

AGENDA
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, August 3, 2026
5:00 P.M.

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
 - Regular Meeting and Work Session held July 20, 2026
 - Executive Session held July 20, 2026
 - b. Approve Contract Related to Private Filtration System

PUBLIC HEARING

8. VAR-C2600407: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 466 Cedar Crest Lane (Lot 11, parcel 092B 030 011). City Council Public Hearing Date: Monday, August 3, 2026
9. VAR-C2600408: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 460 Cedar Crest Lane (Lot 12, parcel 092B 030 012). City Council Public Hearing Date: Monday, August 3, 2026.
10. VAR-C2600409: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 454 Cedar Crest Lane (Lot 13, parcel 092B 030 013). City Council Public Hearing Date: Monday, August 3, 2026.

BUSINESS

11. ZA-C2500169 and VAR-C2500170; Tabled from 04/20/2026
12. 2027 Solid Waste Collection Service Rate and Service Charge
13. Amendment to Employee Personnel Policy – Section 11; Tabled from 07/20/2026
14. Request to Award Bid #26-02 – Roadway Rehabilitation Project

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 Monday, August 17, 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.



CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7

DATE: AUGUST 3, 2026

TITLE: CONSENT AGENDA

PRESENTED BY: BEVERLY A. BANISTER, CITY CLERK

PURPOSE FOR REQUEST

CONSIDERATION AND APPROVAL OF ITEMS BELOW

- a. Approve Minutes
 - Regular Meeting and Work Session held July 20, 2026
 - Executive Session held July 20, 2026
- b. Approve Contract Related to Private Filtration System

HISTORY/ FACTS / ISSUES

FINANCIAL IMPACT

RECOMMENDATION



CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

DATE: AUGUST 3, 2026

TITLE: APPROVE MINUTES

PRESENTED BY: BEVERLY A. BANISTER, CITY CLERK

PURPOSE FOR REQUEST

TO APPROVE THE MINUTES FROM:

- REGULAR MEETING AND WORK SESSION HELD JULY 20, 2026
 - EXECUTIVE SESSION HELD JULY 20, 2026
-

HISTORY/ FACTS / ISSUES

FINANCIAL IMPACT

RECOMMENDATION

APPROVE AS PRESENTED

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 20, 2026
5:00 P.M.

1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Caleb Phillips, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Jacob Evans, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Russ Chambers, Finance Director Robin Gazaway and Planning and Zoning Admin Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **ANNOUNCEMENTS:** Councilmember Sawyer announced that Stuff the Bus is now underway and Family Connection is looking for donations. She also announced the Family Fair event will take place on August 14, 2026, from 6:00 pm to 11:00 pm, located at Main Street Park.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add Item #12a Review Quotes for New Equipment Purchase made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a-c) made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held June 15, 2026
 - Executive Session held June 15, 2026
 - b. Approve Addendum to MCCI Master Services Agreement
 - c. Approve Ratification of Consolidated Pipe & Supply Co. Invoices:
Amount totals \$63,945.10 for four invoices
8. **EMPLOYEE RECOGNITION:** The Mayor and Council recognized Barbara Maddox as the June 2026 Employee of the Month and introduced two new utility department employees, Matthew Turner and Kyle Fredrick.

BUSINESS

9. **UPDATE TO ORGANIZATIONAL CHART:** Motion to approve the updated Organizational Chart as presented made by M. French; second by W. Illg. Vote carried unanimously in favor. (Exhibit "A")
10. **AMENDMENT TO EMPLOYEE PERSONNEL POLICY – SECTION 11:** Motion to table the item to the August 3, 2026 City Council meeting made by M. French; second by W. Illg. Vote carried unanimously in favor.
11. **REQUEST FOR FEE WAIVER AND ROAD CLOSURE: A FAMILY FAIR SPECIAL EVENT, AUGUST 14, 2026:** Motion to approve the fee waiver of \$50 for the permit and \$225 for the pavilion rentals and to close Main Street through the park from 12:00 pm through 11:00 pm on Friday, August 14, 2026 made by M. French; second by S. Sawyer. Vote carried unanimously in favor.

WORK SESSION

12. **2027 SOLID WASTE COLLECTION SERVICE RATE AND SERVICE CHARGE:** City Manager Evans discussed renewing this contract with Red Oak stating there has been no increase in five years and any issues with service are resolved quickly. He also noted there is a request to change the due date from the middle of the month to the first of the month. John Spagnuolo from Red Oak spoke with the Council regarding the service and explained the company's request to change the due date is to have all their municipalities on the same schedule to remit payment at the beginning of each month. Finance Director Gazaway said there should not be an issue with the change should the Council agree to renew their contract. Council will consider approval at their August 3, 2026 meeting.

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 20, 2026
5:00 P.M.

12a. REVIEW QUOTES FOR NEW EQUIPMENT PURCHASE: Motion to approve the quote from Atmax Equipment Co. to purchase a MowerMax Prime Mover boom mower at the GA State contracted price of \$264,737.03 to be paid out of SPLOST VII made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

STAFF REPORTS

- 13. JACOB EVANS, CITY MANAGER:** He reported there were four leak adjustments for a total of \$815.45 for the previous month. He also stated the year-to-date total is \$14,784.94. Councilmember Illg stated the leak adjustments are high but noted there was a major commercial adjustment from May which increased the totals significantly.
- 14. ROBIN GAZAWAY, FINANCE DIRECTOR:** Financial reports were provided to represent fund balances and activity through June 30, 2026. Councilmember French asked when the auditors will arrive; Ms. Gazaway stated they are implementing a new system and should begin in the next month or two. The Council commended Ms. Gazaway on her accuracy of budgeting revenues and expenses.

MAYOR AND COUNCIL REPORTS

Mayor Walden announced he attended the GMA Conference in Savannah last month. He also expressed his gratitude for City Attorney Tallant's guidance and his appreciation for the City Council overall.

EXECUTIVE SESSION

At 5:21 p.m. a motion to close regular session and go into executive session for pending/potential litigation, real estate acquisition and/or personnel was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

At 5:46 p.m. a motion to close executive session was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

Motion to resume regular session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

RESERVED FOR POTENTIAL ACTION ON EXECUTIVE SESSION ITEMS, IF NEEDED

Motion to amend the agenda to add item #15 Mutual Release and Settlement Agreement with Gold Creek Foods made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by M. French; second by S. Sawyer. Vote carried unanimously in favor.

- 15. MUTUAL RELEASE AND SETTLEMENT AGREEMENT WITH GOLD CREEK FOODS:** Attorney Tallant explained the City has been working on resolving a dispute with Gold Creek Foods for quite some time, participating in three separate mediations. He further explained that experts from both sides have been involved in determining why the City is receiving high strength wastewater discharges, which is in violation of its ordinances. He stated the proposed settlement is designed to address those issues and provided highlights of the agreement.
- Motion to approve the mutual release and settlement agreement as presented made by M. French; second by C. Phillips. Councilmember Illg expressed his gratitude to Councilmembers Phillips and French who attended the mediations; Councilmember French appreciated the trust placed in them by Councilmember Illg and Sawyer and expressed his gratitude for Attorney Tallant's legal counsel. Vote carried unanimously in favor. (Exhibit "B")

ADJOURNMENT

At 5:54 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by W. Illg. Vote carried unanimously in favor.

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, July 20, 2026
5:00 P.M.

(signatures on following page)

Approved this 3rd day of August 2026

By: CITY OF DAWSONVILLE

John Walden, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

Sandra Sawyer, Councilmember Post 3

Mark French, Councilmember Post 4

Attested: _____
Beverly A. Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Ilg, Councilmember Sandra Sawyer and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on July 20, 2026.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 521 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)
 - ☒ Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);
 - ☐ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;
 - ☐ Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);
 - ☒ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);
 - ☐ Other _____ as provided in: _____.

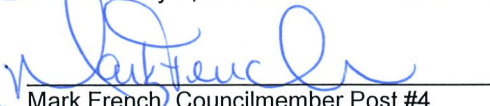
This 20th day, July 2026; By the City of Dawsonville, Mayor and Council:


John Walden, Mayor

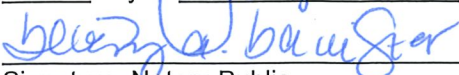

Caleb Phillips, Councilmember Post #1


William Ilg, Councilmember Post #2

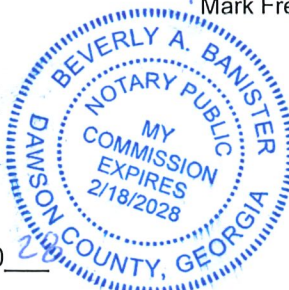

Sandra Sawyer, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this
20 day of July, 2026.


Signature, Notary Public

My Commission expires: Feb 18, 2028



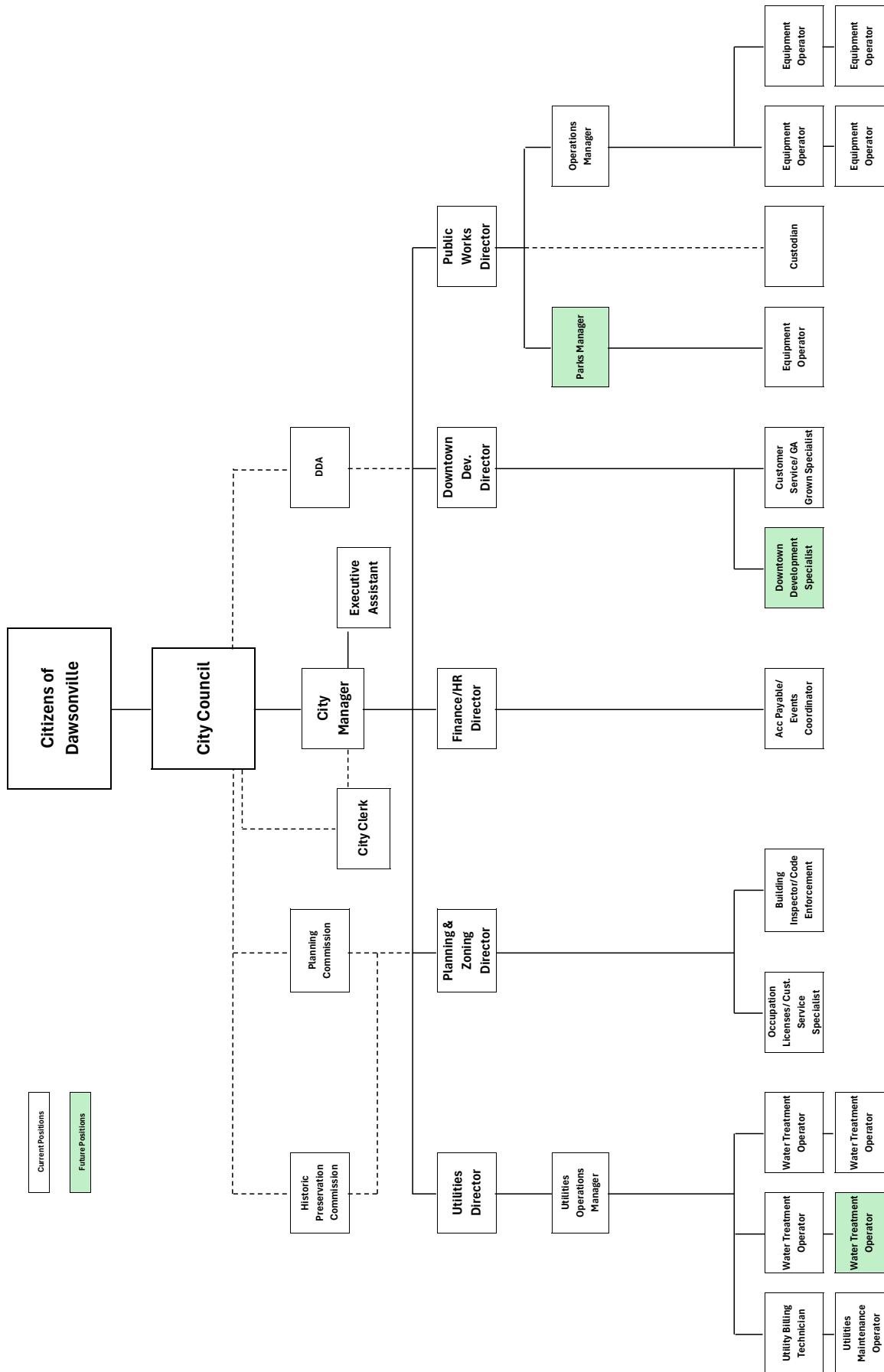


Exhibit "A"

MUTUAL RELEASE AND SETTLEMENT AGREEMENT

1. PARTIES: This Release and Settlement Agreement (“Agreement”) is made and entered into between Gold Creek Foods, LLC and Gold Creek Processing, LLC (collectively “Gold Creek”), and the City of Dawsonville, Georgia (the “City”), John Walden, in his individual and official capacity, Caleb Phillips, in his individual and official capacity, William Illg, in his individual and official capacity, Sandy Sawyer, in her individual and official capacity, Mark French, in his individual and official capacity, Bob Bolz, in his individual and official capacity, and Jacob Barr, in his individual and official capacity (collectively “City Officials,” and together with the City “Defendants”). Gold Creek, the City, and City Officials are collectively referred to herein as the “Parties” or individually as a “Party.”

2. SUBJECT MATTER: Gold Creek filed a lawsuit, Civil Action No. 2:24-cv-00071 (the “Lawsuit”), against the City and City officials in April of 2024, following a dispute over High Strength Waste Water (“HSWW”) invoices issued by the City to Gold Creek. The City filed its Counterclaim in the Lawsuit against Gold Creek on May 29, 2024 seeking, among other things, payment of the HSWW assessments. This Agreement resolves all claims made or which could have been made by the Parties in the Lawsuit, including but not limited to all claims arising out of the dispute between Gold Creek and the Defendants relating the HSWW invoices and assessments or to Gold Creek’s discharges of industrial and sanitary wastewater from its facility located at 686 Highway 9 North in Dawsonville, Georgia from the beginning of time until the Effective Date, as hereafter defined (the “Subject Matter”).

3. AGREEMENT: The Parties desire to resolve all claims and disputes between them arising out of or relating to the Subject Matter, and enter into a complete, final, and binding settlement of all claims and disputes between them arising out of or relating to the Subject Matter. Therefore, the Parties, in consideration of the Modification, Payment, Amendment, and Dismissal, as defined herein, and intending to be legally bound, agree as follows:

A) Wastewater Treatment System Modification: Gold Creek will modify its current wastewater treatment system at its own expense to allow for lower, more consistent flows of the treated industrial wastewater, per the attached drawing (“Exhibit A”), subject to approval by Georgia’s Environmental Protection Division if required (the “Modification”). As of the date of this Agreement, Gold Creek has already submitted the Modification to the City, and the City gave its approval of the same. Gold Creek will construct at its cost a secure testing location, as depicted in Exhibit A, for the City’s use. For purposes of measuring compliance of Gold Creek under the City’s HSWW ordinance, the City will collect samples only from the new secure testing location designated on Exhibit A, specifically sample location 001. Any sampling and testing will be at the City’s sole cost. Gold Creek may request and, if requested, shall receive split sampling from sample location 001 whenever the City conducts sampling there. Gold Creek’s analysis of the split samples will be at Gold Creek’s sole expense. The Parties agree to work with each other and assist each other in good faith in the design and installation of the Modification, including with any required State or local permits needed in furtherance of the Modification.

B) Payment and Terms of Payment: After completion of the Modification, Gold Creek shall pay the City the amount of money calculated according to this equation: $\text{Payment} = \text{Gross Amount} - \text{Cost}$, where "Gross Amount" is Six Hundred and Fifty Thousand Dollars and Zero Cents (\$650,000.00), "Cost" is Gold Creek's cost in the design, installation and, if required, permitting of the Modification, and "Payment" is the amount to be paid to the City by Gold Creek after subtracting its Cost from the Gross Amount. The Modification and the Payment completed by Gold Creek are done and made in full satisfaction of all unpaid HSWW invoices issued by the City to Gold Creek from the beginning of time through and including the date of placement in service of the Modification.

C) Amendment of the City's Ordinance: The City agrees to amend its Utility Ordinance to eliminate all penalty multipliers and repeat offender fees which would apply to discharges of HSWW (the "Amendment"). The City may begin to enforce its HSWW ordinance against Gold Creek only after the Amendment is made. The Amendment must be enacted by the City no later than the date that the Modification is placed in service by Gold Creek.

D) Dismissal of the Lawsuit: Upon completion of the Modification, Payment, and Amendment, the Parties will dismiss with prejudice all claims and counterclaims asserted in the case, Civil Action File No: 2:24-cv-00071-RWS (the "Dismissal").

4. COMPROMISE: This Agreement is the result of a compromise of each Party's disputed claims and shall not be construed as an admission of liability on the part of any Party released.

5. MUTUAL RELEASE

(a) Each Party, on behalf of himself, herself or itself and his/her/its heirs, representatives, executors, administrators, successors, assigns, attorneys, agents, affiliates, and all persons or entities claiming by, through, or under him/her/it (the "Releasing Parties"), does hereby irrevocably and unconditionally release, remise, and forever discharge each other Party, together with his, her or its current and former parents, subsidiaries, and affiliates, and each of their current and former officers, directors, employees, agents, and attorneys, solely in their capacities as such, as well as each Party's insurers and permitted successors and assigns (collectively, the "Released Parties"), from any and all claims, charges, complaints, demands, causes of action, liabilities, obligations, rights, damages, costs, debts, expenses, attorneys' fees, penalties, and losses of any kind, whether known or unknown, suspected or unsuspected, fixed or contingent, accrued or unaccrued, which the Releasing Parties ever had, now have, or may hereafter have, from the beginning of time through and including the date that the Modification is placed in service by Gold Creek (the "Effective Date"), arising out of or relating to the Subject Matter (the "Released Claims"). This release shall cover and include any claims, including but not limited to tort claims, equitable claims, claims for breach of contract, breach of warranty, breach of the duty of good faith and fair dealing, breach of statutory duties, actual or constructive fraud, misrepresentation, omission, fraudulent inducement, unfair business or trade

practices, restitution, rescission, compensatory and punitive damages, statutory damages, injunctive or declaratory relief, attorneys' fees, interests, costs, penalties, claims under the Constitution of the United States of America, the Bill of Rights and any other Amendments to that Constitution, claims under the Georgia Constitution and any amendments to that Constitution, and any other claims, whether known or unknown, alleged or not alleged in the Lawsuit, suspected or unsuspected, contingent or matured, direct or indirect, under federal, state, provincial, or local law, rules, or regulations, arising out of or relating to the Subject Matter. It is the intent of the Releasing Parties that this Settlement Agreement irrevocably bars any claims of any kind or manner that can or may be asserted by the Releasing Parties against any of the Released Parties arising out of or relating to the Subject Matter. This release is effective as of the Effective Date upon the City's receipt of the Payment.

- (b) This release is intended to be as broad and comprehensive as legally permissible. Notwithstanding the foregoing, nothing in this Agreement shall be deemed to release or waive any claims that may arise after the Effective Date.

6. WARRANTY OF NON-ASSIGNMENT: The Parties warrant and represent that neither Party has sold, assigned, transferred, conveyed or hypothecated any of the rights, claims, or causes of action which are the Subject Matter of this Agreement and released herein.

7. ATTORNEYS' FEES: The Payment described herein above shall constitute the gross settlement hereunder, and each Party shall bear its own costs, expenses and attorneys' fees, without contribution or right of contribution from the other Party. The Parties further understand and agree that if it becomes necessary to file suit to enforce any of the provisions of this Agreement, or to defend any action arising out of or relating to any provisions hereof, the prevailing Party shall be entitled to recover its costs of suit, including reasonable attorneys' fees, from the other Party.

8. CONFIDENTIALITY: The Parties agree that this Agreement and the terms hereof are confidential and shall not be disclosed to any third party, whether pursuant to subpoena or otherwise, unless production or disclosure is ordered by a court of competent jurisdiction or otherwise agreed upon in writing by the Parties, except that disclosure to the attorneys or auditors of the Parties is permissible provided that such persons or entities are bound by the confidentiality obligations of this Agreement; provided, however, that Gold Creek is permitted to disclose details of the Modification as may be required in order to secure a permit for the Modification, if required, and the City is permitted to disclose details of the Amendment as are required by law to be disclosed to the public.

9. SUCCESSORS: This Agreement shall be binding upon the heirs, successors and assigns of the Parties.

10. ENTIRE AGREEMENT: This Agreement constitutes the complete agreement of the Parties in connection with any matter included in and resolved in this Agreement relating to the Subject Matter herein. This Agreement supersedes all prior or contemporaneous negotiations,

inducements, promises, covenants, agreements, representations of any kind or nature whatsoever relating to the Subject Matter herein, all of which have become fully merged and finally integrated into this Agreement. This Agreement cannot be amended, modified, or supplemented except by written document executed by each Party.

11. GOVERNING LAW: This Agreement shall in all respects be interpreted, enforced and governed by and under the laws of the State of Georgia, without regard to its choice of law principles.

12. AUTHORITY TO EXECUTE AND BIND: The persons executing this Agreement on behalf of the Parties do, by the act of execution, warrant and represent that each is authorized by his/her corporation or municipality to enter into and execute this Agreement, and thereby bind said entity, its agents, servants, employees, representatives, heirs, assigns and successors.

13. COUNTERPART COPIES: This Agreement may be executed in counterpart or duplicate copies, and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

14. CONSULTATION WITH COUNSEL: The Parties represent that they have thoroughly discussed all aspects of this Agreement with their attorneys and that they understand all of the provisions contained herein and that they are voluntarily entering into this Agreement. No presumption shall be drawn based upon the drafter of this Agreement, all Parties having participated through counsel in its development. In entering into this Agreement, the Parties have not relied upon any inducements, promises or representations made by each other or the attorneys for the Parties except as expressly set forth herein.

**Gold Creek Foods, LLC
Gold Creek Processing, LLC**

Name: _____

Title: _____

Date: _____, 2026

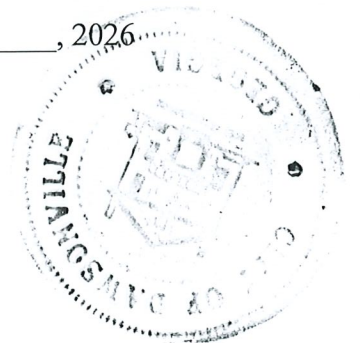
The City of Dawsonville, Georgia

Name: John Walden

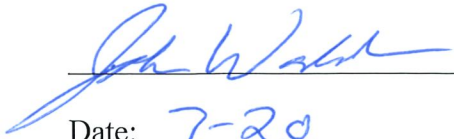
Title: Mayor

Date: July 20, 2026

[additional signature blocks on next page]



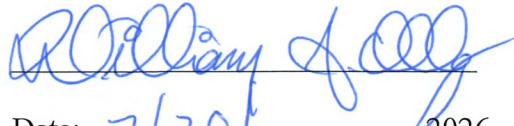
John Walden


Date: 7-20, 2026

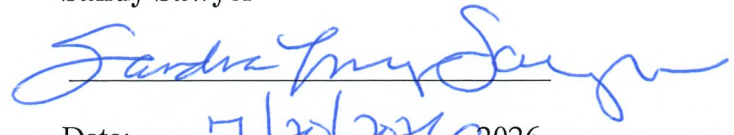
Caleb Phillips


Date: 7-20-26, 2026

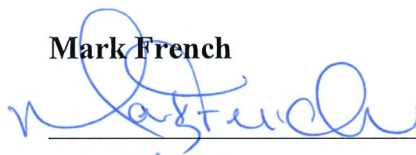
William Illg


Date: 7/20, 2026

Sandy Sawyer


Date: 7/20/2026, 2026

Mark French


Date: 7/20/2026, 2026

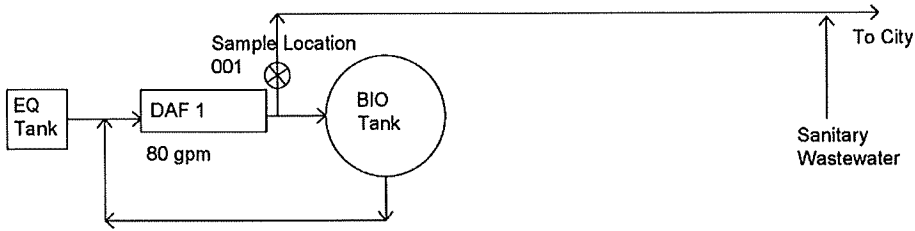
Bob Bolz

Date: _____, 2026

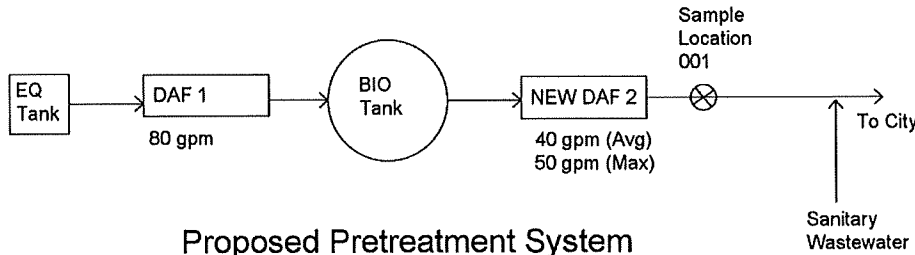
Jacob Barr

Date: _____, 2026

Exhibit A



Existing Pretreatment System



Proposed Pretreatment System



CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

DATE: AUGUST 3, 2026

TITLE: APPROVE CONTRACT RELATED TO PRIVATE FILTRATION SYSTEM

PRESENTED BY: JACOB EVANS, CITY MANAGER

PURPOSE FOR REQUEST

TO APPROVE THE CONTRACT RELATED TO THE PRIVATE FILTRATION SYSTEM IN THE
AMOUNT OF \$1,900.00

HISTORY/ FACTS / ISSUES

FINANCIAL IMPACT

RECOMMENDATION



CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

DATE: AUGUST 3, 2026

TITLE: VARIANCE REQUEST VAR-C2600407, 466 CEDAR CREST LANE - LOT 11

PRESENTED BY: DANA SPAYDE, CPL REPRESENTATIVE

PURPOSE FOR REQUEST - PUBLIC HEARING

REQUEST TO VARY FROM THE STANDARDS OF CODE SEC. 1304 (SINGLE-FAMILY RESIDENTIAL DISTRICT R-3) TO REDUCE THE FRONT YARD SETBACK FROM 30 FEET TO 24 FEET.

HISTORY/ FACTS / ISSUES

- SETBACKS PER RECORDED APPROVED FINAL PLAT
 - 30 FT FRONT & SIDE ADJACENT TO STREET
 - 20 FT REAR
 - 10 FT SIDE
 - 55 LOTS SINGLE-FAMILY RESIDENCES
 - +/- 0.197 ACRES
-

FINANCIAL IMPACT

N/A

RECOMMENDATION

STAFF RECOMMENDS DENIAL OF THE REQUEST TO VARY THE STANDARD R-3 ZONING DISTRICT TO REDUCE THE FRONT BUILDING SETBACK FROM 30 FT TO 24 FEET.

PURSUANT TO THE HARDSHIP CRITERIA OF CODE SEC. 907.I, CONDITION 2 AND 5 ARE NOT SATISFIED; THESE ARE GROUNDS FOR DENIAL OF THE VARIANCE REQUEST.



CITY OF DAWSONVILLE

Planning Staff Report

Variance Request

APPLICANTJarod Gonzales on behalf of Eastwood Homes

CASE NUMBERVAR-C2600407

REQUESTVary from Section 1304 to reduce the minimum required front yard setback from 30 feet to 24 feet at the front (north) property line.

CURRENT ZONING DESIGNATIONR-3: Single-Family Residential District

SITE AREA+/- 0.197 acres

LOCATION466 Cedar Crest Lane

TAX MAP PARCELS092B 030 011

CITY COUNCIL PUBLIC HEARING DATE August 3, 2026

CITY COUNCIL DECISION MEETING DATE August 17, 2026

APPLICANT PROPOSAL

The applicant has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence.

SUMMARY

The subject 0.197-acre parcel is currently vacant and located in a developing residential subdivision. The final plat for the subject development, Arbor West, was recorded on October 17, 2025. The City Council approved the annexation with a request to rezone to R-3: zoning district in 2018. As a result of this approved annexation and rezoning, minimum building setbacks were established for each lot; 30 feet for the front yard, 20 feet for the rear yard and 10 feet for the side yards. The subject parcel, identified as lot 11, fronts the cul-de-sac of Arbor West.

In the submittal, the applicant indicates that "The subject lot has unique dimensional limitations that make compliance with the current front setback requirement difficult while still allowing for a functional home site and usable rear yard area. Due to the lot configuration and buildable area, a 6-foot reduction of the front setback would significantly reduce the practicality of the lot for residential construction compared to surrounding

properties.” If this request is granted, the applicant intends to construct a single-family residence with an attached two-car garage. It is unclear based on the application whether the residence will have a second story, a basement level, or neither.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>
North	R-3	Single-family residential, vacant land
South	R-1; RSR	Place of worship; Single-family residential (Dawson County)
East	R-3	Single-family residential, vacant land
West	R-3	Single-family residential, vacant land

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. Bulleted 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 has a different shape due to its location fronting a cul-de-sac.
 - i. Most other lots in the subject development are rectangular, but the subject lot is trapezoidal, limiting the buildable area available.
 - ii. The lot shape is not exceptional; it's common for residential lots that front cul-de-sacs.
 - There is a platted drainage easement present along the right side and rear property lines of the subject property.
- 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 Single-Family zoning standards would create unnecessary hardship for the applicant.
 - i. Absent an approved variance, the applicant could construct a smaller single-family residence with a different arrangement to accommodate the required R-3 zoning setbacks and the platted drainage easement present on the subject property.
 - ii. However, due to the platted drainage easement present on the subject property might be more impactful and restrictive than for similar sites in the subdivision or the City.
- 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, staff does not anticipate the development to 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.
- 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,**
 - The variance requested is the minimum variance that will make possible the legal use of the land.
- 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 single-family residence, which is permitted by right in the R-3: Residential Single-Family 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. Bulleted 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 enforcement of the minimum 30-foot front yard building setback maintained by the Residential Single-Family district standards, would be unlikely to result in unnecessary hardship.
 - i. However, due to the platted drainage easement present on the subject property, the front setback 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 is a platted drainage easement present along the right side and rear property lines of the subject property.
4. **The variance provides for reasonable use under the specified circumstances of each application;**
 - If the variance request is approved, it would enable single-family residence, which is permitted by right in the R-3: Residential Single-Family 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 house location exhibit submitted to supplement this variance request, the requested variance is the minimum possible in this circumstance.

7. The variance does not exceed the scope of the authority set forth in subsection (A) hereof.

- The requested variance from the minimum front building setback, as part of the Residential Single-Family (R-3), represents a 20% decrease. Therefore, the request does not exceed the scope of authority as established in Sec. 907.II.A.

STAFF RECOMMENDATION

Staff recommends **denial** of the request to vary the standards of the Residential Single-Family (R-3) district to reduce the front building setback from 30 feet to 24 feet.

Pursuant to the hardship criteria of Sec. 907.I, conditions 2 and 5 are not satisfied; these are grounds for denial of the variance request.

	City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 203-4924 permit.tech@dawsonville-ga.gov	Variance Application

VAR- C2600407

Application for: ☐ Appeal ☒ Special Exception ☐ Adjustment

Variance Requested: Arbor West Lot 11 Front Set Back *Left Front Setback Reduction*
 (Letter of Intent must fully describe this request)

Applicant Name: Jared Gonzales Company: Eastwood Homes of Georgia LLC
 Address: 1000 Mansell Exchange West Suite 350 City: Alpharetta Zip: 30022
 Cell Phone: _____ Email: jgonzaless@eastwoodhomes.com

Owner Name(s): Eastwood Homes of Georgia LLC
 Address: 1000 Mansell Exchange West Suite 350 City: Alpharetta Zip: 30022
 Cell Phone: _____ Email: jgonzaless@eastwoodhomes.com

Exact Location and Description of Subject Property:

Address: 466 Cedar Crest Lane Lot # 11
 Present/Proposed Zoning: Residential Parcel # ~~082 017 & 092B 025 001~~
 District: 4th Land Lot: 370 & 379 Tax Map # 092B 030-011
 Present and/or Proposed Use of Property: New Residential Construction

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

Signature of Applicant _____ Date <u>04/28/2026</u>	
Office Use Only	
Date Completed Application Rec'd: <u>5/26/2026</u>	Amount Paid: \$ <u>400.00</u> <u>6.10.2026</u> CK Cash CK
Date of Planning Commission Meeting: <u>8/3/2026</u>	Dates Advertised: <u>06.24.2026</u>
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
Postponed: YES NO	Date: _____



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:

Yes The subject lot has unique dimensional limitations that make compliance with the current front setback requirement difficult while still allowing for a functional home site and usable rear yard area. Due to the lot configuration and buildable area, a 6' reduction of the front setback would significantly reduce the practicality of the lot for residential construction compared to surrounding properties. 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:

Yes Application of the required front setback would unnecessarily limit the placement of the home on the lot and substantially reduce the usable backyard space. The requested 6' variance would allow the property to be developed in a manner consistent with neighboring residential lots and provide a functional outdoor area commonly enjoyed by other homeowners within the district. 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:

Yes The requested variance is modest in nature and is intended only to allow reasonable residential use of the property. Granting the variance would not create a special privilege, but rather would allow the lot to be developed in a manner compatible with surrounding homes and consistent with the character of the neighborhood. 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:

Yes The requested variance will remain consistent with the overall intent of the zoning ordinance and will not negatively impact adjacent properties or neighborhood character. The proposed home will remain compatible with surrounding residential development, and the minor reduction in the front setback will not interfere with neighboring properties or public welfare. and,

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

Answer:

Yes The hardship is a result of the existing lot dimensions and buildable area constraints, not actions taken by the applicant. The requested variance is necessary due to the physical characteristics of the property and the practical limitations associated with developing the lot. and,

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

Answer:

Yes The requested 6' reduction is the minimum variance necessary to reasonably position the home on the lot while maintaining a functional backyard and overall site layout. The request has been kept as limited as possible while still allowing practical residential development. 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:

Yes The proposed use is a single-family residential home, which is a permitted use within the zoning district. The variance request relates only to the front setback requirement and does not seek approval for any prohibited or nonconforming land use.

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# C2600407 TMP# 092B 030-011 Applicant's Name: Eastwood Homes of Georgia LLC

Property Owner Authorization

I / We Eastwood Homes of Georgia LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 466 Cedar Crest Lane
Arbor West Lot 11 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 Jarod Gonzales

Signature of Owner _____ Date 05/05/2026

Mailing Address 1000 Mansell Exchange West Suite 350

City Alpharetta State Georgia Zip 30022

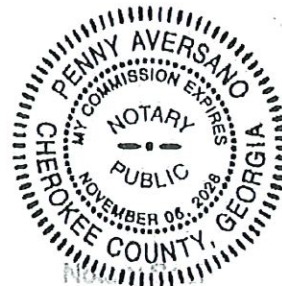
Telephone Number 806-438-2407

Sworn to and subscribed before me.

this 5th day of May 2026.

Penny Aversano
Notary Public, State of Georgia

My Commission Expires: 11/06/2028



(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.)



built with care.

April 28th, 2026

Subject: Letter of Intent – Variance Request for Front Setback Reduction Arbor West Lot 11

Dear Planning & Zoning Department,

We respectfully submit this letter of intent to request consideration for a variance from the current 30' front setback requirement for a residential lot under development.

Our team is in the process of building homes on this lot utilizing the smallest footprint plans offered within our product line. In an effort to enhance the overall functionality and marketability of these homes, we are requesting approval to reduce the front setback by 6'.

This adjustment would allow us to shift the homes forward on the lot, creating more usable backyard space for future homeowners. We believe this modification will significantly improve the livability and value of the homes without negatively impacting the streetscape, neighboring properties, or overall community aesthetic.

We are committed to maintaining compliance with all other applicable zoning requirements and ensuring that the proposed change aligns with the intent of the City's development standards. Additionally, the reduced setback will not interfere with sight distances, utilities, or pedestrian safety.

We appreciate your consideration of this request and are happy to provide any additional information or documentation needed to support our application. We look forward to working collaboratively to achieve a solution that benefits both the community and future homeowners.

Sincerely,

Jarod Gonzales
Homebuilding Manager
Eastwood Homes
jgonzales@eastwoodhomes.com

806-438-2407

- [illegible]

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:

Vacant, 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

Stacy Harris
Zoning Admin

PUBLIC HEARING NOTICE

The City of Dawsonville Planning Commission and/or 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.

.....
VAR-C2600407: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 466 Cedar Crest Lane (Lot 11, parcel 092B 030 011). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600408: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 460 Cedar Crest Lane (Lot 12, parcel 092B 030 012). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600409: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 454 Cedar Crest Lane (Lot 13, parcel 092B 030 013). City Council Public Hearing Date: Monday, August 3, 2026.

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.

Notice of Public Hearing

The City of Dawsonville Planning Commission and/or 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.

VAR-C2600407: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 466 Cedar Crest Lane (Lot 11, parcel 092B 030 011). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600408: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 460 Cedar Crest Lane (Lot 12, parcel 092B 030 012). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600409: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 454 Cedar Crest Lane (Lot 13, parcel 092B 030 013). City Council Public Hearing Date: Monday, August 3, 2026.

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.

160863 6/24



City of Dawsonville
415 HIGHWAY 53 STE 100
DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT
(706)265-3256

INVOICE #

I2601300

INVOICE DATE: 06/02/26

DUE DATE: 07/02/26

ACCOUNT ID

EASTWOOD HOMES
SCOTT DOZIER
1000 MANSELL EXCHANGE W #350
ALPHARETTA, GA 30022

PERMIT INFORMATION

PERMIT NO: C2600407
LOCATION: 466 CEDAR CREST LANE
OWNER: EASTWOOD HOME OF GA

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2600407	100.000000	100.00
1.0000	P-0153	VARIANCE Permit No: C2600407	300.000000	300.00
TOTAL DUE:				\$ 400.00
Prn Payment: 06/10/26 CK 785				-400.00
BALANCE:				\$ 0.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
415 HIGHWAY 53 STE 100
DAWSONVILLE, GA 30534

INVOICE #: I2601300
DESCRIPTION: Permit No: C2600407
ACCOUNT ID:
DUE DATE: 07/02/26
TOTAL DUE: \$ 0.00

EASTWOOD HOMES
SCOTT DOZIER
1000 MANSELL EXCHANGE W #350
ALPHARETTA, GA 30022





CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9

DATE: AUGUST 3, 2026

TITLE: VARIANCE REQUEST VAR-C2600408, 460 CEDAR CREST LANE - LOT 12

PRESENTED BY: DANA SPAYDE, CPL REPRESENTATIVE

PURPOSE FOR REQUEST - PUBLIC HEARING

REQUEST TO VARY FROM THE STANDARDS OF CODE SEC. 1304 (SINGLE-FAMILY RESIDENTIAL DISTRICT R-3) TO REDUCE THE FRONT YARD SETBACK FROM 30 FEET TO 24 FEET.

HISTORY/ FACTS / ISSUES

- SETBACKS PER RECORDED APPROVED FINAL PLAT
 - 30 FT FRONT & SIDE ADJACENT TO STREET
 - 20 FT REAR
 - 10 FT SIDE
 - 55 LOTS SINGLE-FAMILY RESIDENCES
 - +/- 0.304 ACRES
-

FINANCIAL IMPACT

N/A

RECOMMENDATION

STAFF RECOMMENDS DENIAL OF THE REQUEST TO VARY THE STANDARD R-3 ZONING DISTRICT TO REDUCE THE FRONT BUILDING SETBACK FROM 30 FT TO 24 FEET.

PURSUANT TO THE HARDSHIP CRITERIA OF CODE SEC. 907.I, CONDITION 1, 2 AND 5 ARE NOT SATISFIED; THESE ARE GROUNDS FOR DENIAL OF THE VARIANCE REQUEST.



CITY OF DAWSONVILLE

Planning Staff Report

Variance Request

APPLICANTJarod Gonzales on behalf of Eastwood Homes

CASE NUMBERVAR-C2600408

REQUESTVary from Section 1304 to reduce the minimum required front yard setback from 30 feet to 24 feet at the front (north) property line.

CURRENT ZONING DESIGNATIONR-3: Single-Family Residential District

SITE AREA+/- 0.304 acres

LOCATION460 Cedar Crest Lane

TAX MAP PARCELS092B 030 012

CITY COUNCIL PUBLIC HEARING DATE August 3, 2026

CITY COUNCIL DECISION MEETING DATE August 17, 2026

APPLICANT PROPOSAL

The applicant has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence.

SUMMARY

The subject 0.304-acre parcel is currently vacant and located in a developing residential subdivision. The Final Plat for the subject development, Arbor West, was recorded on October 17, 2025. The City Council approved the annexation with a request to rezone to R-3: zoning district in 2018. As a result of this approved annexation and rezoning, minimum building setbacks were established for each lot; 30 feet for the front yard, 20 feet for the rear yard and 10 feet for the side yards. The subject parcel, identified as lot 12, fronts the cul-de-sac of Arbor West.

In the submittal, the applicant indicates that "The subject lot has unique dimensional limitations that make compliance with the current front setback requirement difficult while still allowing for a functional home site and usable rear yard area. Due to the lot configuration and buildable area, a 6-foot reduction of the front setback would significantly reduce the practicality of the lot for residential construction compared to surrounding

properties.” If this request is granted, the applicant intends to construct a single-family residence with an attached two-car garage. It is unclear based on the application whether the residence will have a second story, a basement level, or neither.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>
North	R-3	Single-family residential, Vacant land
South	RSR	Single-family residential (Dawson County)
East	R-3	Single-family residential, Vacant land
West	R-3, RSR	Vacant land, Single-family residential (Dawson County)

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 I. 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. Bulleted 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 has a different shape due to its location fronting a cul-de-sac.
 - i. Most other lots in the subject development are rectangular, but the subject lot is trapezoidal, limiting the buildable area available.
 - ii. The lot shape is not exceptional; it's common for residential lots that front cul-de-sacs.
- 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 Single-Family zoning standards would create unnecessary hardship for the applicant.
 - i. Absent an approved variance, the applicant could construct a smaller single-family residence with a different arrangement to accommodate the required R-3 zoning setbacks and the platted drainage easement present on the subject property.
- 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, staff does not anticipate the development to 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.
- 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,**
 - The variance requested is the minimum variance that will make possible the legal use of the land.
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 single-family residence, which is permitted by right in the R-3: Residential Single-Family 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. Bulleted 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 enforcement of the minimum 30-foot front yard building setback maintained by the Residential Single-Family district standards, would be unlikely to result in unnecessary hardship.
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 the greater development.
4. **The variance provides for reasonable use under the specified circumstances of each application;**
 - If the variance request is approved, it would enable single-family residence, which is permitted by right in the R-3: Residential Single-Family 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 house location exhibit submitted to supplement this variance request, the requested variance is the minimum possible in this circumstance.
7. **The variance does not exceed the scope of the authority set forth in subsection (A) hereof.**

- The requested variance from the minimum front building setback, as part of the Residential Single-Family (R-3), represents a 20% decrease. Therefore, the request does not exceed the scope of authority as established in Sec. 907.II.A.

STAFF RECOMMENDATION

Staff recommends **denial** of the request to vary the standards of the Residential Single-Family (R-3) district to reduce the front building setback from 30 feet to 24 feet.

Pursuant to the hardship criteria of Sec. 907.I, conditions 1, 2, and 5 are not satisfied; these are grounds for denial of the variance request.

	City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 203-4924 permit.tech@dawsonvillega.gov	Variance Application
---	---	-----------------------------

VAR- C26 00408

Application for: ☐ Appeal ☒ Special Exception ☐ Adjustment

Variance Requested: Arbor West Lot 12 Front Set Back 6ft Reduction
 (Letter of Intent must fully describe this request)

Applicant Name: Jarod Gonzales Company: Eastwood Homes of Georgia LLC

Address: 1000 Mansell Exchange West Suite 350 City: Alpharetta Zip: 30022

Cell Phone: _____ Email: jgonzales@eastwoodhomes.com

Owner Name(s): Eastwood Homes of Georgia LLC

Address: 1000 Mansell Exchange West Suite 350 City: Alpharetta Zip: 30022

Cell Phone: _____ Email: jgonzales@eastwoodhomes.com

Exact Location and Description of Subject Property:

Address: 460 Cedar Crest Lane Lot # 12

Present/Proposed Zoning: Residential Parcel # 082 017 & 092B 030 001

District: 4th Land Lot: 370 & 379 Tax Map # 092B 030-012

Present and/or Proposed Use of Property: New Residential Construction

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

Signature of Applicant _____		Date <u>04/28/2026</u>	
Office Use Only		Date	
Date Completed Application Rec'd: <u>5.26.2026</u>	Amount Paid: \$ <u>400</u>	<u>6.10.26</u>	CK Cash CK
Date of Planning Commission Meeting: <u>8.3.26</u>	Dates Advertised: <u>06.24.2026</u>		
Approved by Planning Commission: <u>YES</u> NO	Approved by City Council: YES NO		
	Postponed: YES NO	Date:	

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:

Yes The subject lot has unique dimensional limitations that make compliance with the current front setback requirement difficult while still allowing for a functional home site and usable rear yard area. Due to the lot configuration and buildable area, a 6' reduction of the front setback would significantly reduce the practicality of the lot for residential construction compared to surrounding properties. 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:

Yes Application of the required front setback would unnecessarily limit the placement of the home on the lot and substantially reduce the usable backyard space. The requested 6' variance would allow the property to be developed in a manner consistent with neighboring residential lots and provide a functional outdoor area commonly enjoyed by other homeowners within the district. 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:

Yes The requested variance is modest in nature and is intended only to allow reasonable residential use of the property. Granting the variance would not create a special privilege, but rather would allow the lot to be developed in a manner compatible with surrounding homes and consistent with the character of the neighborhood. 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:

Yes The requested variance will remain consistent with the overall intent of the zoning ordinance and will not negatively impact adjacent properties or neighborhood character. The proposed home will remain compatible with surrounding residential development, and the minor reduction in the front setback will not interfere with neighboring properties or public welfare. and,

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

Answer:

Yes The hardship is a result of the existing lot dimensions and buildable area constraints, not actions taken by the applicant. The requested variance is necessary due to the physical characteristics of the property and the practical limitations associated with developing the lot. and,

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

Answer:

Yes The requested 6' reduction is the minimum variance necessary to reasonably position the home on the lot while maintaining a functional backyard and overall site layout. The request has been kept as limited as possible while still allowing practical residential development. 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:

Yes The proposed use is a single-family residential home, which is a permitted use within the zoning district. The variance request relates only to the front setback requirement and does not seek approval for any prohibited or nonconforming land use.

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# C 26 00408 TMP# 092B 030-012 Applicant's Name: Eastwood Homes of Georgia LLC

Property Owner Authorization

I / We Eastwood Homes of Georgia LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 460 Cedar Crest Lane
Arbor West Lot 12 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 Jarod Gonzales
Signature of Owner _____ Date 05/05/2026
Mailing Address 1000 Mansell Exchange West Suite 350
City Alpharetta State Georgia Zip 30022
Telephone Number 806-438-2407

Sworn to and subscribed before me.

this 5th day of May 2026.

Penny Aversano
Notary Public, State of Georgia

My Commission Expires: 11/06/2028



(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 five additional sheet/sheets polarized also.)



built with care.

April 28th, 2026

Subject: Letter of Intent – Variance Request for Front Setback Reduction Arbor West Lot 12

Dear Planning & Zoning Department,

We respectfully submit this letter of intent to request consideration for a variance from the current 30' front setback requirement for a residential lot under development.

Our team is in the process of building homes on this lot utilizing the smallest footprint plans offered within our product line. In an effort to enhance the overall functionality and marketability of these homes, we are requesting approval to reduce the front setback by 6'.

This adjustment would allow us to shift the homes forward on the lot, creating more usable backyard space for future homeowners. We believe this modification will significantly improve the livability and value of the homes without negatively impacting the streetscape, neighboring properties, or overall community aesthetic.

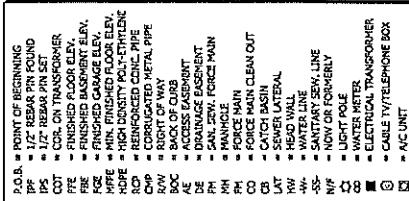
We are committed to maintaining compliance with all other applicable zoning requirements and ensuring that the proposed change aligns with the intent of the City's development standards. Additionally, the reduced setback will not interfere with sight distances, utilities, or pedestrian safety.

We appreciate your consideration of this request and are happy to provide any additional information or documentation needed to support our application. We look forward to working collaboratively to achieve a solution that benefits both the community and future homeowners.

Sincerely,

Jarod Gonzales
Homebuilding Manager
Eastwood Homes
jgonzales@eastwoodhomes.com

806-438-2407



Notice of Public Hearing

The City of Dawsonville Planning Commission and/or 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.

VAR-C2600407: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 466 Cedar Crest Lane (Lot 11, parcel 092B 030 011). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600408: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 460 Cedar Crest Lane (Lot 12, parcel 092B 030 012). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600409: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 454 Cedar Crest Lane (Lot 13, parcel 092B 030 013). City Council Public Hearing Date: Monday, August 3, 2026.

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.

160863 6/24

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:

Vacant, 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

Stacy Harris
Zoning Admin

PUBLIC HEARING NOTICE

The City of Dawsonville Planning Commission and/or 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.

.....
VAR-C2600407: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 466 Cedar Crest Lane (Lot 11, parcel 092B 030 011). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600408: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 460 Cedar Crest Lane (Lot 12, parcel 092B 030 012). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600409: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 454 Cedar Crest Lane (Lot 13, parcel 092B 030 013). City Council Public Hearing Date: Monday, August 3, 2026.

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 of Dawsonville
415 HIGHWAY 53 STE 100
DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT
(706)265-3256

INVOICE #

I2601306

INVOICE DATE: 06/02/26

DUE DATE: 07/02/26

ACCOUNT ID:

EASTWOOD HOMES
SCOTT DOZIER
1000 MANSELL EXCHANGE W #350
ALPHARETTA, GA 30022

PERMIT INFORMATION

PERMIT NO: C2600408

LOCATION: 460 CEDAR CREST LANE

OWNER: EASTWOOD HOMES EXCHANGE WEST

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2600408	100.000000	100.00
1.0000	P-0153	VARIANCE Permit No: C2600408	300.000000	300.00
TOTAL DUE:				\$ 400.00
Prn Payment: 06/10/26 CK 786				-400.00
BALANCE:				\$ 0.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
415 HIGHWAY 53 STE 100
DAWSONVILLE, GA 30534

INVOICE #: I2601306
DESCRIPTION: Permit No: C2600408
ACCOUNT ID:
DUE DATE: 07/02/26
TOTAL DUE: \$ 0.00

EASTWOOD HOMES
SCOTT DOZIER
1000 MANSELL EXCHANGE W #350
ALPHARETTA, GA 30022





CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

DATE: AUGUST 3, 2026

TITLE: VARIANCE REQUEST VAR-C2600409, 454 CEDAR CREST LANE - LOT 13

PRESENTED BY: DANA SPAYDE, CPL REPRESENTATIVE

PURPOSE FOR REQUEST - PUBLIC HEARING

REQUEST TO VARY FROM THE STANDARDS OF CODE SEC. 1304 (SINGLE-FAMILY RESIDENTIAL DISTRICT R-3) TO REDUCE THE FRONT YARD SETBACK FROM 30 FEET TO 24 FEET.

HISTORY/ FACTS / ISSUES

- SETBACKS PER RECORDED APPROVED FINAL PLAT
 - 30 FT FRONT & SIDE ADJACENT TO STREET
 - 20 FT REAR
 - 10 FT SIDE
 - 55 LOTS SINGLE-FAMILY RESIDENCES
 - +/- 0.308 ACRES
-

FINANCIAL IMPACT

N/A

RECOMMENDATION

STAFF RECOMMENDS DENIAL OF THE REQUEST TO VARY THE STANDARD R-3 ZONING DISTRICT TO REDUCE THE FRONT BUILDING SETBACK FROM 30 FT TO 24 FEET.

PURSUANT TO THE HARDSHIP CRITERIA OF CODE SEC. 907.I, CONDITION 1, 2 AND 5 ARE NOT SATISFIED; THESE ARE GROUNDS FOR DENIAL OF THE VARIANCE REQUEST.



CITY OF DAWSONVILLE

Planning Staff Report

Variance Request

APPLICANTJarod Gonzales on behalf of Eastwood Homes

CASE NUMBERVAR-C2600409

REQUESTVary from Section 1304 to reduce the minimum required front yard setback from 30 feet to 24 feet at the front (east) property line.

CURRENT ZONING DESIGNATIONR-3: Single-Family Residential District

SITE AREA+/- 0.308 acres

LOCATION454 Cedar Crest Lane

TAX MAP PARCELS092B 030 013

CITY COUNCIL PUBLIC HEARING DATE August 3, 2026

CITY COUNCIL DECISION MEETING DATE August 17, 2026

APPLICANT PROPOSAL

The applicant has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence.

SUMMARY

The subject 0.308-acre parcel is currently vacant and located in a developing residential subdivision. The Final Plat for the subject development, Arbor West, was recorded on October 17, 2025. The City Council approved the annexation with a request to rezone to R-3: zoning district in 2018. As a result of this approved annexation and rezoning, minimum building setbacks were established for each lot; 30 feet for the front yard, 20 feet for the rear yard and 10 feet for the side yards. The subject parcel, identified as lot 13, fronts the cul-de-sac of Arbor West.

In the submittal, the applicant indicates that "The subject lot has unique dimensional limitations that make compliance with the current front setback requirement difficult while still allowing for a functional home site and usable rear yard area. Due to the lot configuration and buildable area, a 6-foot reduction of the front setback would significantly reduce the practicality of the lot for residential construction compared to surrounding

properties.” If this request is granted, the applicant intends to construct a single-family residence with an attached two-car garage. It is unclear based on the application whether the residence will have a second story, a basement level, or neither.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>
North	R-3	Single-family residential, Vacant land
South	R-3	Single-family residential, Vacant land
East	R-3	Single-family residential, Vacant land
West	RSR	Vacant land, Single-family residential (Dawson County)

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. Bulleted 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 has a different shape due to its location fronting a cul-de-sac.
 - i. Most other lots in the subject development are rectangular, but the subject lot is trapezoidal, limiting the buildable area available.
 - ii. The lot shape is not exceptional; it's common for residential lots that front cul-de-sacs.
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 Single-Family zoning standards would create unnecessary hardship for the applicant.
 - i. Absent an approved variance, the applicant could construct a smaller single-family residence with a different arrangement to accommodate the required R-3 zoning setbacks and the platted drainage easement present on the subject property.
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, staff does not anticipate the development to 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.
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,**
 - The variance requested is the minimum variance that will make possible the legal use of the land.
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 single-family residence, which is permitted by right in the R-3: Residential Single-Family 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. Bulleted 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 enforcement of the minimum 30-foot front yard building setback maintained by the Residential Single-Family district standards, would be unlikely to result in unnecessary hardship.
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 the greater development.
4. **The variance provides for reasonable use under the specified circumstances of each application;**
 - If the variance request is approved, it would enable single-family residence, which is permitted by right in the R-3: Residential Single-Family 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 house location exhibit submitted to supplement this variance request, the requested variance is the minimum possible in this circumstance.
7. **The variance does not exceed the scope of the authority set forth in subsection (A) hereof.**

- The requested variance from the minimum front building setback, as part of the Residential Single-Family (R-3), represents a 20% decrease. Therefore, the request does not exceed the scope of authority as established in Sec. 907.II.A.

STAFF RECOMMENDATION

Staff recommends **denial** of the request to vary the standards of the Residential Single-Family (R-3) district to reduce the front building setback from 30 feet to 24 feet.

Pursuant to the hardship criteria of Sec. 907.I, conditions 1, 2, and 5 are not satisfied; these are grounds for denial of the variance request.

	City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 203-4924 permit.tech@dawsonville-ga.gov	Variance Application
---	--	---

VAR- C2600409

Application for: ☐ Appeal ☒ Special Exception ☐ Adjustment

Variance Requested: Arbor West Lot 13 Front Set Back 6ft Reduction (Letter of Intent must fully describe this request)

Applicant Name: Jarod Gonzales Company: Eastwood Homes of Georgia LLC
 Address: 1000 Mansell Exchange West Suite 350 City: Alpharetta Zip: 30022
 Cell Phone: _____ Email: jgonzales@eastwoodhomes.com

Owner Name(s): Eastwood Homes of Georgia LLC
 Address: 1000 Mansell Exchange West Suite 350 City: Alpharetta Zip: 30022
 Cell Phone: _____ Email: jgonzales@eastwoodhomes.com

Exact Location and Description of Subject Property:

Address: 454 Cedar Crest Lane Lot # 13
 Present/Proposed Zoning: Residential Parcel # ~~082-017 & 092B-025-001~~ 092B 030 013
 District: 4th Land Lot: 370 & 379 Tax Map # 092B 030-013
 Present and/or Proposed Use of Property: New Residential Construction

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

_____ Signature of Applicant	<u>04/28/2026</u> Date
Office Use Only Date Completed Application Rec'd: <u>5.26.26</u> Date of Planning Commission Meeting: <u>8.3.26</u> Approved by Planning Commission: <u>YES</u> NO	<u>6.10.26</u> Amount Paid: \$ <u>400</u> CK Cash CK Dates Advertised: <u>6.24.2026</u> Approved by City Council: YES NO Postponed: YES NO Date: _____

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:

Yes The subject lot has unique dimensional limitations that make compliance with the current front setback requirement difficult while still allowing for a functional home site and usable rear yard area. Due to the lot configuration and buildable area, a 6' reduction of the front setback would significantly reduce the practicality of the lot for residential construction compared to surrounding properties. 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:

Yes Application of the required front setback would unnecessarily limit the placement of the home on the lot and substantially reduce the usable backyard space. The requested 6' variance would allow the property to be developed in a manner consistent with neighboring residential lots and provide a functional outdoor area commonly enjoyed by other homeowners within the district. 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:

Yes The requested variance is modest in nature and is intended only to allow reasonable residential use of the property. Granting the variance would not create a special privilege, but rather would allow the lot to be developed in a manner compatible with surrounding homes and consistent with the character of the neighborhood. 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:

Yes The requested variance will remain consistent with the overall intent of the zoning ordinance and will not negatively impact adjacent properties or neighborhood character. The proposed home will remain compatible with surrounding residential development, and the minor reduction in the front setback will not interfere with neighboring properties or public welfare. and,

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

Answer:

Yes The hardship is a result of the existing lot dimensions and buildable area constraints, not actions taken by the applicant. The requested variance is necessary due to the physical characteristics of the property and the practical limitations associated with developing the lot. and,

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

Answer:

Yes The requested 8' reduction is the minimum variance necessary to reasonably position the home on the lot while maintaining a functional backyard and overall site layout. The request has been kept as limited as possible while still allowing practical residential development. 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:

Yes The proposed use is a single-family residential home, which is a permitted use within the zoning district. The variance request relates only to the front setback requirement and does not seek approval for any prohibited or nonconforming land use.

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# C2600409 TMP# 092B 030-013 Applicant's Name: Eastwood Homes of Georgia LLC

Property Owner Authorization

I / We Eastwood Homes of Georgia LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 454 Cedar Crest Lane
Arbor West Lot 13 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 Jarod Gonzales

Signature of Owner _____ Date 05/05/2026

Mailing Address 1000 Mansell Exchange West Suite 350

City Alpharetta State Georgia Zip 30022

Telephone Number 806-438-2407

Sworn to and subscribed before me.

this 5th day of May 2026.

Penny Aversano
Notary Public, State of Georgia

My Commission Expires: 11/06/2028



(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 replaced also.)



built with care.

April 28th, 2026

Subject: Letter of Intent – Variance Request for Front Setback Reduction Arbor West Lot 13

Dear Planning & Zoning Department,

We respectfully submit this letter of intent to request consideration for a variance from the current 30' front setback requirement for a residential lot under development.

Our team is in the process of building homes on this lot utilizing the smallest footprint plans offered within our product line. In an effort to enhance the overall functionality and marketability of these homes, we are requesting approval to reduce the front setback by 6'.

This adjustment would allow us to shift the homes forward on the lot, creating more usable backyard space for future homeowners. We believe this modification will significantly improve the livability and value of the homes without negatively impacting the streetscape, neighboring properties, or overall community aesthetic.

We are committed to maintaining compliance with all other applicable zoning requirements and ensuring that the proposed change aligns with the intent of the City's development standards. Additionally, the reduced setback will not interfere with sight distances, utilities, or pedestrian safety.

We appreciate your consideration of this request and are happy to provide any additional information or documentation needed to support our application. We look forward to working collaboratively to achieve a solution that benefits both the community and future homeowners.

Sincerely,

Jarod Gonzales
Homebuilding Manager
Eastwood Homes
jgonzales@eastwoodhomes.com

806-438-2407

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	53.88'	50.00'	51.31'	S 04°14'15" E

Notice of Public Hearing

The City of Dawsonville Planning Commission and/or 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.

VAR-C2600407: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 466 Cedar Crest Lane (Lot 11, parcel 092B 030 011). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600408: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 460 Cedar Crest Lane (Lot 12, parcel 092B 030 012). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600409: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 454 Cedar Crest Lane (Lot 13, parcel 092B 030 013). City Council Public Hearing Date: Monday, August 3, 2026.

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.

160863 6/24

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:

Vacant, 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

Stacy Harris
Zoning Admin

PUBLIC HEARING NOTICE

The City of Dawsonville Planning Commission and/or 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.

.....
VAR-C2600407: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 466 Cedar Crest Lane (Lot 11, parcel 092B 030 011). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600408: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 460 Cedar Crest Lane (Lot 12, parcel 092B 030 012). City Council Public Hearing Date: Monday, August 3, 2026.

VAR-C2600409: Jarod Gonzales with Eastwood Homes has requested to vary from the standards of Section 1304, which establishes the Single-Family Residential District (R-3). Specifically, they seek to reduce the front yard setback from 30 feet to 24 feet for the construction of one single-family residence located at 454 Cedar Crest Lane (Lot 13, parcel 092B 030 013). City Council Public Hearing Date: Monday, August 3, 2026.

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 of Dawsonville
415 HIGHWAY 53 STE 100
DAWSONVILLE, GA 30534

ATTN: PLANNING DEPARTMENT
(706)265-3256

INVOICE #

I2601307

INVOICE DATE: 06/02/26

DUE DATE: 07/02/26

ACCOUNT ID:

EASTWOOD HOMES
SCOTT DOZIER
1000 MANSELL EXCHANGE W #350
ALPHARETTA, GA 30022

PERMIT INFORMATION

PERMIT NO: C2600409

LOCATION: 454 CEDAR CREST LANE

OWNER: EASTWOOD HOMES OF GA

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2600409	100.000000	100.00
1.0000	P-0153	VARIANCE Permit No: C2600409	300.000000	300.00
TOTAL DUE:				\$ 400.00
Prn Payment: 06/10/26 CK 787				-400.00
BALANCE:				\$ 0.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
415 HIGHWAY 53 STE 100
DAWSONVILLE, GA 30534

INVOICE #: I2601307
DESCRIPTION: Permit No: C2600409
ACCOUNT ID:
DUE DATE: 07/02/26
TOTAL DUE: \$ 0.00

EASTWOOD HOMES
SCOTT DOZIER
1000 MANSELL EXCHANGE W #350
ALPHARETTA, GA 30022





CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

DATE: AUGUST 3, 2026

TITLE: ZA-C2500169 AND VAR-C2500170; TABLED FROM 04/20

PRESENTED BY: STACY HARRIS, PLANNING AND ZONING

PURPOSE FOR REQUEST

TO NOTIFY THE PUBLIC THE APPLICANT WITHDREW THE REQUESTS

HISTORY/ FACTS / ISSUES

SEE ATTACHED CORRESPONDENCE

FINANCIAL IMPACT

RECOMMENDATION



We build strength, stability, and self-reliance through shelter.

June 24, 2026

Ms. Stacy Harris
City Hall
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

Re: Withdrawal of Rezoning and Variance Application – Stegall Place Property

Dear Ms. Harris:

On behalf of Habitat for Humanity North Central Georgia, I am writing to formally withdraw our application for rezoning of the Stegall Place property from R-2 to RCT, along with the associated variance requests to:

1. Increase the minimum home size from 1,000 square feet to 1,350 square feet; and
2. Reduce the required undisturbed buffer width.

We greatly appreciate the time, effort, and consideration provided by City staff, the Planning Commission, the Mayor, and the City Council throughout this process. We are especially grateful for the support shown toward Habitat for Humanity's mission of providing affordable homeownership opportunities for hardworking families in Dawson County.

As you know, the Mayor and City Council conducted a public hearing on November 3, 2025. Following that hearing, the matter was tabled until January 5, 2026, and subsequently tabled again to allow additional consideration of potential ordinance revisions. We appreciate the City's willingness to explore modifications that would better accommodate the type of housing Habitat seeks to construct.

After careful evaluation, Habitat has determined that it is in the best interest of the organization to withdraw the current application and reassess development options for the property. We are currently researching an alternative approach that would allow for the construction of approximately four homes under a different development plan.

We remain committed to serving the citizens of Dawsonville and Dawson County and look forward to continuing our positive relationship with the City as we evaluate future opportunities to provide affordable housing within the community.

Page 2

Thank you again for your support, guidance, and partnership throughout this process. Please let me know if any additional documentation is required to complete the withdrawal of our application.

Sincerely,



Steve Napier
Executive Director
Habitat for Humanity North Central Georgia

City Council

Sandy Sawyer
Caleb Phillips
William Illg
Mark French



John Walden
Mayor

Jacob Evans
City Manager

Stacy Harris
Zoning Admin

415 Hwy 53 E, Suite 100 | Dawsonville, GA 30534
| www.dawsonville-ga.gov

Kim Kirsch
City Clerk

July 8, 2026

Applicant: Habitat for Humanity - NCG
814 Mimosa Blvd, Bldg. C
Roswell, GA 30075

TO: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG,

RE: 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.

On June 24, 2026, the City of Dawsonville received an email notice from Steve Napier of Habitat from Humanity formally withdrawing the subject zoning map amendment application. The Dawsonville Planning & Zoning Department has determined the withdrawal is for good cause, without prejudice, and allows the applicant to reapply in the future.

If you have any questions concerning this matter, please contact the City of Dawsonville Planning and Zoning Office at (706) 203-4923 or email stacy.harris@dawsonville-ga.gov.

Sincerely,

Stacy Harris

Stacy Harris
Zoning Admin Assistant



CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

DATE: AUGUST 3, 2026

TITLE: 2027 SOLID WASTE COLLECTION SERVICE RATE AND SERVICE CHARGE

PRESENTED BY: RUSS CHAMBERS, UTILITIES DIRECTOR

PURPOSE FOR REQUEST

TO REQUEST APPROVAL OF THE 2027 SOLID WASTE COLLECTION SERVICE RATE OF \$15.90 PER CAN, PER MONTH FROM RED OAK SANITATION

TO REQUEST APPROVAL OF THE 2027 SOLID WASTE COLLECTION SERVICE CHARGE OF \$4.00 PER CAN, PER MONTH

HISTORY/ FACTS / ISSUES

- PRESENTED AT THE 07/20/2026 WORK SESSION
- FIFTH CONSECUTIVE YEAR OF NO RATE INCREASE FROM RED OAK SANITATION
- CITY HAS UTILIZED RED OAK SANITATION SINCE 2019 FOR SERVICE
- NON-APPROVAL OF RATE WOULD RESULT IN BIDDING SERVICE OUT
- CONTRACT WILL NEED TO BE UPDATED AND SIGNED AT A FUTURE MEETING IF RATES ARE APPROVED
- BILLING DUE DATE WOULD BE MOVED FROM THE MIDDLE OF THE MONTH TO THE BEGINNING OF THE MONTH

FINANCIAL IMPACT

RECOMMENDATION

STAFF RECOMMENDS APPROVAL



Red Oak Sanitation
4405 Canton Hwy Ste. 100
Cumming, GA 30040-4342

RE: Solid Waste Collection Service

July 2, 2025

This letter serves as Red Oak Sanitation's response to the City of Dawsonville's Request for Proposal regarding the 2027 rate of compensation for residential solid waste collection services.

Red Oak Sanitation is pleased to confirm that **there will be no rate increase for 2027**. The current rates will remain as follows:

- Residential curbside collection: **\$15.90 per home, per month**
- Additional cart service: **\$10.00 per home, per month**

There are no proposed changes to the current scope of services, collection routes, service levels, or hours of operation as outlined in the existing 2026 Solid Waste Collection Services Agreement.

Red Oak respectfully requests one administrative modification to the current billing process. We propose moving the invoice due date to the **first day of each month**. Under this schedule, invoices would be issued on the **first day of the preceding month** (for example, an invoice issued on **June 1** would be due on **July 1** for July services). This adjustment will better align our billing cycle with our accounting procedures while having no impact on the level of service provided.

Regarding the City's request to change Dawsonville's collection day to Monday, Red Oak must respectfully decline. Transitioning more than **1,500 residential accounts** from Wednesday to Monday would require significant operational restructuring, resulting in unbalanced routes, reduced efficiency, and substantially higher operating costs.

Our current Wednesday service schedule provides an important operational advantage by allowing immediate support from other Red Oak collection vehicles already operating in the surrounding area. When unexpected events such as vehicle breakdowns, traffic delays, or weather-related disruptions occur, nearby trucks can quickly assist, ensuring



routes are completed on schedule and maintaining the high level of service our customers expect.

Moving Dawsonville to Monday would eliminate much of this operational flexibility, reduce available backup resources, and negatively impact route efficiency. Maintaining the current collection day is a key factor in our ability to continue providing dependable service while holding the City's residential rate at **\$15.90 per household per month with no increase for 2027.**

Red Oak Sanitation appreciates the opportunity to continue serving the residents of Dawsonville and looks forward to our continued partnership.

Please do not hesitate to contact me at john@redoaksanitation.com

Warm regards,

John Spagnuolo

John Spagnuolo

Business Development/Municipal Manager

770-670-3422



CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

DATE: AUGUST 3, 2026

TITLE: AMENDMENT TO EMPLOYEE PERSONNEL POLICY – SECTION 11

PRESENTED BY: JACOB EVANS, CITY MANAGER

PURPOSE FOR REQUEST

TO REQUEST APPROVAL TO UPDATE THE ENTIRE SECTION 11 OF THE CITY EMPLOYEE PERSONNEL POLICY (EPP).

ITEM TABLED FROM THE 07/20/2026 CITY COUNCIL MEETING

NOTE: EXPECTED COMPLETION DATE OF THE SALARY STUDY IS AUGUST 11, 2026

HISTORY/ FACTS / ISSUES

- PRESENTED AT THE JUNE 15, 2026 CITY COUNCIL WORK SESSION FOR INITIAL REVIEW; REQUESTED APPROVAL AT THE 07/20/2026 MEETING; TABLED TO 08/03/2026
 - THE EPP HAS NOT BEEN UPDATED IN SEVERAL YEARS.
 - NOTABLE REVISIONS INCLUDE:
 - REMOVAL OF THE FORMER SECTION 11.1 – SALARY RANGE BY POSITION
 - ADDITION OF A PARAGRAPH TO SECTION 11.3 - DEMOTION
 - ADDITION OF A PARAGRAPH TO SECTION 11.5 (REAPPOINTMENT), INCLUDING A DEFINITION OF “REAPPOINTMENT.”
 - INCLUSION OF A DEFINITION OF “SALARY ADVANCEMENT” IN SECTION 11.7.
 - ADDITION OF SECTION 11.8 – CERTIFICATION AND TRAINING INCENTIVE PAY, INTENDED TO ENCOURAGE PROFESSIONAL DEVELOPMENT AMONG STAFF. THIS ADDITION WOULD ALSO REPLACE THE FORMER CDL ADOPTED ON OCTOBER 20TH, 2025.
-

FINANCIAL IMPACT

NONE

RECOMMENDATION

STAFF RECOMMENDS APPROVAL

SECTION 11

SALARIES AND OTHER COMPENSATION

11.1 Approval

The City's compensation system is intended to be fair, competitive, fiscally responsible, and compliant with applicable federal and Georgia law, and is administered consistent with City-wide policies, anti-harassment, and accommodation.

Employee salaries shall be set by the City Manager, except that the City Manager's salary shall be set by the Council and Mayor. Such discretionary decisions shall be based on objective factors such as market conditions, recruitment/retention needs, added responsibilities, and consistent with this EPP. The City Manager shall review salaries on a regular basis and may adjust them as necessary, consistent with the City budget approved by the City Council and Mayor. The City Manager shall set and adjust salaries in a manner consistent with the compensation philosophy in Section 3 of the EPP.

No employee shall be entitled to automatic annual salary increases. Any increase in pay must be expressly approved under this EPP and the City's budget process.

11.2 Reclassification of Employee

Upon reclassification, an employee's salary may be adjusted to the new position, if applicable, as determined by the City Manager and consistent with this EPP and the approved budget.

11.3 Demotion

When an employee is demoted, the City Manager may reduce the employee's salary to a level that corresponds to the employee's experience, provided the salary remains consistent with this EPP and the approved budget.

Upon written request from the Department Head, the City Manager may authorize the employee to retain the same salary after a demotion, provided the salary is consistent with Section 3 of this EPP and does not place an undue strain on the City's budget.

11.4 Transfer

When an employee is transferred, the City Manager may determine the employee's salary for the position to which the employee is transferred, consistent with this EPP and the approved budget. As a general rule, the employee's salary shall not exceed the salary the employee received immediately prior to the transfer. In special or unusual circumstances, the City Manager may approve a higher salary consistent with Section 11.6 and the approved budget.

11.5 Reappointment

Reappointment is defined as the re-employment of a former City employee into a position for which the individual previously served, following a break in service. A reappointment is distinguished from a new hire in that the appointing authority has discretion to consider the employee's prior service record, qualifications, and experience when determining salary and placement.

When an employee is reappointed, the City Manager may determine the employee's salary for the position, consistent with this EPP and the approved budget. In special or unusual circumstances, the City Manager may approve a salary that exceeds the employee's prior salary, consistent with Section 11.6 and the approved budget.

11.6 Special Circumstances

In special or unusual circumstances, the City Manager may authorize the adjustment of an employee's salary in a manner consistent with this EPP and within the approved budget. Examples include but are not limited to hard-to-fill positions, counteroffers, critical skill shortages, and/or significant additional duties. In addition, notwithstanding Sections 11.4 and 11.5, the City Manager may approve compensation that exceeds the employee's prior salary when justified by special or unusual circumstances and consistent with the approved budget.

11.7 Salary Advancements

A salary advancement is defined as a short-term arrangement where an employer lets an employee receive a portion of their next paycheck early to cover immediate expenses. Salary advancements are not allowed.

11.8 Certification and Training Incentive Pay

The City provides certification and training incentive pay to encourage professional development, strengthen workforce capability, support recruitment and retention, and align employee skill advancement with organizational needs. Employees who obtain an approved certification, license, or specialized training credential that is directly related to their job duties or enhances the City's operational effectiveness may be eligible for certification and training incentive pay, subject to this section and the City's Certification Incentive Schedule (Appendix I). The following definitions apply to this section:

- **Certification:** A credential awarded by a recognized governing body indicating successful completion of required training, education, and/or examination.
- **License:** A legally required credential issued by a regulatory authority (e.g., CDL).
- **Incentive Pay:** Additional compensation provided in recognition of obtaining an approved certification or license.
- **Good Standing:** The employee is not subject to an active performance improvement or formal disciplinary action at the time of approval. The Human Resources department maintains the definitive record of discipline status.

Certification and training incentive pay under this section is governed by the following standards:

- The employee must be in good standing.
- Department head and Human Resources shall review and recommend certification incentive pay requests, and the City Manager or designee shall provide final approval consistent with budgetary authority.
- The credential must be relevant to the employee's job duties or to City operations.
- The employee must provide official documentation of successful completion.
- Incentive pay applies only while the approved credential remains active and in good standing. If an approved certification or license is suspended, revoked, or lapses, the associated incentive pay shall be removed effectively in accordance with administrative payroll procedures.
- Certifications or licenses required for the employee's position at the time of hire are not eligible for additional incentive pay.
- Duplicate or substantially similar credentials are not eligible for additional compensation. An employee holding the same certification used in multiple departments is eligible for only one incentive for that credential.
- Total certification-based incentive pay shall not exceed 20% of the employees' base pay unless otherwise approved by the City Manager. This limit applies only to certification and training incentive pay and does not limit overtime, holiday premium pay, call-out pay, or other forms of compensation provided under Section 3 of this EPP.
- The City will pay for an approved certification or training program one time per credential. If an employee does not successfully complete the certification or training on the first attempt, all subsequent attempts shall be at the employee's own expense.
- Employees may obtain no more than two (2) City-funded certifications or training credentials in any fiscal year. The City Manager or designee may further limit the number of certifications or training programs approved in a given fiscal year for budgetary purposes.

The City shall maintain a separate Certification Incentive Schedule, attached as Appendix I and incorporated by reference into this section. Appendix I may be revised administratively, including the addition, removal, reclassification, or repricing of certifications or training programs, without formal amendment of this EPP, subject to the City's applicable administrative approval process.

Human Resources shall maintain Appendix I, ensure consistent application of this section, conduct periodic review for competitiveness and equity, and coordinate with Finance regarding budgetary oversight. Any changes to Appendix I shall be documented.

Department Heads shall evaluate and recommend credential approvals, ensure alignment with departmental needs, and monitor employee compliance with maintenance or renewal requirements.

The City may, in its discretion, pay for or reimburse certification and training costs, require a minimum service commitment following employer-funding training, or deny funding for certifications or training that do not align with operational needs.

For any City-funded certification or training classified as Level 2 or higher under Appendix I, an employee who voluntarily separates from employment or is terminated for cause before completing twenty-four (24) months of service following completion of the certification or training shall repay the City on a pro-rated basis for the employer-paid certification or training costs, according to the following schedule:

- 1) Pro-rate Repayment Schedule (24 months)
 - a. Separation within 0-6 months: 100% repayment
 - b. Separation within 7-12 months: 75% repayment
 - c. Separation within 13-18 months: 50% repayment
 - d. Separation within 19-24 months: 25% repayment
 - e. Separation within 24 months or longer: 0% repayment (no obligation)

The total reimbursable amount will be calculated based on actual costs paid by the City for certification/training and related expenses. Any repayment owed by the employee shall be deducted from their final paycheck where legally permitted. Any outstanding balance beyond what may be withheld will be the responsibility of the employee, and the City will issue an invoice payable within 30 days. The employee will acknowledge these repayment terms in writing prior to the City's payment of any certification/training related expenses.

The following are automatically exempt from reimbursement:

- a. Layoff or reduction in force.
- b. Separation due to medical incapacity or disability preventing continued employment.

The City may modify or suspend Section 11.8 and Appendix I at any time.

11.9 Cost of Living Adjustments (COLA)

The City Council and Mayor may, from time-to-time, award cost of living adjustments (COLA) to all City employees or to classes of employees. Any such adjustment shall be made at the discretion of the City Council and Mayor based on their evaluation of changes in the cost of living and the availability of budgeted funds.

11.10 Salary Reductions

Salary reductions shall be administered in a manner consistent with the City's approved compensation structure and this EPP. No employee shall have their salary reduced to a point below the minimum compensation level applicable to the class of their position as established by the City.

11.11 Approval of Actions Affecting Compensation

The City Council and Mayor shall retain final authority over compensation through adoption of the City budget and approval of this Employee Personnel Policy. The City Manager shall administer employee compensation, including individual pay decisions and certification incentive pay, in accordance with the approved budget and this EPP. If there is a conflict between this section and any departmental pay practice, this section and the approved budget shall control.

11.12 Pay Schedule

All City employees shall receive their paychecks on a biweekly schedule. There are twenty-six (26) pay periods during the year.

Appendix I - Certification Incentive Schedule (By Department)

1. Compensation Framework (Applies to All Departments)

- Standard Incentive Levels – To ensure consistency, certifications are grouped into three compensation levels:
 - Level 1 (Foundational): +\$0.75/hour or \$1,500 annually
 - Level 2 (Intermediate): +\$1.50/hour or \$3,000 annually
 - Level 3 (Advanced/Specialized): +\$2.50/hour or \$5,000 annually

2. Administration Department

- Focus: Leadership, governance, public administration

<u>Certification</u>	<u>Level</u>
Certified Public Manager (CPM)	Level 2
Certification in Local Government Leadership	Level 1
Strategic Planning Certification	Level 1
Public Information Officer (PIO) Certification	Level 2
Georgia Certified Clerk	Level 2
Masters Education Management Development	Level 3
IIMC – Certified Municipal Clerk	Level 3

3. Human Resources Department

- Focus: Compliance, talent management, organizational development

<u>Certification</u>	<u>Level</u>
SHRM Certified Professional (SHRM-CP)	Level 2
SHRM Senior Certified Professional (SHRM-SCP)	Level 3
Professional in Human Resources	Level 2
Senior Professional in Human Resources (SPHR)	Level 3
Certified Compensation Professional (CCP)	Level 3
Workplace Investigator Certification	Level 1

4. Finance Department

- Focus: Accounting, auditing, public finance

<u>Certification</u>	<u>Level</u>
Certified Government Finance Officer (CGFO)	Level 3
Certified Payroll Professional (CPP)	Level 2
Government Finance Officers Association (GFOA)	Level 1
Certified Fraud Examiner (CFE)	Level 2

5. Utilities Department (Water and Sewer)

- Regulatory compliance, system operations, environmental safety

<u>Certification</u>	<u>Level</u>
Commercial Driver's License (CDL)	Level 2
Wastewater Treatment Operator License Class IV	Level 1
Wastewater Treatment Operator License Class III	Level 2
Wastewater Treatment Operator License Class II	Level 2
Wastewater Treatment Operator License Class I	Level 3

Water Treatment Operator License Class IV	Level 1
Water Treatment Operator License Class III	Level 2
Water Treatment Operator License Class II	Level 2
Water Treatment Operator License Class I	Level 3
Distribution System Operator Certification	Level 2
Collections System Certification	Level 2
Backflow Prevention Certification	Level 1
Laboratory Analyst Certification	Level 2

6. Public Works Department

- Focus: Field operations, safety, equipment, infrastructure

<u>Certification</u>	<u>Level</u>
Commercial Driver's License (CDL)	Level 2
Flagger Certification	Level 1
Heavy Equipment Operator Certification	Level 2
Certified Public Works Professional (CPWP)	Level 3
Certified Parks and Recreation Professional (CPRP)	Level 2
Certified Parks and Recreation Executive (CPRE)	Level 3
Work Zone Safety Certification	Level 1
Certified Playground Safety Inspector (CPSI)	Level 2

7. Planning and Zoning Department

- Focus: Land use, zoning law, community development

<u>Certification</u>	<u>Level</u>
Certified Floodplain Manager (CFM)	Level 2
GIS Professional Certification (GISP)	Level 2
Planning Commissioner Training Certification	Level 1
Red Card	Level 2
Gray Card	Level 3
ICC Building	Level 1
ICC Inspections (Plumbing, Electrical, HVAC, etc.)	Level 1
ICC Permit Technician Credential	Level 1
Georgia Alcohol (GBATO)	Level 1

8. Downtown Development

- Focus: Economic development, downtown revitalization, placemaking, small business support, and tourism

<u>Certification</u>	<u>Level</u>
Certified Downtown Professional	Level 3
Main Street America Revitalization Pro. Credential	Level 3
Economic Development Finance Professional (EDFP)	Level 3
Certified Economic Developer (CEcD)	Level 3
Georgia Downtown Association Training Cert.	Level 1
Placemaking Certification	Level 2
Tourism Marketing Professional Certification	Level 2
Historic Preservation Certification	Level 2

Small Business Development Certification	Level 1
Event Planning Certification	Level 1
Urban Revitalization or Redevelopment Collection	Level 2

9. Cross Department Certifications (Eligible Citywide)

<u>Certification</u>	<u>Level</u>
Leadership Dawson	Level 1
Project Management Professional: (PMP)	Level 3
Code Enforcement Officer Certification I	Level 1
Code Enforcement Officer Certification II	Level 1
Code Enforcement Officer Certification III	Level 1
Blue Card	Level 1
OSHA 10-Hour and OSHA 30-Hour Certification	Level 1
American Institute of Certified Planners (AICP)	Level 3
Grant Writing Certification	Level 2



CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14

DATE: AUGUST 3, 2026

TITLE: REQUEST TO AWARD BID#26-02 – ROADWAY REHABILITATION PROJECT

PRESENTED BY: TRAMPAS HANSARD, PUBLIC WORKS DIRECTOR

PURPOSE FOR REQUEST

TO REQUEST APPROVAL OF BID #26-02 AWARD AND CONTRACT TO BLOUNT CONSTRUCTION CO. INC., IN THE AMOUNT OF \$174,042.80 TO BE PAID OUT OF TSPLOST AND LMIG FUNDING

HISTORY/ FACTS / ISSUES

- PROJECT FIRST INTRODUCED AT THE 06/01/2026 MEETING
- PROJECT INCLUDES ROBINSON ROAD, ELLIOTT VILLAGE AND GEORGES PLACE

BIDS RECEIVED ARE AS FOLLOWS:

• Blount Construction Co., Inc.	\$174,042.80
• Allied Paving Company	\$188,455.40
• MHB Paving	\$193,648.79
• Vertical Earth	\$202,552.04

NOTE: ORIGINAL COST WAS EXPECTED TO COME IN AROUND \$380,000.00. WITH THE RECOMMENDED BID FROM BLOUNT, THE CITY'S SAVINGS WILL BE APPROXIMATELY \$132,000.00 UNLESS THE VENDOR REQUIRES A CHANGE ORDER ONCE THE PROJECT IS STARTED.

FINANCIAL IMPACT

PROJECT TO BE PAID OUT OF TSPLOST AND FY 2026 LMIG FUNDING

RECOMMENDATION

STAFF RECOMMENDS APPROVAL

July 23, 2026

City of Dawsonville
Attn: Mr. Jacob Evans, City Manager
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

Subject: Award Recommendation – 2026 Roadway Resurfacing PW-26-002

Dear Mr. Evans,

Bids for the above referenced projects were received, opened, and read aloud at City Hall on July 22, 2026, at 10:00 AM. Technical evaluations of the bids submitted have been completed and **Table 1** below lists the results:

Rank	Bidder Name	Bid
1	Blount Construction Co., Inc	\$ 174,042.80
2	Allied Paving Company	\$ 188,455.40
3	MHB Paving	\$ 193,648.79
4	Vertical Earth	\$ 202,552.04

Table 1 – Bids Received

A thorough review has confirmed that each proposal has met all the prescribed requirements in the bid documents. Bid Bonds may be returned to the remaining bidders at your earliest opportunity.

Blount Construction Company, Inc. submitted the qualifying low bid of \$174,042.80 for the project. The low bid is 32% lower than the engineer's estimate and 7% lower than the next bid submitted. This reflects the market decrease in the current price of asphalt. Therefore, I recommend award of the 2026 Roadway Resurfacing Project to Blount Construction Company, Inc. I have included the bid tabulation for your review as Enclosure 1.

Furthermore, a Notice of Award has been included to Blount Construction Company, Inc. as Enclosure 2. It should be placed on City letterhead and, upon award, mailed to:

Blount Construction Company, Inc.
1730 Sands Place
Marietta, GA 30067

The final contract documents will be prepared for signatures and forwarded for execution while the City awaits Payment Bonds, Performance Bonds, and Certificates of Insurance from the contractor. When the contracts have been executed, a Notice to Proceed can be issued.

Please let me know if you have any questions or need any additional information.



706.824.0514

www.LJA.com

89 East Athens Street, Winder, GA 30680

Sincerely,

Jacob Hughes, P.E.

Jacob Hughes, P.E.
Senior Project Manager

Cc: Project File

ENCL: (1) Bid Tabulation
(2) Notice of Award – Blount Construction Company, Inc.



City of Dawsonville Resurfacing Project RFB # 2026-02
July 22, 2026 at 10:00 a.m. City of Dawsonville
415 Hwy 53 East, Suite 100
Dawsonville GA 30534 Phone: 706-265-3256

Company	Address	City	State	Zip	Date Received	Time	Amount	Comments	Bid Bond Present	Addendum(s) Acknowledged
Blount Construction Company	1730 Sands Place	Marietta	GA	30067	7/22/2026	9:05 AM	\$174,042.80		yes	1 acknowledged
Allied Paving	PO BOX 509	Pendergrass	GA	30567	7/22/2026	9:49 AM	\$188,455.40		yes	1 acknowledged
Vertical Earth	4645 East Ridge Drive	Cumming	GA	30041	7/22/2026	9:48 AM	\$202,552.04		yes	1 acknowledged
MHB Paving	113 S Cherokee Road	Social Circle	GA	30025	7/22/2026	9:22 AM	\$193,648.79		yes	1 acknowledged

Signed by: *Jacob Hughes, P.E.*
Senior Project Manager

Bid Tabulation FY 2026 Asphalt Resurfacing Project RFB#PW-26-02

Line No.	Item Number	Description	Unit	Quantity	Blount		Allied		MHB		Vertical Earth		Engineer's Estimate	
					Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
5	150-1000	TRAFFIC CONTROL -2026-02	LS	1	\$36,051.36	\$36,051.36	\$15,000.00	\$15,000.00	\$8,085.00	\$8,085.00	\$17,680.13	\$17,680.13	\$50,000.00	\$50,000.00
10	402-1802	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H-LIME (440LB/SY)	TN	110	\$138.12	\$15,193.20	\$285.00	\$31,350.00	\$283.18	\$31,149.80	\$197.49	\$21,723.90	\$200.00	\$22,000.00
15	402-3102	RECYCLE ASPH CONC 9.5 MM SUPERPAVE, TP 2, BLEND 1, INCL BITUM MATL & H-LIME	TN	191	\$129.08	\$24,654.28	\$145.00	\$27,695.00	\$175.41	\$33,503.31	\$190.83	\$36,448.53	\$200.00	\$38,200.00
25	402-3130	RECYCLE ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H-LIME	TN	156	\$120.37	\$18,777.72	\$145.00	\$22,620.00	\$178.85	\$27,900.60	\$196.69	\$30,683.64	\$200.00	\$31,200.00
30	402-3190	RECYCLE ASPH CONC 19 MM SUPERPAVE, GP1 OR GP 2, INCL BITUM MATL & H-LIME	TN	456	\$122.94	\$56,060.64	\$135.00	\$61,560.00	\$145.62	\$66,402.72	\$156.40	\$71,318.40	\$200.00	\$91,200.00
35	413-1000	BITUM TACK COAT	GL	1000	\$0.01	\$10.00	\$3.35	\$3,350.00	\$6.00	\$6,000.00	\$5.88	\$5,880.00	\$5.00	\$5,000.00
45	432-0210	MILL APSH CONC PVMT, 3.5 IN DEPTH	SY	4128	\$5.45	\$22,497.60	\$6.30	\$26,006.40	\$4.12	\$17,007.36	\$4.33	\$17,874.24	\$5.00	\$20,640.00
50	653-1502	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, YELLOW	LF	200	\$1.05	\$210.00	\$1.15	\$230.00	\$8.00	\$1,600.00	\$1.22	\$244.00	\$0.66	\$132.00
55	653-1501	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, WHITE	LF	200	\$1.05	\$210.00	\$1.15	\$230.00	\$8.00	\$1,600.00	\$1.22	\$244.00	\$0.68	\$136.00
60	653-1704	THERMOPLASTIC SOLID TRAFFIC STRIPE, 24 IN, WHITE	LF	40	\$9.45	\$378.00	\$10.35	\$414.00	\$10.00	\$400.00	\$11.38	\$455.20	\$6.93	\$277.20
TOTAL					\$174,042.80	\$188,455.40	\$193,648.79	\$202,552.04	\$258,785.20					