN USE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO ANY EASEMENTS OF RECORDS OR EASEMENTS LOCATED ON THE PROPERTY ABOVE DESCRIBED.

24RE-327

CLH  
BM  
BA



**Property Owner Authorization**

I / We Habitat for Humanity - NCG hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 047 010, D01 047 009, D01 047 008, D01 047 007, D01 047 006, D01 047 005 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Property Owner

Dede Allen - Habitat for Humanity NCG

Signature of Property Owner

Dede Allen

Date

7-22-25

Mailing Address

814 Mimosa Blvd

City

Roswell

State

GA

Zip

30075

Sworn and subscribed before me on this

7-22 day of Jul 2025

[Signature]

Notary Public, State of Georgia

My Commission Expires:

01/13/29



## Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust, and other effects, which may not be compatible with adjacent development. Future abutting developers which are not in R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.


This notice and acknowledgement shall be public record.

  
Signature of Applicant / Representative of Applicant

7-22-25  
Date

Sworn to and subscribed before me on this

22 day of July, 2025.

  
Notary Public, State of Georgia

My Commission Expires: 01/13/29



**Disclosure of Campaign Contributions  
Applicant(s) and Representative(s) of Rezoning**

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

\_\_\_\_\_

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$

0

Date:

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Signature of Applicant / Representative of Applicant

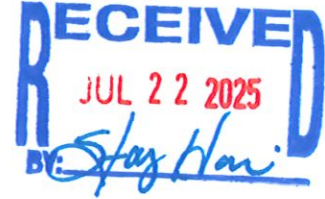
7-22-25  
\_\_\_\_\_  
Date

Failure to complete this form is a statement that no disclosure is required.









## LETTER OF INTENT

Applicant	Spicer Group Inc. on behalf of Habitat for Humanity
Subject Property	3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place
Current Zoning:	R-2
Proposed Zoning:	RCT (Residential Cottage)
Proposed Use:	Develop a cottage community with 12 individual cottages, a Community Center, common area and other amenities.
Application:	Rezone to RCT to allow for a cottage community and make available housing attainable to the workforce in our community.
ROW Access:	Stegall Place


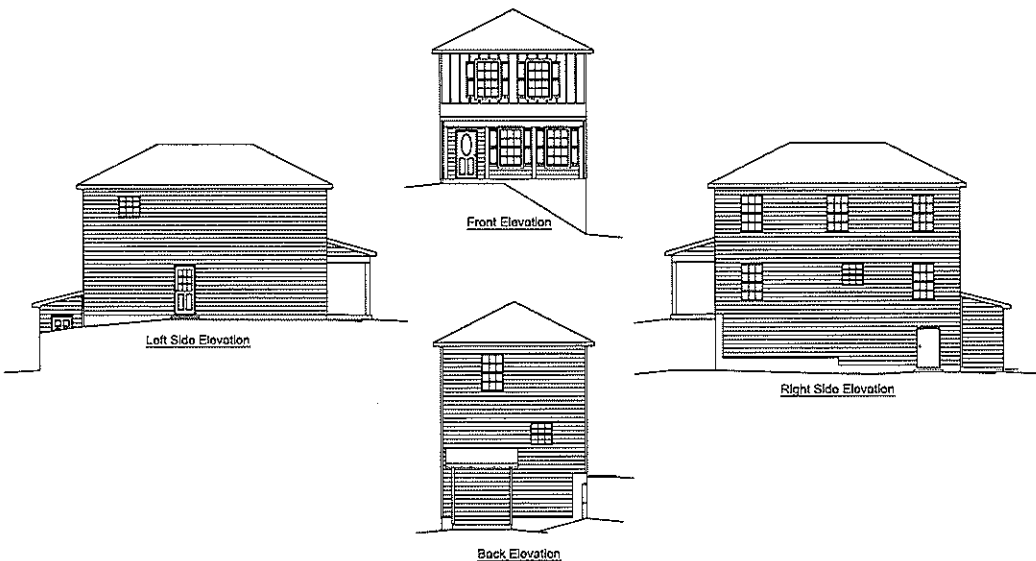
### PROPOSED USE

The applicant proposes to rezone the existing zoning of RA to RCT for Parcels D001 047 005-010. There is an extreme need for housing in general, but especially housing that is attainable for those working hard to serve our community, whether that be first responders, healthcare professionals, teachers and others who are struggling to find quality housing they can afford on their salaries. Habitat for Humanity vets all applicants and supports them in the journey towards home ownership. By proposing a small, innovative, cottage community with a community center, common areas and other amenities, while connecting directly to the City's pedestrian friendly network, this proposed community plans to bring a sense of place and purpose to those who cannot find such an option in our growing community. With this rezoning request, the applicant would request additional variances:

1. RCT calls for a 50' Maintained undisturbed buffer, per city approval we would like to amend this to allow for a 40' Maintained exterior buffer. A 50' exterior buffer around the 3.128 ac property restricts more than half the property. A 40' buffer will still provide the intended effect of providing a natural screen from adjoining properties, while also providing for a more significant common area central to this proposed community.
2. RCT states that individual houses may not exceed 1000 sq/ft. We respectfully request the City to allow for a maximum 1,350 sq/ft homes, which will provide 3-bedroom options for families.





Cover Page	January 1, 2025	House Model:	The Licensed Builder & Construction Manager are responsible for ensuring that these plans and the house built from them comply with the current mandatory and permissive state codes and local amendments as specified in The Uniform Codes Act of Georgia. No changes may be made to these plans without the approval of the Licensed Builder.	 Habitat for Humanity-NCG 814 Mimosa Blvd, Building C Roswell GA 30075 Construction Manager: David Deese Phone: 706.612.2417 EMail: ddoeseo@habitat-ncg.org																																			
6220 Sammy Drive Gainesville, GA 30506		2-Story, 3 Bedroom Kitchen Left, Shotgun on Crawlspace																																					
Not to Scale																																							
																																							
			<table><thead><tr><th>Title</th><th>Page</th><th>Current Version</th></tr></thead><tbody><tr><td>Cover Page</td><td></td><td>January 1, 2025</td></tr><tr><td>Foundation Walls Plan</td><td>Page 1</td><td>January 1, 2025</td></tr><tr><td>Porch-Shed Slabs Plan</td><td>Page 2</td><td>January 1, 2025</td></tr><tr><td>J-Bolts Plan</td><td>Page 3</td><td>January 1, 2025</td></tr><tr><td>1st Floor Plan</td><td>Page 4</td><td>January 1, 2025</td></tr><tr><td>2nd Floor Plan</td><td>Page 5</td><td>January 1, 2025</td></tr><tr><td>1st FL Walls Plan</td><td>Page 6</td><td>January 1, 2025</td></tr><tr><td>2nd FL Walls Plan</td><td>Page 7</td><td>January 1, 2025</td></tr><tr><td>Elevations Plan</td><td>Page 8</td><td>January 1, 2025</td></tr><tr><td>Components Plan</td><td>Page 9</td><td>January 1, 2025</td></tr><tr><td>Details Plan</td><td>Page 10</td><td>January 1, 2025</td></tr></tbody></table>	Title	Page	Current Version	Cover Page		January 1, 2025	Foundation Walls Plan	Page 1	January 1, 2025	Porch-Shed Slabs Plan	Page 2	January 1, 2025	J-Bolts Plan	Page 3	January 1, 2025	1st Floor Plan	Page 4	January 1, 2025	2nd Floor Plan	Page 5	January 1, 2025	1st FL Walls Plan	Page 6	January 1, 2025	2nd FL Walls Plan	Page 7	January 1, 2025	Elevations Plan	Page 8	January 1, 2025	Components Plan	Page 9	January 1, 2025	Details Plan	Page 10	January 1, 2025
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# 1st Floor Plan (Page 4)

6220 Sammy Drive  
Gainesville, GA 30506

January 1, 2025

SCALE: 1/2" = 1'-0"

## House Model:

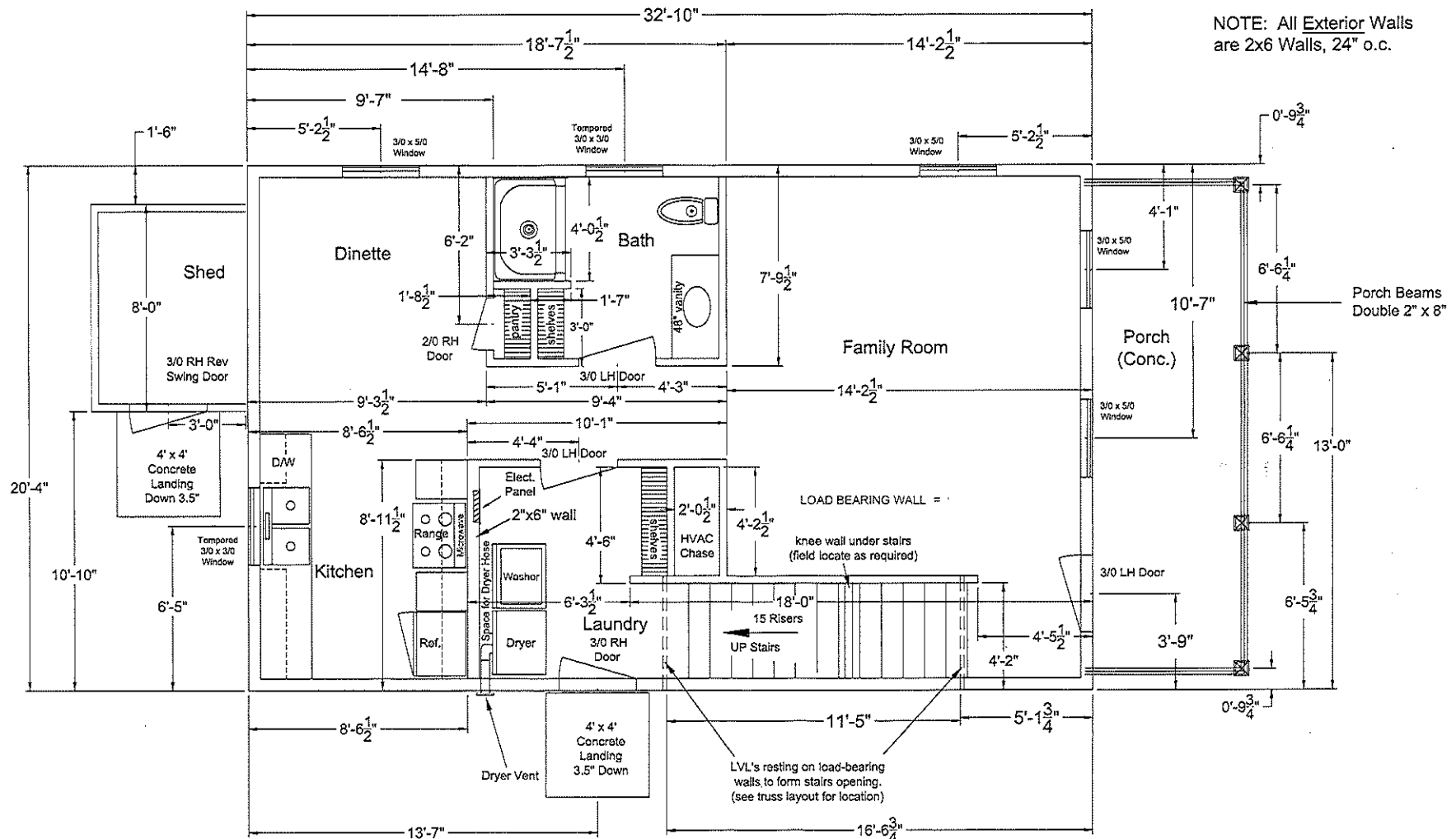
2-Story, 3 Bedroom  
Kitchen Left, Shotgun  
on Crawlspace

The Licensed Builder & Construction Manager are responsible for ensuring that these plans and the house built from them comply with the current mandatory and permissive state codes and local amendments as specified in The Uniform Codes Act of Georgia. No changes may be made to these plans without the approval of the Licensed Builder.



Habitat for Humanity-NCG  
814 Mimosa Blvd, Building C  
Roswell GA 30075  
Construction Manager: David Deaso  
Phone: 706.512.2417  
Email: ddeaso@habitat-ncg.org

NOTE: All Exterior Walls  
are 2x6 Walls, 24" o.c.



# 2nd Floor Plan (Page 5)

6220 Sammy Drive  
Gainesville, GA 30506

January 1, 2025

SCALE: 1/2" = 1'-0"

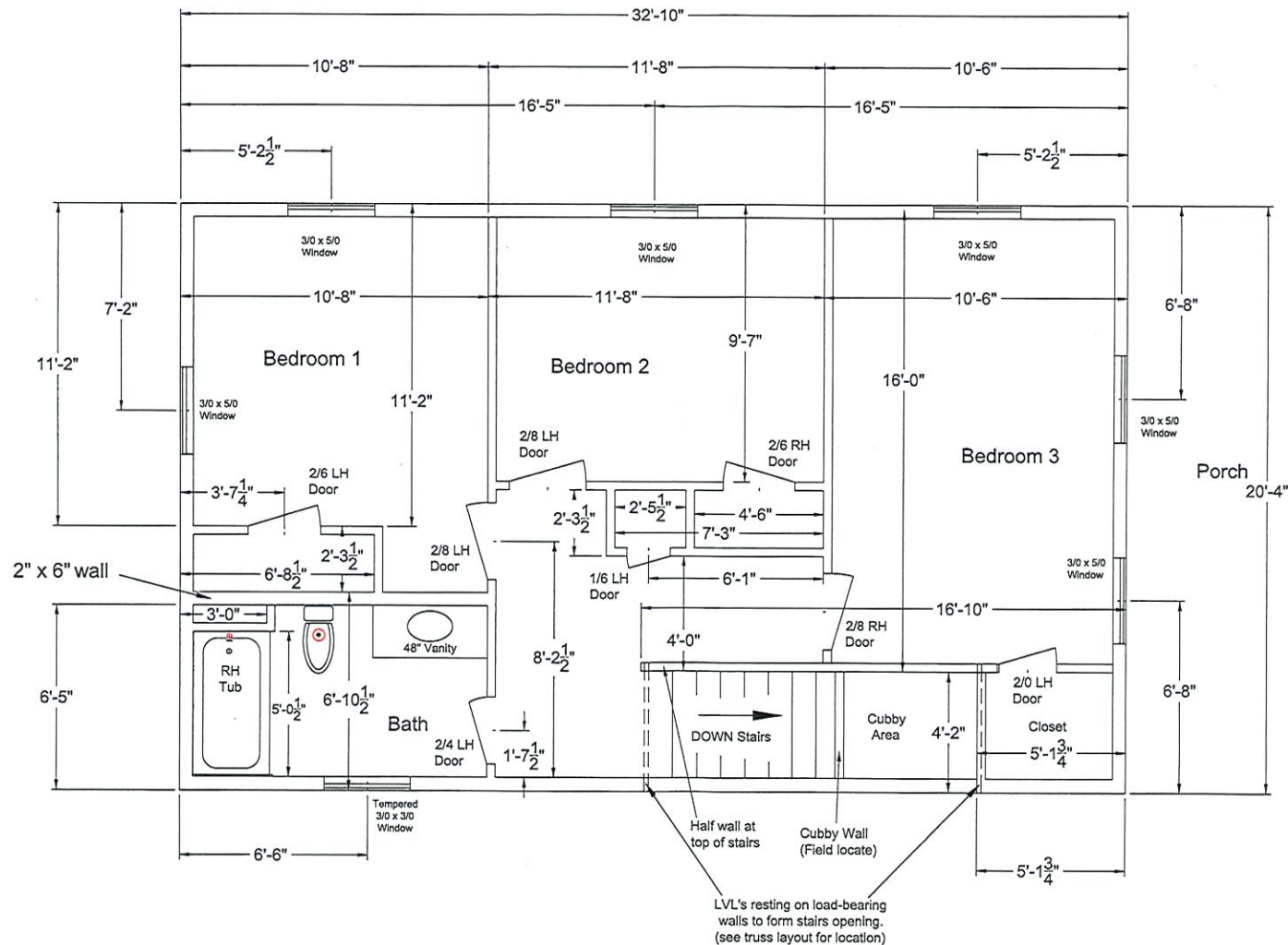
## House Model:

2-Story, 3 Bedroom  
Kitchen Left, Shotgun  
on Crawlspce

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Habitat for Humanity-NCG  
814 Mimosa Blvd, Building C  
Roswell GA 30075  
Construction Manager: David Deese  
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## Public Hearings

**Notice of Public Hearing**

The City of Dawsonville Planning Commission and the City of Dawsonville Mayor and City Council will each conduct a public hearing at the respective dates and times provided below, regarding a certain matter itemized herein. Public hearings will be conducted in the Council Chambers on the second floor of City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public is invited to attend.

**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.

Planning Commission public hearing date: September 15, 2025, at 5:30 PM.

Mayor and City Council public hearing date: September 22, 2025, at 5:00 PM.

**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.

Mayor and City Council public hearing date: September 22, 2025, at 5:00 PM.

If you wish to speak on the request, please contact City Hall for a CAMPAIGN DISCLOSURE form. **This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.**

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.



**City Council:**  
Caleb Phillips, Post 1  
William Illg, Post 2  
Sandy Sawyer, Post 3  
Mark French, Post 4



John Walden  
**Mayor**

Jacob Evans  
**City Manager**

Beverly Banister  
**City Clerk**

**Planning Commission:**

Dr. Saba Hareinger, At-Large  
Madison Eiberger, Post 1  
Vacant, Post 2  
Randy Davis, Chairperson Post 3  
Ashley Stephenson, Post 4

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Office (706)265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Stacy Harris  
**Zoning Admin**

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# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 10

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SUBJECT: VAR-C2500170

CITY COUNCIL MEETING DATE: 01/05/2026

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

☐ Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

☐ Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

## PURPOSE FOR REQUEST

**VAR-C2500170**: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for aa 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 Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010. Public Hearing Date: - City Council Tabled until October 20, 2025. City Council tabled until January 5, 2026.

## HISTORY/ FACTS / ISSUES:

- **+/- 3.13 acres**
- **12 dwelling units / 3.84 density per acre**
- **Vacant land**

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OPTIONS: Approval, Deny or Table

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: CPL, Planning & Zoning Department





# CITY OF DAWSONVILLE

## Planning Staff Report

### Variance Request

**APPLICANT** ..... Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG

**CASE NUMBER** ..... VAR-C2500170

**REQUEST** ..... Vary from Sec. 2103.9 to reduce 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.

**CURRENT ZONING DESIGNATION** ..... R-2: Single-Family Residential District (the applicant has initiated a separate zoning map amendment request to rezone the assemblage to RCT: Residential Cottage).

**SITE AREA** ..... +/- 3.13 acres

**LOCATION** ..... Stegall Place

**TAX MAP PARCELS** ..... D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009 & D01 047 010

**CITY COUNCIL PUBLIC HEARING DATE** ..... October 20, 2025

**CITY COUNCIL DECISION MEETING DATE \*** ..... January 5, 2026

### INTRODUCTION

The applicant has requested to vary from the micro-planned/pocket development buffer regulations (Sec. 2103.9). Specifically, they propose the reduction of the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet along the rear (north) and side (east and west) property lines. If the requested variance is approved, the undisturbed exterior buffer with all abutting properties would be reduced by twenty percent (20%) to 40 feet.

### PROPOSAL

The subject 3.13 +/- assemblage, which fronts Stegall Place to the south, is in a primarily residential area, and property tax records show no history of development. The applicant also proposes a zoning map amendment (case ZA-C2500169) to rezone the site to RCT: Residential Cottage, which is being processed as a separate case. The site is heavily wooded, and many existing trees would be removed for the proposed cottage development.

Pursuant to Sec. 2103.9, an undisturbed buffer no less than 50 feet in width shall be maintained where an RCT

\* City Council hearing and meeting dates are subject to change

zone abuts a different zoning district. This applies to the western, northern, and eastern boundaries of the site. The submitted variance application states that a 50-foot buffer “is too large for a [3-acre] parcel,” and when “factoring in stormwater accommodations and grading, a proposed 40’ buffer would still provide a visual barrier.” Further, they report “a 50’ exterior buffer would restrict more than half of the property.” If the variance were to be denied, “drainage from upstream and downstream properties can’t be properly accommodated without walls, which would increase the risk for injury” according to the submittal. The conceptualized site design, which provides for 40-foot exterior buffers, has necessitated this variance request.

### **SURROUNDING PROPERTIES**

<i><b>Direction from the Site</b></i>	<i><b>Existing Zoning</b></i>	<i><b>Existing Land Use</b></i>
North	CBD, HB, R-2	Single-family residential, agriculture, government office
South	R-2	Single-family residential, vacant land
East	R-2	Single-family residential, multi-family residential
West	CBD, R-2	Single-family residential, agriculture

### **COMPREHENSIVE PLAN**

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is in the Residential Character Area.

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.

### **ANALYSIS**

Sec. 907 – Variances, conditional uses and map amendments.

Subsection 1. Purpose. The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would

render the property useless. This article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.

*(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. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,**
  - The subject site is similar in size and topography to neighboring parcels; however, it's relatively deep and rectangular in shape.
  - Site geometry causes a greater portion to be devoted to undisturbed buffers compared to sites with differing shapes and dimensions.
    - i. Pursuant to the survey provided, the assemblage perimeter totals 1,555 feet. Of this, 1,296 feet (83.3%) of the perimeter directly abuts adjacent properties, and 259 feet (16.7%) abuts Stegall Place. Accordingly, 83.3% of the lot perimeter is subject to exterior buffer requirements.
    - ii. By comparison, a square lot would have 75% of its perimeter subject to buffering, and a rectangular-shaped site wider than it is deep would have even less. In both cases, the share of the site devoted to buffering would be lower than the applicant's circumstance.
- 2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located; and,**
  - Staff *do not* anticipate that a literal interpretation of Residential Cottage buffer standards, commanding a 50-foot undisturbed buffer along all adjacent property lines would create unnecessary hardship for the applicant.
    - i. Absent an approved variance, the applicant could construct a micro-planned/pocket development with fewer cottages and/or a different arrangement to accommodate a full 50-foot buffer.
    - ii. However, due to the geometry of the lot, the 50-foot buffer requirement might be more impactful and restrictive than for similar sites in the City.
  - The associated zoning map amendment proposal (ZA-C2500169), to rezone the site to RCT: Residential Cottage, would create the first RCT zone in Dawsonville.
- 3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located; and,**
  - If City Council finds that exceptional conditions exist upon the subject lot, granting the requested variance would not confer any special privileges.

4. **Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; and,**
  - If the request is approved, the request to rezone the site to RCT: Residential Cottage must also be approved for the variance to be realized.
5. **The special circumstances are not the result of the actions of the applicant; and,**
  - The circumstances which substantiate this variance request are the direct result of the applicant.
    - i. The applicant has initiated a request to rezone and develop the presently vacant site, prompting this variance request.
6. **The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,**
  - Staff defer to the associated rezoning case (ZA-C2500169).
7. **The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.**
  - If the variance request is approved, it would enable a cottage development, which is permitted by right in the RCT: Residential Cottage district.

Subsection II.C Basis for approval. No variance may be granted under this paragraph for an application for a variance that has been heard by the planning commission within one year or if the application is for the expansion of a non-conforming use or structure. The following criteria shall be considered by the planning commission (or City Council) before granting a variance under this paragraph:

*(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 variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;**
  - Staff do not anticipate that granting the subject variance would be detrimental to the rights, health, or welfare of others.
2. **A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;**
  - A strict interpretation of Residential Cottage buffer standards, which require a 50-foot undisturbed buffer along all adjacent property lines, is unlikely to create unnecessary hardship.
    - i. However, due to lot geometry, the 50-foot buffer requirement might be more impactful and restrictive than for similar sites nearby.
3. **Exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;**
  - There are no exceptional or extraordinary circumstances applicable to the subject site in the context of nearby properties.



City of Dawsonville  
415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Phone: (706) 265-3256

## Variance Application

VAR- C2500170

Application for: ☐ Appeal ☒ Special Exception ☐ Adjustment

Variance Requested: Reduce exterior buffer from 50' to 40' (Letter of Intent must fully describe this request)

Applicant Name: Dede Allen Company: Habitat for Humanity - NCG

Address: 814 Mimosa Blvd - Bldg C City: Roswell, GA Zip: 30075

Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Name(s): Same as Above

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

Cell Phone: [REDACTED] Email: dallen@habitat-ncg.org

### Exact Location and Description of Subject Property:

Address: Stegall Pl Lot # \_\_\_\_\_

Present/Proposed Zoning: R-2 to RCT Parcel # D01 047 005-010

District: 4th Land Lot: 439 & 446 Tax Map # D01 047 005-010

Present and/or Proposed Use of Property: Presently wooded, proposed cottage community

### Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Article IX. Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).
- Sign Variance authorized by City Council only per Chapter 105 Sec 105-8.

### FEE SCHEDULE

Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Appeals and Change of Zoning Conditions	\$500.00
Public Notice Certified Mail	**per adjacent property owner

\*\*price is determined by USPS

Dede Allen  
Signature of Applicant

7-22-25  
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>400</u> <u>CK</u> Cash CK
Date of Planning Commission Meeting: <u>NA</u>	Dates Advertised: <u>8.20.2025</u>
Approved by Planning Commission: YES <u>NO</u>	Approved by City Council: YES NO
	Postponed: YES NO Date:



- The subject variance request has been necessitated by a separate application to rezone the assemblage to RCT: Residential Cottage. If approved, this site would be the first RCT zone in Dawsonville.
4. **The variance provides for reasonable use under the specified circumstances of each application;**
    - If the variance request is approved, it would enable a cottage development, which is permitted by right in the RCT: Residential Cottage district.
  5. **The variance achieves the general intent of this ordinance;**
    - The request does not appear to inherently achieve or detract from the intent of the Ordinance.
  6. **The variance is the minimum possible variance under the specific circumstances; and**
    - Pursuant to the submitted concept plan, the requested buffer reduction to 40 feet is likely the minimum possible along the side (east and west) property lines.
    - Reducing the minimum exterior buffer to 40 feet along the northern property line may exceed the minimum possible variance per the depicted stormwater management facility.
      - i. The facility is shown to maintain approximately 52 feet from the rear property line.
  7. **The variance does not exceed the scope of the authority set forth in subsection (A) hereof.**
    - The requested variance represents a 20% decrease in the minimum required exterior buffer width. Therefore, the request does not exceed the scope of authority as established in Sec. 907.II.A.

#### **STAFF RECOMMENDATION**

Staff recommends **approval with conditions** of the variance request to reduce 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. Staff recommends the following **conditions** be adopted as part of the approval:

1. Approval of this variance request is contingent upon the approval of zoning map amendment request ZA-C2500169, to rezone the subject property to RCT: Residential Cottage.
2. The undisturbed buffer at the rear (northern) property line shall only be reduced by five (5) feet, resulting in a 45-foot buffer.



## City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.

### Does This Proposal Qualify For A Variance?

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. **A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.**

Please Answer The Following In Addition to Providing A Letter Of Intent

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

**Answer:**

As the first proposed RCT project, we feel the 50' exterior buffer is too large for a 3ac parcel. To accomodate a Cottage Community factoring in stormwater accomodations and grading, a proposed 40'buffer would still provide a visual barrier to adjoining parcels.

and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

**Answer:**

Again, due to the size and shape of the combined parcel, a 50' exterior buffer would restrict more than half of the property. To be able to provide a cottage community with houses, streets, sidewalks, parking and open areas, a reduced buffer is necessary.

and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

**Answer:**

This is the first RCT, the first in this district and therefore there are no other properties to compare to.

and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

**Answer:**

If relief were granted, we feel the intent of a cottage community, one with sidewalks, parking, open spaces and common areas, will be met and in harmony with the purpose and intent of these regulations. Without the variance, drainage from upstream and downstream properties can't be properly accomodated wihtout walls, which would increase the risk for injury.

and,

5. The special circumstances are not the result of the actions of the applicant;

**Answer:**

These special circumstances are due to little to no history applying RCT zoning criteria onto a parcel of this shape and size.

and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

**Answer:**

After previous meetings with the Dawson County planning staff, we have worked to minimize the variance request to an exterior buffer of 40' instead of 50', which will make it possible to build a Cottage Community in the spirit of the code.

and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

**Answer:**

Correct, specifically the variance will allow the residential cottages to be constructed in a way that offsite drainage and slopes can be tied to without having to add walls, while still providing for a visual barrier.

The applicant, or designated agent, **MUST**\* attend the public hearings for the variance request to be considered.

**\*NOTE:** If the applicant of a petition before the Planning Commission fails to attend the public hearing, then the Planning Commission may deny the subject petition or may require re-advertisement of the subject petition at the expense of the applicant.



VAR# \_\_\_\_\_ TMP# \_\_\_\_\_ Applicant's Name: \_\_\_\_\_

**Property Owner Authorization**

I / We Habitat for Humanity - NCG hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 001-047(005-010)  
Stegall Place as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action.

Printed Name of Owner

Dede Allen - Habitat for Humanity NCG

Signature of Owner

Dede Allen

Date 7-22-25

Mailing Address

814 Mimosa Blvd

City

Roswell

State

GA

Zip

30075

Telephone Number

[REDACTED]

Sworn to and subscribed before me.

this 22 day of July 2025.

[Signature]

Notary Public, State of Georgia

My Commission Expires: 01/13/29



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet/sheets notarized also.)

## Public Hearings

**Notice of Public Hearing**

The City of Dawsonville Planning Commission and the City of Dawsonville Mayor and City Council will each conduct a public hearing at the respective dates and times provided below, regarding a certain matter itemized herein. Public hearings will be conducted in the Council Chambers on the second floor of City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public is invited to attend.

**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.

Planning Commission public hearing date: September 15, 2025, at 5:30 PM.

Mayor and City Council public hearing date: September 22, 2025, at 5:00 PM.

**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.

Mayor and City Council public hearing date: September 22, 2025, at 5:00 PM.

If you wish to speak on the request, please contact City Hall for a CAMPAIGN DISCLOSURE form. **This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.**

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.



**City Council:**  
Caleb Phillips, Post 1  
William Illg, Post 2  
Sandy Sawyer, Post 3  
Mark French, Post 4



John Walden  
**Mayor**

Jacob Evans  
**City Manager**

Beverly Banister  
**City Clerk**

**Planning Commission:**

Dr. Saba Hareinger, At-Large  
Madison Eiberger, Post 1  
Vacant, Post 2  
Randy Davis, Chairperson Post 3  
Ashley Stephenson, Post 4

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Office (706)265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Stacy Harris  
**Zoning Admin**

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Tax Map Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010.

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# PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF  
DAWSONVILLE IN REGARDS TO THE ZONING  
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

VAR-C2500170

Reduce Buffer 50ft - 40ft

HEARINGS WILL BE HELD BY:

████████████████████

CITY COUNCIL:

████████

DATE: 09.22.2025

████████

TIME: 5:00 pm

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX  
415 HIGHWAY 53 E SUITE 100  
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL  
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION