



CITY OF DAHLONEGA

City Council Public Hearing Agenda

April 20, 2026, 4:00 PM

Gary McCullough Chambers, Dahlonega City Hall

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. PUBLIC HEARING

- (1.) REZN 26-2 Rezoning: James C. Parks, owner, by Applicant, Reservoir Point Holdings, LLC, and James C. Parks, Jr., Agent and Managing Member, seeks to rezone the subject property (Tax Parcel 078-178), located at 889 Wimpy Mill Road, Dahlonega, Georgia, from Zoning Classification O-I (Office/Industrial District) to Classification B-1 (Neighborhood Business District) excluding restaurant uses. The subject property contains 1.0 acre, more or less.
Doug Parks, City Attorney

IV. ADJOURNMENT



Agenda Memo

DATE: 4/20/2026
TITLE: REZN 26-2
PRESENTED BY: Doug Parks, City Attorney
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

REZN 26-2 Rezoning: James C. Parks, owner, by Applicant, Reservoir Point Holdings, LLC, and James C. Parks, Jr., Agent and Managing Member, seeks to rezone the subject property (Tax Parcel 078-178), located at 889 Wimpy Mill Road, Dahlonega, Georgia, from Zoning Classification O-I (Office/Industrial District) to Classification B-1 (Neighborhood Business District) excluding restaurant uses. The subject property contains 1.0 acre, more or less.

HISTORY/PAST ACTION

The Planning Commission at its public hearing on this matter recommended approval with conditions. The conditions are included in the recommendation section of this memo.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval with the following conditions:

1. The following B-1 permitted uses shall be prohibited: bake shops and bakeries; food and grocery stores; food catering establishments; ice cream and yogurt shops, restaurants, snack and sandwich shops.
 2. Any expansion of parking areas shall be pervious in nature.
-

SUGGESTED MOTIONS

Motions to approve when action is to be taken subject to the conditions suggested.

ATTACHMENTS

Consulting Planner's report.

CONSULTING PLANNER'S REPORT

TO: Dahlongega Planning Commission and City Council
c/o Doug Parks, City Attorney

FROM: Jerry Weitz, Consulting City Planner

DATE: February 28, 2026

SUBJECT: **REZN 26-02:** Rezoning from O-I (Office -institutional District) to B-1 (Neighborhood Business District)

PUBLIC HEARINGS: April 7, 2026 @ 6:00 p.m. (Planning Commission)
April 20, 2026 @ 4:00 p.m. (City Council)

APPLICANT: Reservoir Point Holdings, LLC

OWNER(S): James C. Parks

LOCATION: Fronting on the north side of (889) Wimpy Mill Road and fronting on the east side of Sky Country Road) (Land Lot 981, 12th District, 1st Section)

PARCEL #: 078/ 178

ACREAGE: 1.0

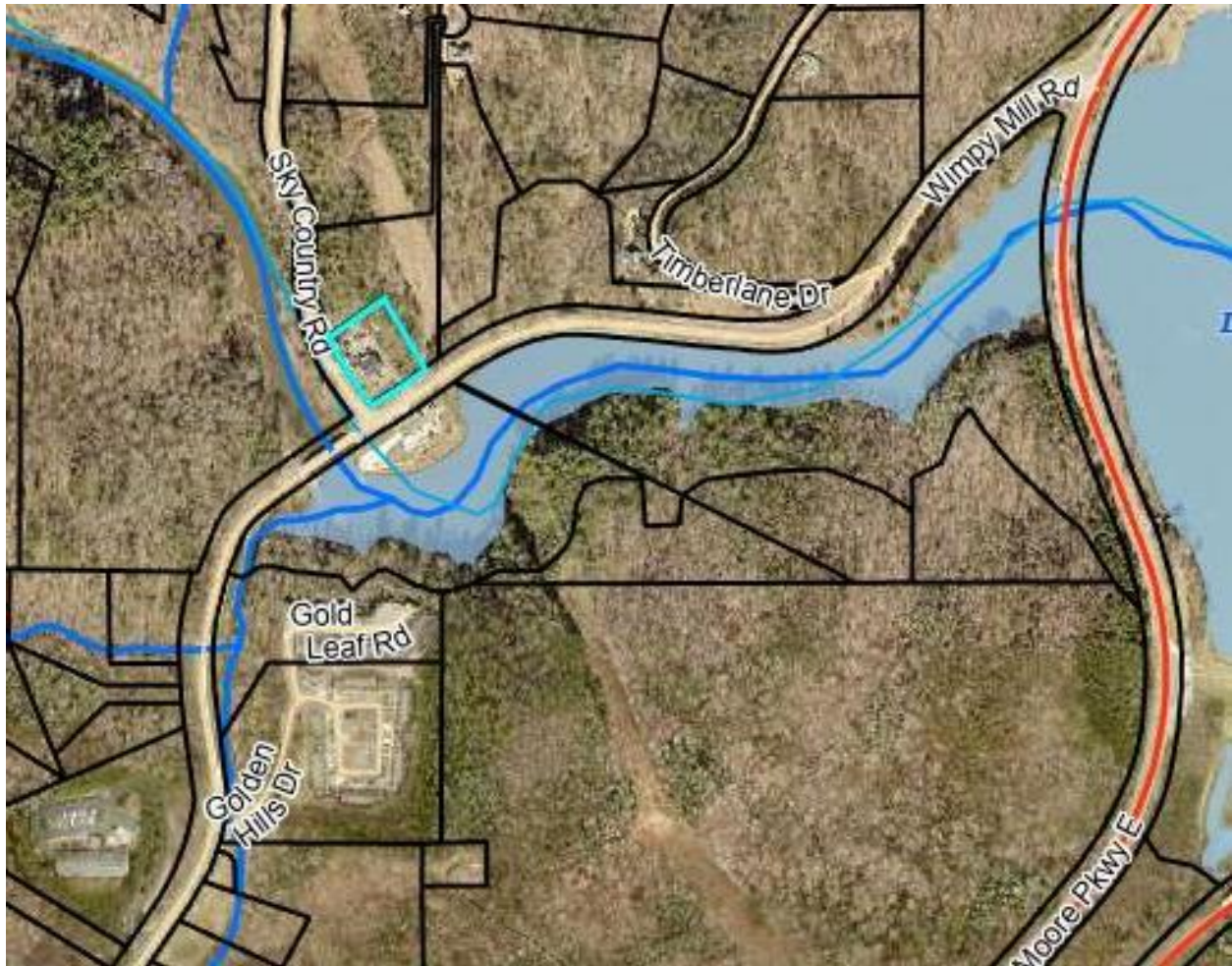
EXISTING USE: Offices (existing office building)

PROPOSED USE: Office and cosmetology

SURROUNDING LAND USE/ZONING:

NORTH: Vacant, R-1 (Single-Family Residential District)
EAST: Vacant, R-1
SOUTH: (across Wimpy Mill Road): city boat access to reservoir, R-1
WEST: (across Sky Country Road: Vacant, R-1

RECOMMENDATION: **Approval**



Tax Map/Aerial Photograph of Property (blue outline)

SUMMARY OF PROPOSAL

The subject property is located at the entrance to a residential subdivision north of Wimpy Mill Road, accessed by Sky Country Road. The property is across the street from City of Dahlonega property that includes Lake Zwerner.

ZONING CRITERIA

Section 2607 of the Dahlonega zoning ordinance articulates the criteria by which an application for rezoning should be evaluated. They are as follows:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

3. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
4. Whether the zoning proposal is consistent with the Comprehensive Plan, transportation plans, or other plans adopted for guiding development within the City of Dahlongega.
5. Whether there are other existing or changing conditions affecting the use and development of property that give supporting grounds for either approval or disapproval of the zoning or special use proposal.

Note: The Planning Commission and City Council may adopt the findings and determinations provided in this report as written (provided below), if appropriate, or it may modify them. The planning commission and city council may cite one or more of these in its own determinations, as it determines appropriate. The Planning Commission and City Council may modify the language provided here, as necessary, in articulating its own findings. Or, the Planning Commission and City Council can reject these findings and make their own determinations and findings for one or more of the criteria as specified in the Dahlongega zoning ordinance and any additional considerations it determines appropriate.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Finding: The site is already developed as an office building. The requested zoning if approved will allow a wider range of services to be permitted. Presumably, no outdoor storage or outdoor display is allowed in C-1. The area is confined to a corner lot and is considered suitable given the current use (**supports request**).

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Finding: The fact that the lot is a “corner” lot with two frontages means it has potential neighbors only on two sides (the north and east property lines). There is not any building on the abutting residential lots. Hence there will not be any adverse effects on the usability of abutting and nearby properties (**supports request**).

3. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Finding: Some additional impact could occur with expansion of the building or change in use. However, such changes would be negligible. Further development or occupancy of the site will not burden the street system or utilities and will have no impact on schools (**supports request**).

4. Whether the zoning proposal is consistent with the Comprehensive Plan, transportation plans, or other plans adopted for guiding development within the City of Dahlonga.

Finding: Increasing uses from office to office with commercial is considered inconsistent with the “residential” character area established in the comprehensive plan (**does not support request**). However, the conversion of office use to office and commercial is a matter that has little consequence on adjoining or nearby properties.

5. Whether there are other existing or changing conditions affecting the use and development of property that give supporting grounds for either approval or disapproval of the zoning or special use proposal.

Finding: None noted (inconclusive).

CONCLUSION

The application meets some of the criteria. Consulting planner recommends approval. There may be the need to prohibit certain B-1 permitted uses, such as specifically excluding restaurants.



JAMES C. PARKS, JR.

ATTORNEYS AT LAW

A Georgia Limited Liability Company

February 11th, 2026

Via Certified United States Mail (7022 2410 0002 5699 0962)

City of Dahunega Planning and Zoning
465 Riley Road
Dahunega, Georgia 30533

Re: **Application for Change in Use Application - Tax Parcel ID: 078-178**
889 Wimpy Mil Road
Dahunega, Georgia 30533

Dear City of Dahunega Planning and Zoning,

Enclosed with this correspondence is James C. Parks a/k/a Jim Parks and Reservoir Point Holdings, LLC's application for change in use from OI to B1 without restaurant operations, a metes and bounds description of the property, a copy of the file-stamped plat for the property, a copy of the letter sent to adjacent property owners and a check for the application fee in the amount of \$200.00.

Please let me know when we can expect to have a hearing date scheduled.

Sincerely,
/s/ James C. Parks, Jr.
James C. Parks, Jr.

Cc. Jim Parks

Letter of Intent

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.

The requested change in use from OI to B1 should not affect the existing use or usability of any nearby properties as the activities of any tenants will be substantially similar to the uses by all past tenants.

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

The change in use from OI to B1 should not have any affect on property values. Again, the proposed change in use request will yield tenants who's business activities are substantially similar to past tenants of the property. Nearby properties should not even notice the difference in use.

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

I do not believe this to be applicable to the requested change in use.

4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

I believe the public and the City of Dahlonga and the public will benefit from the change in use because the businesses proposed to lease the subject property will provide increased business taxes generated from the proposed change for the City and potentially more employment opportunities and use for members of the general public.

Applicant's Response to Zoning Criteria (1 of 2)

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

We have experienced some limitations with proposed tenants under the currently existing OI zoning designation. We are hopeful that the proposed change in use will better allow us to monetize the subject property. The subject property will be suitable for new tenants under the requested B1 change in use excluding restaurant operations.

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.

During 2026, we were without a tenant for 9-10 months. We currently have a veterans group leasing part of the property, but have had no real interest for the remainder of the property unless we can obtain the requested change in use.

7. The zoning history of the subject property.

This property was originally the municipal water plant for the City of Dahlonga. I am not recalling the Property's zoning designation at that time, but is has been zoned OI since the owner's purchasing of the subject property in approximately 2012-2013.

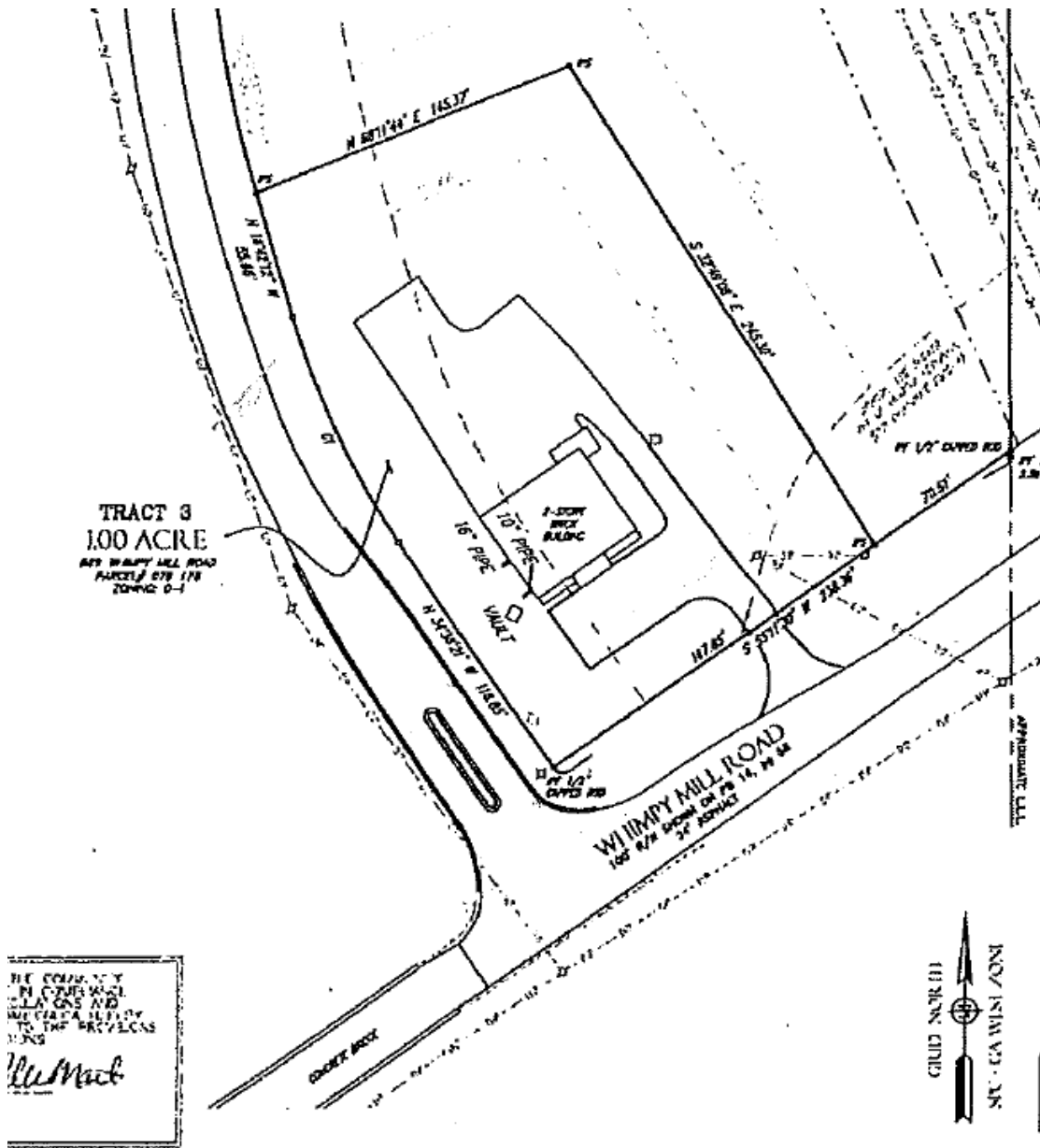
8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

It is not anticipated that the adoption of the requested change in use will cause these types of problems. Again, proposed new tenants under requested change in use should not present as being substantially different from past tenants and their uses.

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

I do not believe the requested change in use is inconsistent with the City's comprehensive zoning plan. I have held meetings with representatives of the City of Dahlonga and they have indicated their support for the proposed change in use.

Applicant's Response to Zoning Criteria (2 of 2)



Boundary Survey Excerpt/ As-Built Conditions