

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 8, 2025

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Jack Eaton, Dr. Saba Haeringer Madison Eiberger, Ashley Stephenson, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, CPL Representative Dana Spayde, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** C. Phillips led the invocation and pledge.
4. **ANNOUNCEMENTS:** City Manager J. Evans announced the retirement of Randy Davis from his role on the Planning Commission. Chairperson Davis has served the City of Dawsonville with distinction for nearly six years. The City of Dawsonville extends its sincere appreciation to Chairperson Davis for his years of service and thanks him for the lasting contributions he has made to the community.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by Dr. S. Haeringer; second by M. Eiberger. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on October 13, 2025, made by J. Eaton; second by Dr. S. Haeringer. Vote carried unanimously in favor.

PUBLIC HEARING

7. **ZA-C260057:** B&K Turner Family LLP has petitioned for an amendment to the official zoning map applicable to tax map parcel 083 025 006. The applicant proposes the property be rezoned from AP: Annexed Property District to R-3: Single-Family Residential District, for the construction of a 91-unit detached single-family residential subdivision. Public hearing dates: Planning Commission December 8, 2025, at 5:30 PM. and City Council on January 5, 2026, at 5:00 PM.

Motion to open the public hearing made by A. Stephenson; second by Madison Eiberger. Vote carried unanimously in favor.

Chairperson Davis read the rezoning request. D. Spayde representing CPL provided staff analysis. Ms. Spayde stated that the applicant has petitioned for a zoning map amendment to rezone 35.31-acre tract. The current zoning designation is AP (Annexed Property District to R-3 (Single-Family Residential District). The applicant is requesting to build 91 detached single-family residential subdivision with a minimum 1,500 heated square feet. The overall residential density is 2.58 dwelling units per acre. Staff recommends approval with staff recommendations.

The following people spoke in favor of the request:

- Corey Guthrie, 283 Casi Ridge, Dawsonville, GA – Mr. Guthrie stated just for clarification this tract of land has more to do Cornerstone development and would effectively be Phase Three. He noted there's an access road along the northern property line that could be important should the developer not be able to connect the Thunder Ridge.
- Michael Turner, 51 Hedgewood Lane, Dawsonville, GA – Mr. Turner stated he is the General Partner of B&K Turner Family LLP and one of the property owners. He further

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explained that the property occupies a unique position, as it is bounded on all sides—north, east, south, and west. Mr. Turner noted the limited options for utilizing the property, other than coordinating with the two developers to the east and south, since the land to the north and west is owned by government entities.

No one spoke in opposition to the request.

Motion to close the public hearing by A. Stephenson, second by M. Eiberger. Vote carried unanimously in favor.

Planning Commission Member Stephenson asked Mr. Guthrie for clarification regarding the access points for the proposed development and current number of units planned for Cornerstone Development. Mr. Guthrie explained that the proposed development is an extension of Cornerstone and that the total number of lots approved for Cornerstone is 219, which does not include the additional 91 lots being proposed. He further stated that there is one full access entrance and a second emergency access.

Planning Commission Member Eiberger asked Mr. Guthrie to explained if the property does not connect to Thunder Ridge for another access point. Mr. Guthrie stated that the plans would need to be updated and would follow the guidelines of the Fire Marshal.

Planning Commission Member Stephenson asked Mr. Guthrie if a traffic study has been done. He stated that the traffic study does model it with a Thunder Ridge connection and if that connection does not work, a re-study would need to be done.

Motion made by J. Eaton to approve ZA-C2600057 with the following staff recommendations:

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

1. The applicant shall cause for a traffic impact study to be completed for the greater "Thunder Ridge Development," consisting of, at minimum, Cornerstone (includes tax map parcels 084 004 and 084 005), Thunder Ridge Subdivision Phase 1, Thunder Ridge Subdivision Phase 2, Thunder Ridge Subdivision Phase 3, and the subject site. Any recommendations of the traffic impact study regarding quantity and service level of access points at GA-9 shall be implemented or approved for implementation by a Land Disturbance Permit (LDP), not after the issuance of an LDP for the subject site.
2. No portion of the minimum required vegetative buffer (20 feet in depth) along the northern and western property boundaries shall be situated on any lot to contain a dwelling unit.
3. The subject site shall not be developed with greater than ninety-one (91) principal dwelling units.
4. An unpaved trail network no less than five (5) feet in width shall be constructed on the site. The site shall contain no less than 2,000 feet of unpaved trail length.
5. No principal dwelling unit shall have a heated floor area (HFA) of less than 1,500 square feet.

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6. All residences constructed in the development shall feature a contrasting base of brick or stone on the front and side façades. Except where interrupted by windows and doors, the contrasting base shall maintain a minimum height of thirty-six (36) inches and shall extend up to, at minimum, the first-floor elevation (FFE) of the subject dwelling.

Second by Dr. Haeringer. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS Next Planning Commission Meeting is Monday, January 12, 2026.

ADJOURNMENT: Motion to adjourn the meeting at 6:19 p.m. made by M. Eiberger; second by A. Stephenson. Vote carried unanimously in favor.

Approved this 8th day of June, 2026

ABsent

Dr. Saba Haeringer, Planning Commission At Large

Madison Eiberger
Madison Eiberger, Planning Commissioner Post 1

Jack Eaton
Jack Eaton, Planning Commissioner Post 2

Post 3

Ashley Stephenson
Ashley Stephenson, Planning Commissioner Post 4

Attested: Stacy Harris
Stacy Harris, Zoning Administrative Assistant