

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 8, 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, October 13, 2025

PUBLIC HEARING

7. **ZA-C2600057**: B&K Turner Family LLP has petitioned for an amendment to the official zoning map applicable to Tax Map Parcel 083 025 006. 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 Mayor and City Council January 5, 2026, at 5:00 PM.

PLANNING COMMISSION REPORTS

ADJOURNMENT

The next scheduled Planning Commission meeting is Monday, January 12, 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.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 13, 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, Ashley Stephenson, City Attorney Kevin Tallant, Councilmember Liaison Caleb Phillips, Councilmember Sandy Sawyer, Sarah McQuade, CPL Services and Zoning Administrative Assistant Stacy Harris.

Dr. Saba Haeringer and Jack Eaton were absent from the meeting
3. **INVOCATION AND PLEDGE:** C. Phillips led the invocation and pledge.
4. **ANNOUNCEMENTS:** Chairperson Davis stated that the Planning Commission has a new member Mr. Jack Eaton, however Mr. Eaton is absent from the meeting due to a family emergency.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. Eiberger; second by A. Stephenson. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the regular meeting minutes held on September 15, 2025, made by A. Stephenson; second by M. Eiberger. Vote carried unanimously in favor.

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 townhouse 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.

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. Sarah McQuade with CPL provided staff analysis. Ms. McQuade stated that the applicant has petitioned to amend the zoning map to rezone the 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 to be changed to R-6 (Multiple-Family Residential District). The applicant is requesting to build 12 townhouses. The overall residential density is 5.58 dwelling units per acre. Staff recommends denial of the requested. The request does not align with the Residential Character Area pursuant to the Comprehensive Plan. However, if the Planning Commission chooses to approved the rezoning, staff recommends the following conditions:

- 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.

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- 2) All townhouse units shall be rear loaded, so that overhead garage doors face the rear of the property instead of 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.

The following people spoke in favor of the request:

- Payton Anderson, 24 Dawson Village Way, Dawsonville, GA – Mr. Anderson stated that his client does not have any objections to staff recommended conditions if approved. He further stated while it might not meet the comprehensive plan area, there is a statement in the comprehensive plan stating that Stegall Place and Maple Street areas are in need of redevelopment or significant improvements and these parcels are located within that area.
- Shon Geddes, 4085 Copper Leaf Lane, Cumming GA – Mr. Geddes stated these would be upscale townhomes and not the cookie cutters that abut the property. The exterior of the houses would consist of Hardie plank, brick, and/or stone.

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.

Motion made by M. Eiberger to approve ZA-C260056 with the following staff recommendations:

- 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.

Second by A. Stephenson. Vote carried unanimously in favor.

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.

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Chairperson Davis read the rezoning request. Sarah McQuade stated that the application was tabled on September 15, 2025 until today's meeting. Staff did not have anything to add to the request and has not received any changes to the request.

A. Stephenson made a motion to deny ZA-C2500169; second by M. Eiberger. Vote carried unanimously in favor.

PLANNING COMMISSION REPORTS Next Planning Commission Meeting is Monday, November 10, 2025.

ADJOURNMENT: Motion to adjourn the meeting at 5:55 p.m. made by M. Eiberger; second by A. Stephenson. Vote carried unanimously in favor.

Approved this _____ day of _____, 2025

Dr.

Saba

Haeringer,

Planning

Commission

At

Large

Madison Eiberger, Planning Commissioner Post 1

Jack Eaton, 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)

APPLICANTB&K Turner Family LLP

CASE NUMBERZA-C2600057

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

CURRENT ZONING DESIGNATIONAP: Annexed Property District

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

LOCATIONHwy 53

TAX MAP PARCEL083 025 006

FUTURE LAND USE DESIGNATION*No Designation*

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

CITY COUNCIL PUBLIC HEARING DATE *January 5, 2026

INTRODUCTION

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

PROPOSAL

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

*Hearing and meeting dates are subject to change

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

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

Specification	Proposed Development	R-3 Code Requirement
Maximum Residential Density	2.58 du/acre	3.00 du/acre
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)	1,500 sq. ft.	1,300 sq. ft.
Minimum Lot Area	7,500 sq. ft. (75 feet wide, 100 feet deep)	7,500 sq. ft. (75 feet wide, 100 feet deep)

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

Presently, the site lacks road frontage, resulting in a lawful nonconforming status pursuant to Sec. 709. Internal pavement widths are proposed at 30 feet wide between the curbs, with five-foot sidewalks at both sides, in 50-foot rights-of-way. A public road connection is planned at the southeast corner of the site, to serve an internal street network with a future connection to the northeast. This configuration would provide two entrance/exits points for the tract, connecting into the greater Thunder Ridge development which contains greater than 125 residential lots. Subdivisions of this size shall provide a traffic impact study and install the minimum number of access points recommended by the study (Sec. 109-36(3)). No traffic impact study has been provided with this map amendment request.

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

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

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

Proposed Stipulation	Staff Comment
1. Development on Parcel 083 025 006 shall not exceed 91 units and a density of 2.6 units per acre.	This stipulation would reduce the maximum residential density from 3.00 to 2.6 dwelling units per acre. The applicant could theoretically construct 105 residences at the maximum allowable density.
2. Provide a 50-foot undisturbed stream buffer and 25-foot impervious setback on each side of the existing streams. An exception is made for the installation of the required sanitary sewer lines and their associated easement to be allowed within the 25-foot impervious setback.	The 25-foot impervious stream setback, provided in addition to the 50-foot undisturbed stream buffer, would exceed the minimum requirements.
3. Install nature trail network system without land disturbance measures that will follow the existing topography in the open space areas and have connectivity to the Thunder Ridge and Cornerstone development nature trails.	No nature trails are conceptualized in the plan. Any trail construction would exceed minimum Code requirements as none is mandatory.
4. Eliminate the required 20' exterior buffer for boundary lines adjoining the Thunder Ridge and Cornerstone subdivisions.	Per Staff interpretation, there is no requirement to buffer from those abutting properties as they function together as a common development.
5. Heated square footage: a. Minimum heated square footage of all homes shall be 1,500 sf. b. Maximum of 20% of homes to be less than 1,600 heated sf. c. Maximum of 35% of homes to be less than 1,800 heated sf. d. Minimum of 45% of the homes to be 2,000 heated sf or more. e. Minimum of 20% of the homes to be 2,200 heated sf or more.	This stipulation would provide for a variety of house sizes, exceeding the minimum Code requirement of 1,300 square feet heated floor area (HFA) by varying levels.
6. All homes, at a minimum, shall have brick or stone water table feature across the front and sides of the home.	This exceeds the minimum requirements as architectural treatments are not a Code requirement.

To be adopted, zoning conditions must be set forth in the minutes of application approval (Sec. 916). At the applicant's discretion, they may recall any proposed stipulation not formally adopted by the Mayor and City Council as a condition of zoning, provided it does not result in a violation of the Code.

The applicant has not submitted any variance requests related to the map amendment application.

SURROUNDING PROPERTIES

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

COMPREHENSIVE PLAN

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

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

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

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

The proposed land use generally aligns with Residential Character Area intent; however, site density is planned at 2.58 dwelling units per acre (du/acre), which exceeds the intended 0.2 du/acre density of the Area.

ANALYSIS

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

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

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

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

- 1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.**
 - Most nearby incorporated properties are zoned R-3: Single-family Residential or INST: Institutional.
 - i. The unincorporated parcel to the west is part of a wildlife management area.
 - ii. All abutting occupied parcels have existing or ongoing development of moderate density detached housing consistent with the subject proposal.
 - Stormwater management practices have not been specified; future review is necessary to assess effects on nearby sites.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
 - The site is currently zoned AP: Annexed Property district. County-level development standards are maintained until a City zoning designation is formalized.
 - i. The County zoning designation effective until annexation in 2023 (RA: Residential Agricultural/Residential Exurban) allowed for specific residential, agricultural, and agritourist land uses.
 - A City zoning designation must be provided between 24 and 36 months following the date of annexation (Sec. 3305.2).
 - Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites' property values.
- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**
 - Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
 - The applicant voluntarily filed the subject application with the City in August 2025.
 - Had Dawsonville not received a map amendment request by November 2025, a City-initiated zoning change would have been necessary (Sec. 3305-2 (b)).
- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
 - This 35-acre property is presently vacant and landlocked, with no direct access or road frontage.
 - i. Due to lack of road frontage, the site is not suitable for development beyond possibly one (1) single-family residence.
 - The developer proposes a public road network connection as part of the development, increasing site suitability for a residential subdivision.
- 6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting**

the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

- The parcel has no recorded history of development.
 - i. Staff has not identified any existing or changing conditions that inherently support the approval or denial of the subject rezoning request.

7. The zoning history of the subject property.

- The site maintained a Dawson County RA: Residential Agricultural/Residential Exurban zoning designation until City annexation in 2023 as an AP: Annexed Property District.

8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

- The addition of 91 detached residences would increase traffic volumes throughout the greater Thunder Ridge development and at intersections with GA 9.
 - i. The applicant has not submitted a traffic impact study as part of this request.
- The proposal is not anticipated to burden location utilities, schools, or other public facilities.

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

- The site does not have a Character Area designation due to its recent annexation status.
 - i. The calculated gross residential density of 2.58 du/acre exceeds the intended 0.2 du/acre intent of the surrounding Residential Character Area.

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

DAWSON COUNTY FIRE MARSHAL

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

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

DEPARTMENT OF DOWNTOWN DEVELOPMENT

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

DEPARTMENT OF PUBLIC WORKS

As of December 1, 2025, the Department has not provided feedback on this request.

STAFF RECOMMENDATION

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

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



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

Zoning Amendment Application

Application#: 2A-C2600057

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

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

Cell Phone: [REDACTED] Email: [REDACTED]

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

Property Address: Parcel # 083 025 006

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

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

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

Subdivision Name: Thunder Ridge - Turner Tract Lot #

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

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

The applicant request:

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

Proposed use of property if rezoned: 91 lot subdivision

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

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

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

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

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

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

Roadname: Cornerstone Parkway Type of Surface: 26' asphalt

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

[Signature]
Signature of Applicant

8/15/2025
Date

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

**City of Dawsonville**

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

**Zoning Amendment
Authorization****Property Owner Authorization**

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

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

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

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

Mailing Address 1090 Oakhaven Dr.

City Roswell

State Georgia

Zip 30075

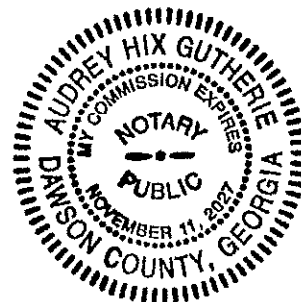
Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS

15 DAY OF August 2025

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 11-11-27



Notary Seal



City of Dawsonville

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

**Zoning Amendment
Campaign Disclosure**

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

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

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

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

NA

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

Amount \$ NA Date:

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

NA

Signature of Applicant / Representative of Applicant

Date

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



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

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

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature

Date

8/15/2025

Application Number:

2A C2600057

SUBSCRIBED AND SWORN BEFORE ME ON THIS

15 DAY OF August 2025

Audrey Hix Guthrie
Notary Public, State of Georgia

My Commission Expires: 11-11-27



Notary Seal

Letter of Intent

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

PROPOSED USE

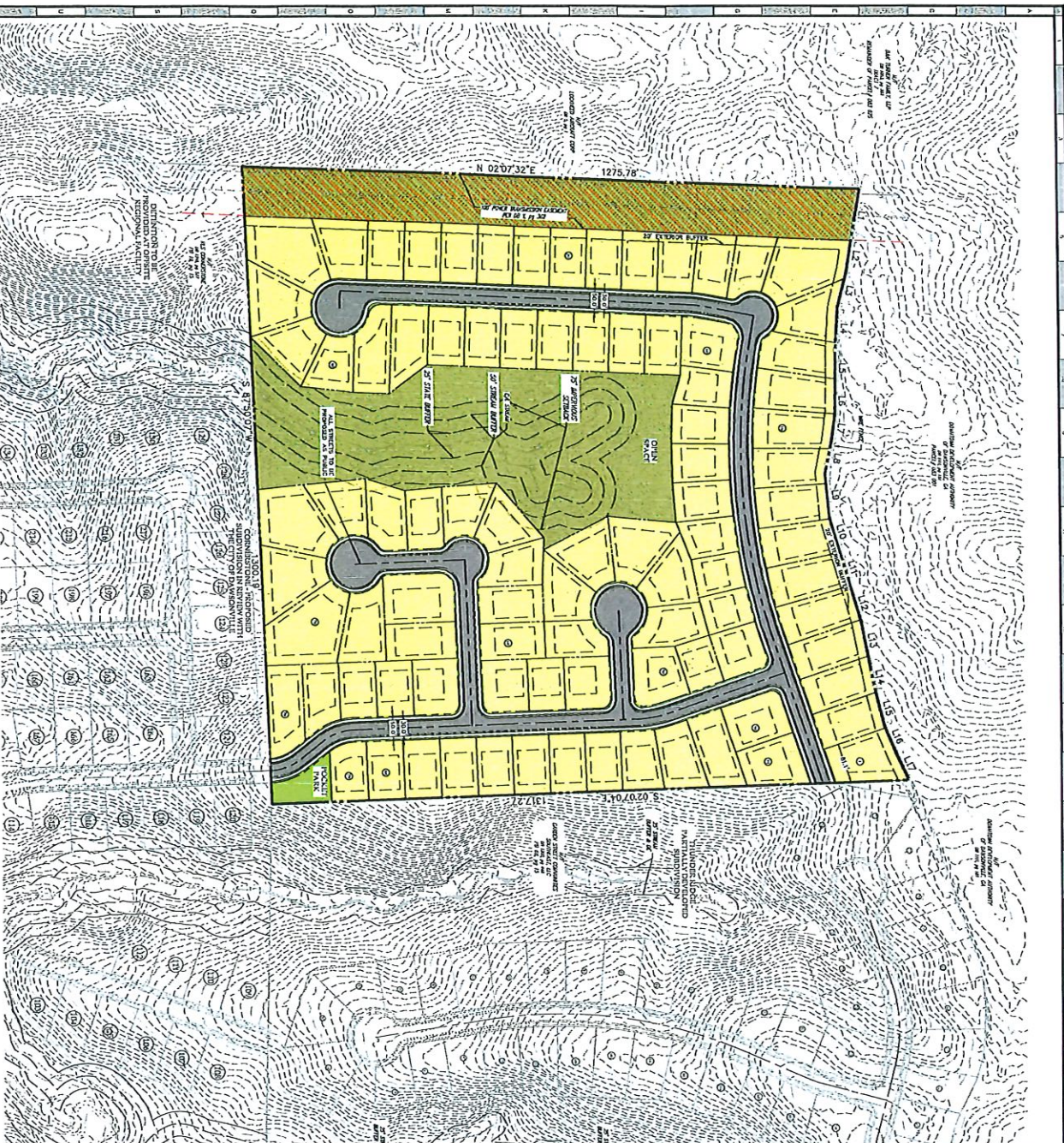
The applicant proposes to rezone the existing zoning of AP for Parcel 083 025 006. This property was previously annexed per ANX-C22000170. The applicant proposes 91 single-family homes on the 35.31 ac property.

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

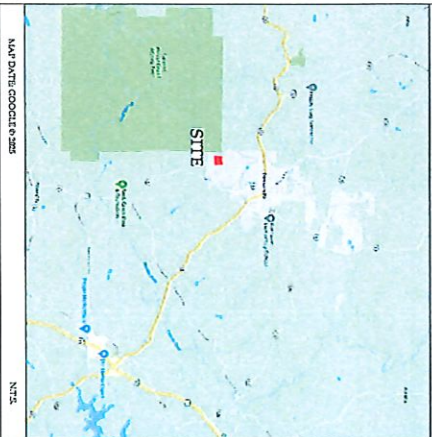
We will help create feasibility for future retail and commercial properties in the growing downtown area by providing a safe vibrant community that includes greenways and pathways, just like the Comprehensive plan states on Pg 37. We will provide high quality obtainable housing for the area's workforce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

Proposed Stipulations to Zoning

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



SITE LOCATION MAP



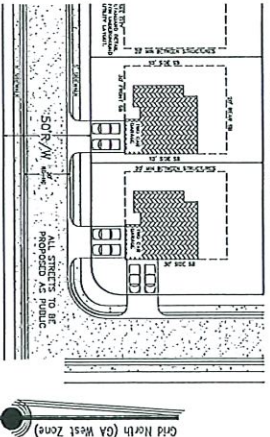
MAP DATE: 06/01/2005

N.T.S.

SITE DATA

Course	Bearing	Distance
1	S 79°00'00\"	103.25'
2	S 80°00'00\"	63.25'
3	S 80°00'00\"	63.25'
4	S 80°00'00\"	63.25'
5	S 80°00'00\"	63.25'
6	S 80°00'00\"	63.25'
7	S 80°00'00\"	63.25'
8	S 80°00'00\"	63.25'
9	S 80°00'00\"	63.25'
10	S 80°00'00\"	63.25'
11	S 80°00'00\"	63.25'
12	S 80°00'00\"	63.25'
13	S 80°00'00\"	63.25'
14	S 80°00'00\"	63.25'
15	S 80°00'00\"	63.25'
16	S 80°00'00\"	63.25'
17	S 80°00'00\"	63.25'

TYPICAL LOT LAYOUT



OWNER/DEVELOPER
B&K TURNER FAMILY
LLP

1050 CAKEWATER DR.
ROSWELL, GA 30075
PHONE: 678-570-0469
EMAIL:
dturner@bturnerfamily.com

34-HOUR CONTACT
MICHAEL TURNER
PHONE: 678-570-0469
EMAIL:
dturner@bturnerfamily.com

PROJECT
THUNDER RIDGE
- TURNER TRACT

LOCATED IN:
LAND LOTS 254
4th DISTRICT, 34th SECTION
CITY OF DAVENPORT, GEORGIA

SHEET TITLE

CONCEPT
PLAN

FOR
REVIEW
ONLY

PLAN

DRAWING DATE: 2005-11-05

SHEET REVISIONS

NO. DESCRIPTION

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SHEET
1 of 1

DAVIDSON GROUP
1000 GUNN ST.
SUITE 100
ATLANTA, GA 30309
PHONE: 404-525-1000
FAX: 404-525-1001
WWW.DAVIDSONGROUP.COM

05/02/06 1731

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A
TAMBLE 50 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSE
PRECISION OF 1 FOOT IN 19,963 FEET. AND
ANGULAR ERROR OF 1 SECOND PER
ANGLE.

FIELD DATA ADJUSTED USING THE LEAST
SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND FOUND TO HAVE A PRECISION
OF 1 FOOT IN 872,112 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL
NOT BE CONSIDERED AS A TITLE SEARCH OR
WARRANTY OF ANY KIND. NO GUARANTEE OF
EXEMPTIONS, RIGHT OF WAY OR RESTRICTIONS
ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USE OF THE PERSON, PERSONS OR ENTITY
NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNMADE
THIRD PARTY WITHOUT AN EXPRESSED
RESTATMENT BY THE SURVEYOR.

TYPE OF SURVEY: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY
SHOWN HEREON:
FD 1033, PG 353 -- TRACT 7

PROPERTY OWNERS AS OF SURVEY DATE:
BOB TURNER FAMILY, LLP

PARCEL NUMBER: PORTION OF 003 025

20-245

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Said property containing 35.31 acres.

PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ZA-C2600057

AP-R3 Zoning Request

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

CITY COUNCIL:

DATE: 12.08.2025

DATE: 01.05.2026

TIME: 5:30 p.m.

TIME: 5:00 p.m.

HEARING LOCATION:

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

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

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

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



John Walden
Mayor

Jacob Evans
City Manager

Beverly Banister
City Clerk

Planning Commission:

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

415 Highway 53 East, Suite 100
Dawsonville, GA 30534

Office (706)265-3256
www.dawsonville-ga.gov

Stacy Harris
Planning and Zoning

PUBLIC HEARING NOTICE

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

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ZA-C2600057: B&K Turner Family LLP has petitioned for an amendment to the official zoning map applicable to tax map parcel 083 025 006 (Hwy 53). The applicant proposes the property be rezoned from AP: Annexed Property District to R-3: Single-Family Residential District, for the construction of a 91-unit detached single-family residential subdivision.

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

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

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