

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 13, 2025, 5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
 - Regular Meeting held Monday, September 15, 2025

PUBLIC HEARING

7. **ZA-C260056:** Davis Engineers & Surveying – c/o Payton Anderson 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 R-6: Multiple-Family Residential District, for the construction of 12 town house units. Tax map parcel D02 017 (67 Stegall Place), tax map parcel D02 018 (“0” Stegall Place), tax map parcel D02 019 (17 Stegall Place), and tax map parcel D02 019 001 (258 Maple Street). Public Hearing Dates: Planning Commission Monday, October 13, 2025, at 5:30 PM. Mayor and City Council Monday, November 3, 2025, at 5:00 PM.

BUSINESS

8. **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. Planning Commission Public Hearing Date: September 15, 2025, at 5:30 PM. Mayor and City Council Public Hearing Date: September 22, 2025, at 5:00 PM.

PLANNING COMMISSION REPORTS

ADJOURNMENT

The next scheduled Planning Commission meeting is Monday, November 10, 2025

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

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 15, 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 Madison Eiberger, Dr. Saba Haeringer, Ashley Stephenson, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, Councilmember Sandy Sawyer, City Manager Jacob Evans, and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** J. Evans led the invocation and pledge.
4. **ANNOUNCEMENTS:**
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. Eiberger; second by Dr. S. Haeringer. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on August 11, 2025, made by A. Stephenson; second by Dr. S. Haeringer. Vote carried unanimously in favor.

PUBLIC HEARING

7. **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. Planning Commission Public Hearing Date: September 15, 2025, at 5:30 PM. Mayor and City Council Public Hearing Date: September 22, 2025, at 5:00 PM.

Motion to open the public hearing made by Dr. S. Haeringer; second by A. Stephenson. Vote carried unanimously in favor.

Chairperson Davis read the rezoning request. Elisabeth Mitchem with CPL provided staff analysis. Ms. Mitchem stated that the developer has requested to rezone the 3.13 acres for 12 single-family detached cottage style residences. The gross density would be 3.84 units per acre. Ms. Mitchem stated the rationale for this recommendation is:

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

The following people spoke in favor of the request:

- Corey Guthrie, 283 Cassie Ridge, Dawsonville, GA – Mr. Guthrie stated that the past proposal requested 22 units. The Planning Commission approved the rezoning three to one. However, after listening to the community and community leaders, we are now proposing 12 units with an increased heated square footage.
- Steve Napier 8282 Double Eagle Drive, Ooltewah, TN – Mr. Napier stated that Habitat for Humanity brings people together as a community and we are seeking that with this proposal. Mr. Napier stated that the criteria for owning a house is sweat equity,

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 15, 2025

participating in the 200 hours of building and having the capability to repay a mortgage.

- Betsy McGriff 277 Ivey Hollow Circle, Dawsonville, GA – Mrs. McGriff stated that Habitat for Humanity will provide affordable housing to the community that is much needed.

No one spoke in opposition to the request.

Motion to close the public hearing by Dr. S. Haeringer; second by M. Eiberger. Vote carried unanimously in favor.

After a discussion amongst the Commission Members, A. Stephenson made a motion to table ZA-C2500169 until the October 13, Planning Commission meeting.; second by Dr. S. Haeringer. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS Next Planning Commission Meeting is Monday, October 13, 2025.

ADJOURNMENT: Motion to adjourn the meeting at 6:22 p.m. made by Dr. S. Haeringer; second by M. Eiberger. Vote carried unanimously in favor.

Approved this _____ **day of** _____, **2025**

Dr. Saba Haeringer, Planning Commission At Large

Madison Eiberger, Planning Commissioner Post 1

Vacant, Planning Commissioner Post 2

Randy Davis, Chairperson Post 3

Ashley Stephenson, Planning Commissioner Post 4

Attested: _____
Stacy Harris, Zoning Administrative Assistant



CITY OF DAWSONVILLE

Planning Staff Report

Request to Amend the Zoning Map (Rezone)

APPLICANTDavis Engineering & Surveying – c/o Payton Anderson

CASE NUMBERZA-C2600056

REQUESTAmend the zoning map to rezone a 2.15 +/- acre assemblage from R-2: Single-Family Residential District to R-6: Multiple-Family Residential District, for the construction of 12 town house units.

CURRENT ZONING DESIGNATIONR-2: Single Family Residential

SITE AREA.....+/- 2.15 acres

LOCATION67 Stegall Pl, "0" Stegall Pl, 17 Stegall Pl, 258 Maple St

TAX MAP PARCELS.....D02 017, D02 018, D02 019, D02 019 001

FUTURE LAND USE DESIGNATIONResidential

PLANNING COMMISSION PUBLIC HEARING DATE...October 13, 2025

CITY COUNCIL PUBLIC HEARING DATE*November 3, 2025

CITY COUNCIL DECISION MEETING DATE* November 25, 2025

INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone four (4) parcels for the development of a 12-unit townhouse subdivision. The current zoning designation is R-2: Single-Family Residential District, which the applicant proposes be changed to R-6: Multiple-Family Residential District. If the request is approved, the applicant may construct 12 front-loaded townhouses, each on a fee-simple lot with shared driveways to Stegall Place.

PROPOSAL

The subject 2.15 +/- assemblage is in a primarily residential area, currently developed with two manufactured homes. Both residences would be removed as part of the subject proposal. The site is on a corner, facing Stegall Place to the north and Maple Street to the east. The overall residential density would be 5.58 units per acre. According to the land survey submitted with this application, there is no 100-year flood zone present on the site. The table below summarizes key Code requirements and development specifications.

*Hearing and meeting dates are subject to change

Specification	Proposed Townhouse Development	R-6 Code Requirement
Maximum Residential Density	5.58 du/acre	6.00 du/acre
Maximum Unit Count per Building	6 dwelling units	6 dwelling units
Minimum Front Yard Setback	> 30 ft.	30 ft.
Minimum Side Yard Setback	> 10 ft.	10 ft.
Minimum Rear Yard Setback	> 20 ft.	20 ft.
Minimum Heated Floor Area (HFA)	1,700 sq. ft.	1,200 sq. ft.
Minimum Lot Area	4,400 sq. ft. (30 feet wide & > 100 feet deep)	2,800 sq. ft. (28 feet wide & 100 feet deep)
Minimum Landscaped Open Space	32% of total project area	25% of total project area

The applicant proposes each townhouse have a heated floor area no less than 1,700 square feet. The front and rear facades of each unit would be offset, adding depth to each building. Each townhouse lot would front Stegall Place for at least 30 feet, and continue backward to the common open space, providing individual front and rear yards. Additionally, all residences would have a rear patio. Beyond the rear yards, a 0.82-acre landscape open space is depicted per the concept plan, which would also contain a stormwater management area.

Access to each unit would occur from shared driveway stemming from Stegall Place. Two units would be served per driveway, measuring approximately 19 feet wide at the right-of-way line, before splitting into individual nine-foot driveways divided by a landscaped or raised paved area. The driveways are conceptually sized for at least two cars on each lot; garage details are not provided in the submittal. The applicant would install five-foot sidewalks along the entire development frontage and dedicate five feet of right-of-way to Stegall Place to facilitate construction and maintenance. This would increase Stegall Place right-of-way width to 45 feet, and place the entirety of the proposed sidewalk on City property.

The development would be served by City of Dawsonville water and sewerage, with extensions to be installed by the applicant as necessary. A communal mail kiosk is conceptualized near the center of the site, in an easement shared between the front yards of proposed lots 6 and 7. A small parking area is depicted here, stemming from Stegall Place, which may be subject to further review prior to Land Disturbance Permitting. A 10-foot landscaped buffer is depicted at every property line, except for along Stegall Place.

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

SURROUNDING PROPERTIES

<i>Direction from Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>
North	RCT (application pending), R-2	Single-family residential, vacant land
South	R-6	Attached single-family residential (townhouses)
East	R-3	Single-family residential
West	R-2	Single-family residential

COMPREHENSIVE PLAN

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

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

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

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

The proposed development lacks alignment with the intent of the Residential Character Area because of its form and density.

ANALYSIS

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

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

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

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

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**
 - Most nearby properties are zoned residential (R-2: Single-family Residential, R-3: Single-family Residential, and R-6: Multiple-family Residential).
 - i. These properties are developed with townhouses or detached residences, if not vacant.
 - Staff do not anticipate any adverse effects on the use or habitability of nearby properties resulting from the proposal.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**

- As currently zoned, the assemblage is developed with low-density manufactured housing.
 - i. Two of the parcels each host a manufactured house; the remaining two parcels are vacant.
 - Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites' property values.
- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**
- Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
- The applicant has voluntarily presented the subject application to the City.
- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
- The assemblage current consists of four parcels in the R-2: Restricted Single-family Residential district.
 - i. Presently, each parcel is suitable for detached single-family residential development.
 - The applicant proposes to rezone the site to R-6: Multiple-Family Residential; the letter of intent reflects this zone "is appropriate given the property's size, location, and surrounding context."
 - i. The location of utilities, streets, and local topography make the site at least somewhat suitable for R-6 development, per staff analysis.
- 6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.**
- The assemblage has a history of manufactured housing development, dating back to the 1990s or earlier.
 - i. The presently vacant parcels have no record of development.
 - Staff has not identified any existing or changing conditions that inherently support the approval or disapproval of the subject rezoning request.
- 7. The zoning history of the subject property.**
- The current site zoning configuration has been maintained for many years.
- 8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.**
- The applicant proposed the dedication of a five-foot strip along Stegall Place to the City as part of said street.
 - i. This dedication would allow for infrastructure improvements and expansion, like the proposed five-foot sidewalk.

- The proposal is not anticipated to burden location utilities, school, parks, or other public facilities.

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

- The zoning proposal does not substantially meet the intent of the 2023 Dawsonville Comprehensive Plan.
 - i. The calculated gross residential density of 5.58 du/acre exceeds the intended 0.2 du/acre intent of the Residential Character Area.
 - ii. The Area is envisioned for detached single-family development rather than townhouses.

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

DAWSON COUNTY FIRE MARSHAL

On September 10, Jeffrey Bailey provided the following comment:

We do not have any fire comments based on the concept drawing provided. The IFC calls for a fire hydrant within 500 hundred feet, but I suspect the closest one on Maple St might cover that. We'll see for sure when civils [development plans] are submitted.

DEPARTMENT OF DOWNTOWN DEVELOPMENT

On September 29, Amanda Edmondson provided the following comment:

The parcels are outside of the historic district overlay and are not contiguous with the future town center property, yet architectural consistency should be considered.

- Inclusion of any of the following architectural styles are preferred by the community: Craftsman, Italianate, Folk Victorian, or Colonial Revival for placemaking purposes. Application of design guidelines and landscape patterns found in pages 75-91 of the Comprehensive Downtown Dawsonville Strategic Plan are encouraged.
- The establishment of new sidewalks along Stegall Place and Maple Street, joining with existing sidewalks provide desirable additional pedestrian connectivity between residential infill and downtown civic and commercial establishments consistent with Downtown Development Goal #4 - Connectivity & Accessibility: Improve connectivity and accessibility throughout downtown by expanding multi-modal facilities and safely linking vehicular routes, whenever possible planning for larger connectivity throughout the community.

DEPARTMENT OF PUBLIC WORKS

On September 30, Trampas Hansard expressed that entrances at the rear would be preferred, and that Stegall Place would require upgrades to meet City standards.

STAFF RECOMMENDATION

Staff recommends **denial** of the requested zoning map amendment to rezone a 2.15 +/- acre assemblage from R-2: Single-Family Residential District to R-6: Multiple-Family Residential District, for the construction of 12 town

house units. The subject request would result in a development type and density that does not align with the Residential Character Area pursuant to the Comprehensive Plan of Dawsonville.

However, should the Mayor and City Council choose to approve the subject rezoning request, staff recommend the following conditions of approval:

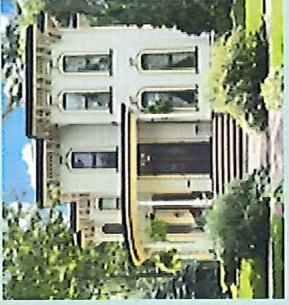
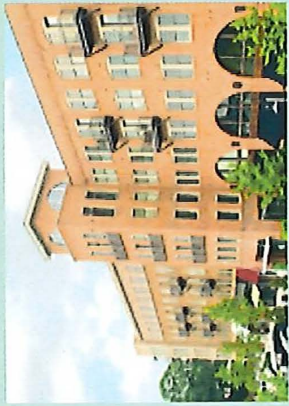
1. The development shall be constructed in substantial compliance with the submitted application and conceptual plan, except as may be modified to meet applicable Codes and requirements.
2. All townhouse units shall be rear loaded, so that overhead garage doors face the rear of the property instead Stegall Place. An alley shall be constructed and maintained privately to provide access to the units, which shall have no greater than two (2) intersections with public streets.
3. No portion of the minimum required ten-foot landscape buffers shall be situated on any townhouse lot.

ARCHITECTURE STYLES

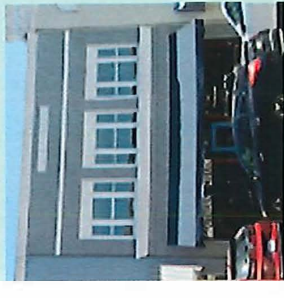
CRAFTSMAN



ITALIANATE



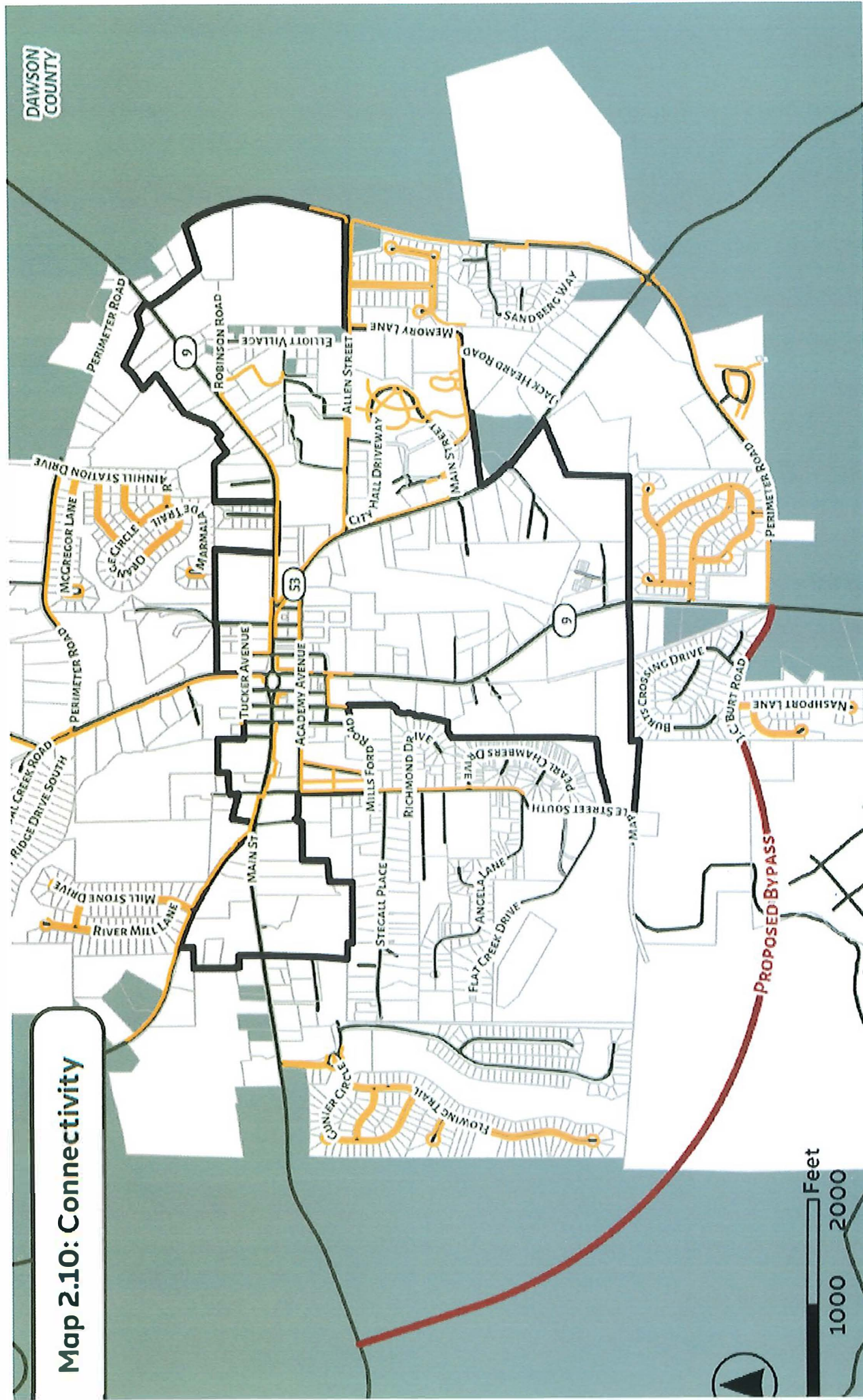
WOLK VICTORIAN



COLONIAL REVIVAL



Map 2.10: Connectivity



!OWNTOWN DAWSONVILLE//CONNECTIVITY

- ROADS
- SIDEWALKS
- PROPOSED BYPASS
- STUDY AREA



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

Zoning Amendment Application

Application#: 2A-C26 80056

Applicant Name(s): Davis Engineering & Surveying - C/O: Payton Anderson

Address: 24 Dawson Village Way South City: Dawsonville Zip: 30534

Cell Phone: 706-926-0307 Email: panderson@davisengineers.com

Signature(s): [Signature] Date: 8/7/25

Property Address: 17 & 67 Stegall Place, 258 Maples Street, Dawsonville, GA 30534

Directions to Property from City Hall: Take Allen Street to Highway 53 W 2 min (0.3 mi). Turn right onto Highway 53 W 20 sec (0.1 mi).
Continue on Academy Ave. Drive to Stegall Place.

Tax Map Parcel #: D02-019, D02-017, D02-019-001, D02-018 Current Zoning: R2

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

Subdivision Name: Stegall Manor Subdivision Lot #: 33,34,35,36

Acres: 2.15 Current use of property: 2 single family residential homes

Has a past request of Rezone of this property been made before? No If yes, provide ZA # _____

The applicant request:

Rezoning to Zoning category: R6 (Residential Multi-Family) Conditional Use permit for: _____

Proposed use of property if rezoned: 12 townhome units (1,700 sf minimum) with concrete driveways, sidewalks, and all necessary additional improvements

Residential # of lots proposed: 12 Minimum lot size proposed 4,400 sf. (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Landscaped Open Space (±29,794 sf)

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

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

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

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

Road name: Stegall Place Type of Surface: Exis tin Road

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

[Signature]
Signature of Applicant

8/7/25
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>551.50</u> <u>CK</u> Cash <input type="checkbox"/> CC <input type="checkbox"/>
Date of Planning Commission Meeting: <u>10.13.2025</u>	Dates Advertised: <u>9.24.2025</u>
Date of City Council Meeting: <u>11.3.2025</u>	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

Property Owner Authorization

I / We STEGALL PLACE, LLC. hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D02 - 0 9, D02- 01 02019-001, D02-018 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Property Owner STEGALL PLACE, LLC.

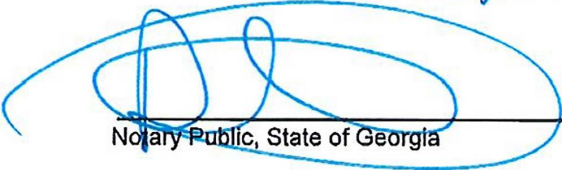
Signature of Property Owner Shon Medda - Owner Date Aug 8, 2025

Mailing Address 4085 Copper Leaf Lane

City Cumming State GA Zip 30040

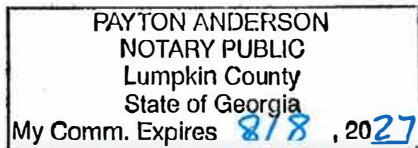
Sworn and subscribed before me on this

8th day of August 20 25


Notary Public, State of Georgia

My Commission Expires: 8/8/27

Notary Seal



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

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

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

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

N/A

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

Amount \$

Date:

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



Signature of Applicant / Representative of Applicant

8-18-25

Date

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



DAVIS ENGINEERING & SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

August 7, 2025

Letter Of Intent

Rezoning Application - Stegall Place Townhomes Development
City Of Dawsonville, Georgia

Property Address(s): 17 & 67 Stegall Place, and 258 Maple Street, Dawsonville, GA 30534

Current Zoning: R2 (Single Family Residential)

Proposed Zoning: R6 (Residential Multi-Family)

Tax Parcel IDs: D02-019, D02-017, D02-019-001, D02-018

Acreage: ± 2.15 acres

Dear Planning Department,

On behalf of the property owner, Stegall Place, LLC, we respectfully submit this Letter of Intent to accompany the rezoning application for the subject parcels listed above. These properties are currently zoned R2 (Single Family Residential), and the request is to rezone them to R6 (Residential Multi-Family) to allow for the development of a 12-unit townhome community as depicted in the attached conceptual site plan.

The proposed development will feature:

- 12 townhome units with a minimum of 1,700 square feet per unit
- Concrete driveways and internal sidewalks
- All necessary site improvements to meet City standards
- Open Space (approximately 29,794 sf) accessible to residents through the rear of each lot

The requested rezoning is in line with the City's objective to support quality residential growth and increased housing variety. The proposed layout utilizes the land efficiently, offers a desirable product for the market, and enhances the surrounding neighborhood's character without overburdening existing infrastructure.

Utilities including water, sewer, and electric are available at the site and will be extended into the development. Access to the site is provided from Stegall Place, an existing paved public road. We are dedicating $\pm 1,860$ sf of the existing right-of-way (s), located on Stegall Place and Maple Street, and will be 1 foot behind the proposed sidewalk.

We believe the R6 zoning designation is appropriate given the property's size, location, and surrounding context. We appreciate your consideration of this request and look forward to working with the City of Dawsonville throughout the review and approval process.

If any additional information is needed, please feel free to contact us at 706.265.1234 or submittals@davisengineers.com.

Sincerely,

Payton Anderson

21-170 Legal Description – 2.16 ACRES

All that tract or parcel of land lying and being in Land Lot 446, 4th District, 1st Section, Dawson County, Georgia, being inside the City Limits of Dawsonville and being all of Lots 33, 34, 35 and 36 of Stegall Manor Subdivision and being more particularly described as follows:

BEGINNING at a ½" rebar found at the intersection of the southern right-of-way of Stegall Place (a 40' right-of-way) and the western right-of-way of Maple Street (a 50' right-of-way);

THENCE, following the western right-of-way of Maple Street, S 01°05'35" E a distance of 108.11' to a ½" rebar found;

THENCE, S 00°36'44" E a distance of 100.09' to a 60D nail found;

THENCE, leaving the aforementioned right-of-way, N 89°49'48" W a distance of 15.90' to a 60D nail found;

THENCE, S 89°15'51" W a distance of 48.52' to a capped ½" rebar found;

THENCE, S 89°20'25" W a distance of 29.23' to a capped ½" rebar found;

THENCE, S 89°22'05" W a distance of 29.33' to a capped ½" rebar found;

THENCE, S 89°09'08" W a distance of 29.22' to a capped ½" rebar found;

THENCE, S 89°26'04" W a distance of 29.24' to a ½" rebar found;

THENCE, S 89°14'45" W a distance of 39.23' to a capped ½" rebar found;

THENCE, S 89°29'50" W a distance of 39.16' to a capped ½" rebar found;

THENCE, S 89°01'27" W a distance of 29.25' to a capped ½" rebar found;

THENCE, S 88°48'21" W a distance of 29.27' to a capped ½" rebar found;

THENCE, S 89°45'36" W a distance of 29.33' to a capped ½" rebar found;

THENCE, S 89°15'32" W a distance of 12.15' to a capped ½" rebar set;

THENCE, S 89°15'32" W a distance of 17.10' to a capped ½" rebar found;

THENCE, S 89°11'50" W a distance of 39.20' to a capped ½" rebar found;

THENCE, S 89°33'42" W a distance of 39.26' to a capped ½" rebar found;

THENCE, S 89°06'13" W a distance of 4.45' to a capped ½" rebar set;

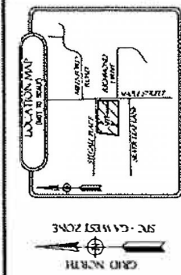
THENCE, N 08°25'37" E a distance of 219.93' to a ½" rebar found on the Sothern right-of-way of Stegall Place;

THENCE, following the aforementioned right-of-way, S 87°49'20" E a distance of 100.15' to a ½" rebar found;

THENCE, N 89°10'28" E a distance of 100.21' to a ½" rebar found;

THENCE, S 89°34'20" E a distance of 224.17' to a ½" rebar found at the intersection of the southern right-of-way of Stegall Place (a 40' right-of-way) and the western right-of-way of Maple Street (a 50' right-of-way), said ½" rebar found being the POINT OF BEGINNING.

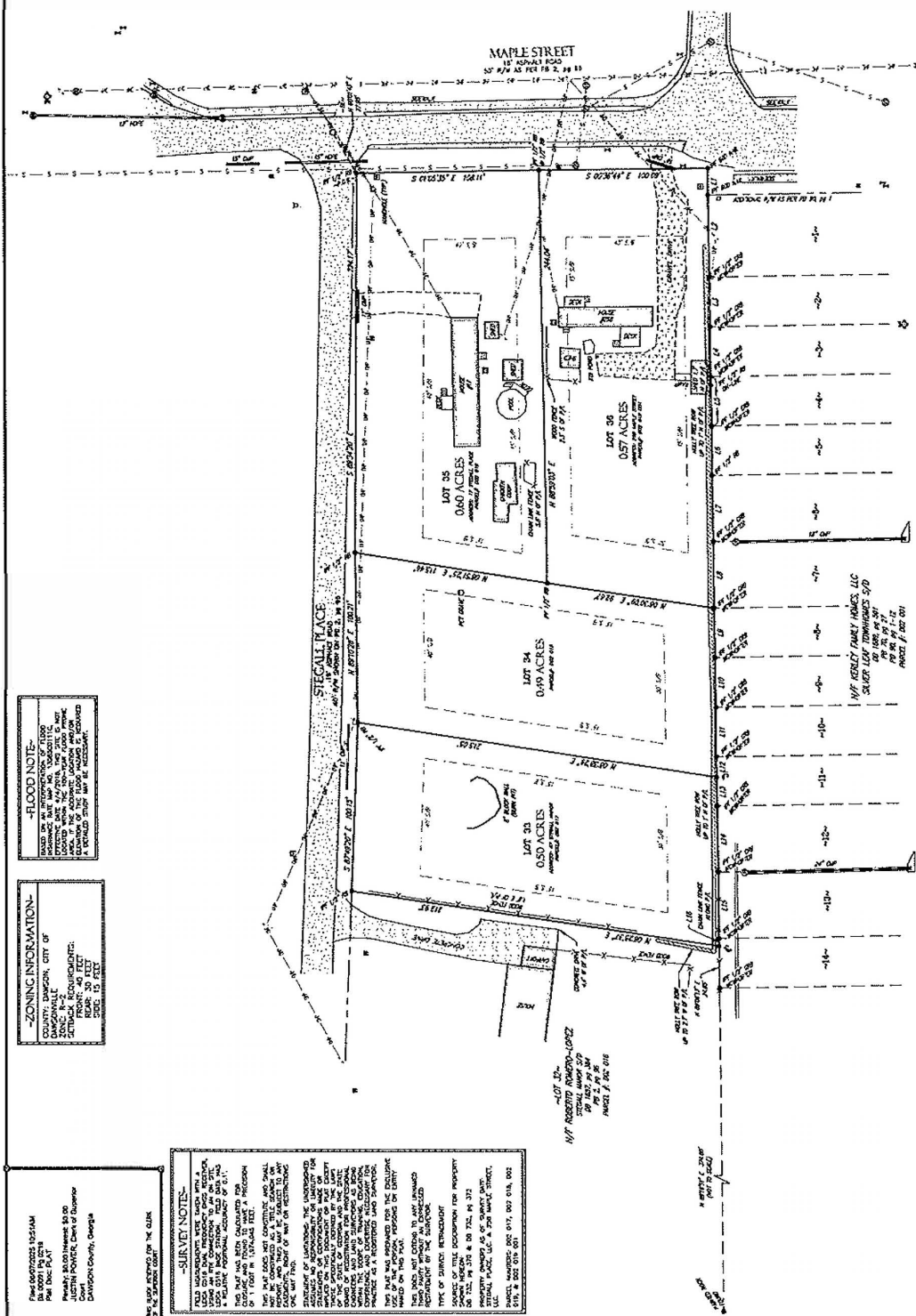
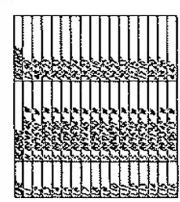
Said parcels having a total area of 2.16 Acres as shown on a plat prepared by Davis Engineering and Surveying dated 07-30-2025



-LEGEND-

0	CALCULATED POWER	10	TURNING TIME
1	100% POWER	11	TURNING TIME
2	100% POWER	12	TURNING TIME
3	100% POWER	13	TURNING TIME
4	100% POWER	14	TURNING TIME
5	100% POWER	15	TURNING TIME
6	100% POWER	16	TURNING TIME
7	100% POWER	17	TURNING TIME
8	100% POWER	18	TURNING TIME
9	100% POWER	19	TURNING TIME
10	100% POWER	20	TURNING TIME
11	100% POWER	21	TURNING TIME
12	100% POWER	22	TURNING TIME
13	100% POWER	23	TURNING TIME
14	100% POWER	24	TURNING TIME
15	100% POWER	25	TURNING TIME
16	100% POWER	26	TURNING TIME
17	100% POWER	27	TURNING TIME
18	100% POWER	28	TURNING TIME
19	100% POWER	29	TURNING TIME
20	100% POWER	30	TURNING TIME
21	100% POWER	31	TURNING TIME
22	100% POWER	32	TURNING TIME
23	100% POWER	33	TURNING TIME
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27	100% POWER	37	TURNING TIME
28	100% POWER	38	TURNING TIME
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31	100% POWER	41	TURNING TIME
32	100% POWER	42	TURNING TIME
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82	100% POWER	92	TURNING TIME
83	100% POWER	93	TURNING TIME
84	100% POWER	94	TURNING TIME
85	100% POWER	95	TURNING TIME
86	100% POWER	96	TURNING TIME
87	100% POWER	97	TURNING TIME
88	100% POWER	98	TURNING TIME
89	100% POWER	99	TURNING TIME
90	100% POWER	100	TURNING TIME

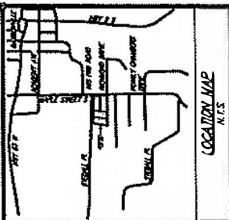
TOTAL AREA
216 ACRES
PARCELS: 002 015, 002 016,
002 019, & 002 019 001



UTILITY NOTE:-
NO UNDERGROUND UTILITIES WERE
LOCATED OR EXPOSED PRIOR TO
ANY GRADING OR CONSTRUCTION.
CONTACT OKCIDA ONE CALL (811) FOR
UTILITY MARKINGS.

GEORGIA 811
www.Georgia811.com

[illegible]

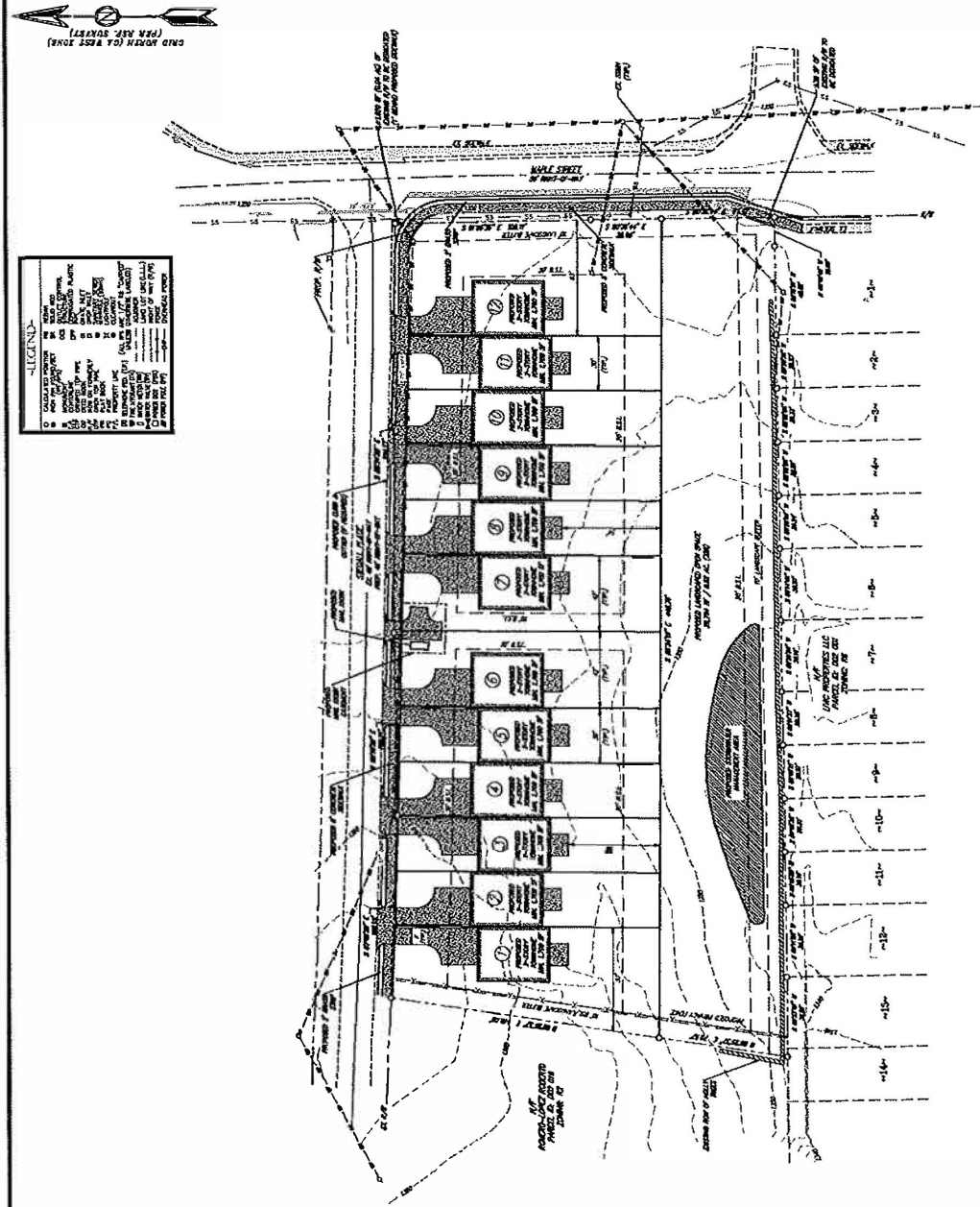


SITE ADDRESS:
17 STEGALL PLACE
67 STEGALL PLACE
258 MAPLE STREET
DAWSONVILLE, GA 30534

PARCEL ID:
D02 019
D02 017
D02 019 001
D02 018

OWNER:
STEGALL PLACE, LLC
4085 COPPER LEAF LANE
CUMMING, GA 30040

24HR CONTACT:
SHON GIDDIES
5755 HENDRIX ROAD
CUMMING, GA 30040



COMMERCIAL, AND IMPROVED BY A PARCELS MAP, 24-34, 35, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862

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Notice of Public Hearing

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

ZA-C260056: Davis Engineers & Surveying – c/o Payton Anderson 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 R-6: Multiple-Family Residential District, for the construction of 12 town house units.

Tax map parcel D02 017 (67 Stegall Place), tax map parcel D02 018 ("0" Stegall Place), tax map parcel D02 019 (17 Stegall Place), and tax map parcel D02 019 001 (258 Maple Street).

Public Hearing Dates: Planning Commission Monday, October 13, 2025, at 5:30 PM. Mayor and City Council Monday, November 3, 2025, at 5:00 PM.

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

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the

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



John Walden
Mayor

Jacob Evans
City Manager

Beverly Banister
City Clerk

Planning Commission:

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

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

Stacy Harris
Zoning Admin

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PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ZA C260056
Zoning Request R-2 to R6

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: 10.13.2025

TIME: 5:30pm

CITY COUNCIL:

DATE: 11.03.2025

TIME: 5:00pm

HEARING LOCATION:

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

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

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION



CITY OF DAWSONVILLE

Planning Staff Report

Request to Amend the Zoning Map (Rezone)

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

CASE NUMBER ZA-C2500169

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

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

SITE AREA +/- 3.13 acres

LOCATION D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009 & D01 047 010

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

FUTURE LAND USE DESIGNATIONS Residential

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

CITY COUNCIL PUBLIC HEARING DATE* September 22, 2025

CITY COUNCIL DECISION MEETING DATE* October 20, 2025

INTRODUCTION

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

PROPOSAL

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

*City Council hearing and meeting dates are subject to change

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

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

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

Beyond the proposed internal sidewalks, the concept plan also shows sidewalk construction along the entire development frontage, spanning east to the northwest corner of Maple Street. The amenity area, at a minimum, would include a playground and a community building. The function of the proposed community building is unclear, as is the location of the required communal mail kiosk. Each cottage would front a portion of the vegetated common area, in which new tree plantings are conceptualized. A 40-foot exterior buffer is shown at the sides (east and west) and rear (north) of the assemblage in lieu of the Code-required 50-foot exterior buffer (Sec. 2103.9). Independent from this request to amend the zoning map, the applicant has requested a zoning variance (case VAR-C2500170) to reduce the exterior buffer depth from 50 feet to 40 feet, subject to review and approval by the Mayor and City Council.

Each cottage in the development is conceptualized with 403 square feet of private open space. This is separate from the common area, as private space is located directly on each cottage parcel. Each cottage would also be equipped with a private, covered porch. The concept plan notes a setback of “10’ between walls of buildings without windows;” however, the plan shows all cottages separated from each other by at least 20 feet. Cottage windows must be positioned “so that no window peers into the living space of adjacent dwellings closer than 30 feet apart” (Sec. 2103.7). The applicant has not demonstrated compliance with this requirement at this time, but compliance is theoretically possible based on site layout. This requirement would be enforced before the issuance of a building permit.

The concept plan provides a typical building footprint of 735 square feet per cottage. Cottage lot sizes would range from 0.048 acres (2,095 square feet) to 0.053 acres (2,318 square feet). Some or all of the cottages would have a second story, as the maximum heated floor area (HFA) proposed is 1,350 square feet. This exceeds the 1,000 square foot heated floor area maximum established by Sec. 2102.1 by thirty-five percent (35%) margin. Pursuant to the authority to grant variances per Sec. 907.II.A, a variance from the 1,000 square foot heated floor area maximum cannot be issued. Therefore, the proposed cottage heated floor areas directly violate the provisions of the RCT: Residential Cottage district.

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

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

SURROUNDING PROPERTIES

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

COMPREHENSIVE PLAN

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

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

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre].

Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.”

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

The proposed development generally aligns with the intent of the Residential Character Area. However, the proposed gross density of 3.84 du/acre surpasses the intended 0.2 du/acre density of the Area.

ANALYSIS

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

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

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

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

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

- Most of the properties near the subject assemblage are zoned R-2: Single-family Residential District.
 - i. Most of these sites are developed with single-family residences.
- The other nearby zones (HB: Highway Business and CBD: Central Business District) accommodate civic, single-family residential, and agricultural land uses.
- Staff does not anticipate any adverse effects on the use or habitability of nearby properties as a result of the proposal.

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

- As currently zoned, the assemblage is vacant and has no recorded history of development, according to the Dawson County tax assessor’s data.
 - i. The site is zoned similarly to most abutting properties, which are predominantly developed with single-family residences.
- Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites’ property values.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

- Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
- The rezoning proposal may result in a development that is beneficial to the community.
 - i. The proposed cottages would introduce new “entry-level” housing to the area, fulfilling Community Need and Opportunity C.1 pursuant to the Comprehensive Plan (pg. 22).
 - The applicant has voluntarily presented the subject application to the City.
- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
- The assemblage is currently zoned R-2: Single-family Residential.
 - i. The site appears suitable for single-family residential development at densities of up to 2.0 units per acre as presently zoned.
 - The applicant proposes rezoning the site to RCT: Residential Cottage, to develop 12 single-family cottages. The following proposal specifications deviate from the existing R-2 zone:
 - i. The proposed residences would measure no greater than 1,350 square feet. The *minimum* floor area for residences in the R-2 zone is 1,400 square feet.
 - ii. The gross residential density for the development would be 3.84 units per acre. In the R-2 zone, density must not exceed 2.0 dwelling units per acre.
 - iii. The proposed minimum lot area is 2,095 square feet (0.048 acres). In the R-2 zone, parcels must measure no less than 20,000 square feet (0.459 acres).
 - iv. The proposed cottages would be individually platted on lots oriented around common areas, as opposed to each fronting a public street. In the R-2 zone, each parcel must front a public street for no less than 30 feet.
- 6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.**
- The assemblage has been vacant for all recorded history.
 - i. Property tax records do not indicate any past development of the assemblage.
 - Staff has not identified any existing or changing conditions that inherently support the approval or disapproval of the subject rezoning request.
- 7. The zoning history of the subject property.**
- The current zoning configuration of the site has been maintained for many years.
 - On January 8, 2025, an application to rezone the subject assemblage to RCT: Residential Cottage was withdrawn on behalf of the applicant.
- 8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.**

- The proposal is not anticipated to burden local streets, utilities, schools, parks, or other public facilities.

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

- The zoning proposal somewhat meets the intent of the 2023 Dawsonville Comprehensive Plan.
 - i. The calculated gross residential density of 3.84 du/acre exceeds the 0.2 du/acre intended for the Residential Character Area.
 - ii. The introduction of smaller, relatively lower-priced housing units to the City furthers housing goals (pg. 22).

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

(2) Sec. 2103 – Micro-planned/pocket development regulations.

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

- 1. Site plan approval by the planning commission and the mayor and council is required. Site lots should be designed and laid out in a clusters and shall have a central common area.**
 - The applicant has submitted a concept plan as part of the rezoning application. The plan visualizes a cluster of 12 cottage homes that share a connected common area.
- 2. Each cottage shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the City of Dawsonville Regulations. All other land areas within the micro-development shall be under common ownership.**
 - The applicant intends to subdivide the assemblage to provide an individual parcel for each cottage.
- 3. Clusters shall consist of six to 12 cottage units. There shall be a minimum separation between clusters of 50 maintained in an undisturbed buffer.**
 - The proposed cottage cluster would contain 12 units.
- 4. All streets within a micro-planned development shall be built to city specifications as provided in the city development regulations and dedicated to the city.**
 - A street, an alley, and a common parking lot are proposed to serve the development.
 - i. Street design specifications would be assessed at the time of Land Disturbance Permitting (LDP).
- 5. Insofar as practicable, common parking areas comprised of pervious pavement shall be provided with walkways to a central common area as well as to each cottage. Parking facilities shall be grouped with no less than three spaces each. Minimum parking required shall be two per cottage unit.**
 - The surface composition of the common parking lot is unspecified.
 - Sidewalks and walkways are depicted, connecting each cottage to the common parking area.
 - The common parking area is shown to contain 16 spaces, in addition to 9 spaces located on individual cottage lots. In total, 2.08 parking spaces would be provided per cottage.

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

STAFF RECOMMENDATION

Staff recommends **denial** of the request to amend the zoning map to rezone a 3.13 +/- acre assemblage from R-2: Single-Family Residential District to RCT: Residential Cottage. The rationale for this recommendation of denial is provided below:

1. The proposed construction of cottages in a RCT zone with 1,350 square feet of heated floor area (HFA) violates the provisions of Zoning Ordinance Sec. 2102.1. The maximum allowable cottage HFA is 1,000 square feet; this requirement cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30634
(706) 286-3250

Zoning Amendment Application

Application#: 2A-C2500169

Applicant Name(s): Habitat for Humanity - NCG

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

Cell Phone: [REDACTED]

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

Property Address: Steele Pl.

Directions to Property from City Hall: Take a right out of city hall onto Hwy 63. Follow Hwy 63 until you get to Maple St. Take a left and follow until you get a Steele Pl. Site is located on your right.

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

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

Subdivision Name: Dawsonville Commons Lot #

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

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

The applicant request:

Rezoning to Zoning category: RCT Conditional Use permit for:

Proposed use of property if rezoned: Cottage Style community

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

Amenity area proposed Yes If yes, what Community Center

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

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

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

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

Road name: Steele Pl. Type of Surface: Asphalt

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

[Signature]
Signature of Applicant

7-22-25
Date

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

RECEIVED
JUL 23 2025
revised 01/31/2023

EXHIBIT 'A'

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

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

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

24RE-327

CLW
BM
BA

Property Owner Authorization

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

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

Printed Name of Property Owner

Dede Allen - Habitat for Humanity NCG

Signature of Property Owner

Dede Allen

Date

7-22-25

Mailing Address

814 Mimosa Blvd

City

Roswell

State

GA

Zip

30075

Sworn and subscribed before me on this

7-22 day of July 2025

[Signature]

Notary Public, State of Georgia

My Commission Expires:

01/13/29



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

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

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

This notice and acknowledgement shall be public record.

Dede Allen
Signature of Applicant / Representative of Applicant

7-22-25
Date

Sworn to and subscribed before me on this

22 day of July, 2025.

[Signature]
Notary Public, State of Georgia

My Commission Expires: 01/13/29



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

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

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

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

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

Amount \$



Date:

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

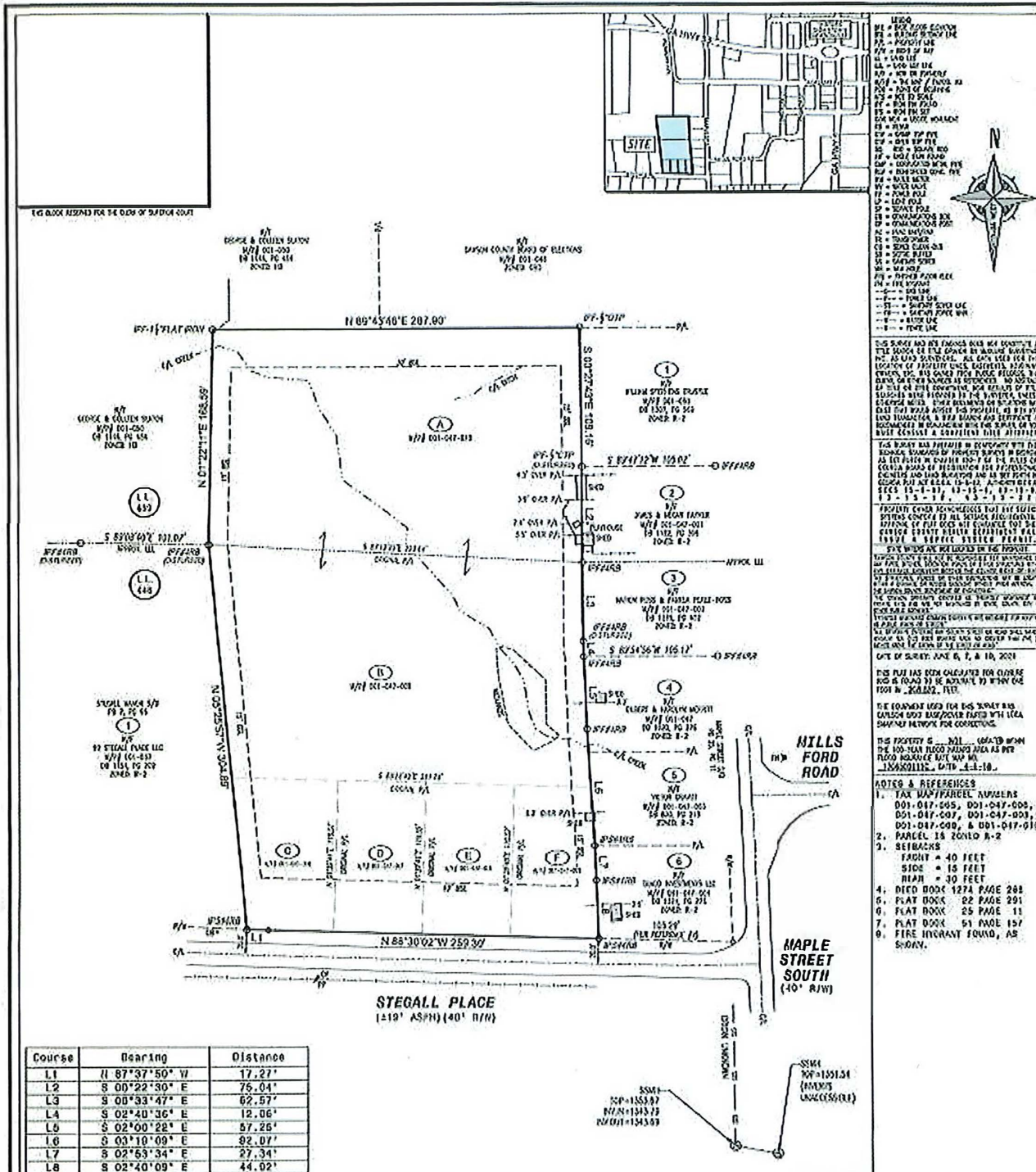


Signature of Applicant / Representative of Applicant



Date

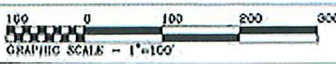
Failure to complete this form is a statement that no disclosure is required.



Course	Bearing	Distance
L1	N 87°37'50" W	17.27'
L2	S 00°22'30" E	75.04'
L3	S 00°33'47" E	62.57'
L4	S 02°40'36" E	12.06'
L5	S 02°00'22" E	57.25'
L6	S 03°10'09" E	82.07'
L7	S 02°53'34" E	27.34'
L8	S 02°40'09" E	44.02'

HABITAT FOR HUMANITY
 LOTS A, J (PER P. 51, PG 157)
 LAND LOTS 439 & 446
 4TH DISTRICT, 1ST SECTION
 CITY OF DAWSONVILLE
 DAWSON COUNTY, GEORGIA
 PLAT DATE: JUNE 10, 2024

TOTAL = 3.128 ACRES
 136,234,257 SQUARE FEET



McCLURE
SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O. (770) 297-5592 O. (770) 809-0281
 CERTIFICATE OF AUTHORIZATION: 151001203
 NATHAN@MCCLESURVEYING.COM
 WWW.MCCLESURVEYING.COM

GEORGIA
RECORDS
 151001203
 JOB NO. 24099



LETTER OF INTENT

Applicant	Spicer Group Inc. on behalf of Habitat for Humanity
Subject Property	3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place
Current Zoning:	R-2
Proposed Zoning:	RCT (Residential Cottage)
Proposed Use:	Develop a cottage community with 12 individual cottages (1,350 heated sf max on slab, a Community Center, common area and other amenities.
Application:	Rezone to RCT to allow for a cottage community and make available housing attainable to the workforce in our community.
ROW Access:	Stegall Place

PROPOSED USE

The applicant proposes to rezone the existing zoning of R-2 to RCT for Parcels D001 047 005-010. There is an extreme need for housing in general, but especially housing that is attainable for those working hard to serve our community, whether that be first responders, healthcare professionals, teachers and others who are struggling to find quality housing they can afford on their salaries. Habitat for Humanity vets all applicants and supports them in the journey towards home ownership. By proposing a small, innovative, cottage community with a community center, common areas and other amenities, while connecting directly to the City's pedestrian friendly network, this proposed community plans to bring a sense of place and purpose to those who cannot find such an option in our growing community. With this rezoning request, the applicant would request the additional variance:

1. RCT calls for a 50' Maintained undisturbed buffer, per city approval we would like to amend this to allow for a 40' Maintained exterior buffer. A 50' exterior buffer around the 3.128 ac property restricts more than half the property. A 40' buffer will still provide the intended effect of providing a natural screen from adjoining properties, while also providing for a more significant common area central to this proposed community.

We understand RCT requires a site specific plan for rezoning purposes. We respectfully request the City to consider, up front, an amenable process for construction plan approval and allow for certain changes and variances from the site plan and allow for the full design process to take place without further public hearings. Because of this, we would like to formally request the Planning Director, or their designee, be



allowed to exercise their judgement of what could be considered incidental and not warrant a full site plan amendment. Incidental changes can include but aren't limited to:

- Size and shape of home (so long as it doesn't exceed the approved maximum house size).
- Exact configuration and orientation of driveways and parking spaces (so long as the number of proposed parking spaces is not decreased).
- A decrease in the number of houses, but not an increase.

It is understood that some changes to the site plan will warrant a site plan amendment requiring a public hearing. We would like to acknowledge some of these possible changes as a matter of record, including:

- An increase to the number of proposed homes.
- The location of the dumpster.
- The location of the community building.

Thank you for your consideration.

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



John Walden
Mayor

Jacob Evans
City Manager

Beverly Banister
City Clerk

Planning Commission:

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

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

Stacy Harris
Zoning Admin

PUBLIC HEARING NOTICE

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

ZA-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.

Planning Commission Public Hearing Date: September 15, 2025, at 5:30 PM.

Mayor and City Council Public Hearing Date: September 22, 2025, at 5:00 PM.

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.

Public Hearings

Notice of Public Hearing

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

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

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

VAR-C2500170 : Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for a variance from Sec. 2103.9. Specifically, they request a reduction of the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (north) and side (east and west) property lines, applicable to the properties

below.

Tax map parcel D01 047 005 (Stegall Place), tax map parcel D01 047 006 (Stegall Place), tax map parcel D01 047 007 (Stegall Place), tax map parcel D01 047 008 (Stegall Place), tax map parcel D01 047 009, and tax map parcel D01 047 010.

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

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PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ZA-C2500169

Change zoning from R-2 to RCT
HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: 9.15.2025

TIME: 5:30 pm

CITY COUNCIL:

DATE: 9.12.2025

TIME: 5:00 pm

HEARING LOCATION:

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

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

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION