



CITY OF DAHLONEGA

Planning Commission Regular Meeting / Public Hearing Agenda

April 07, 2026, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

(1.) Regular Meeting / Public Hearing of February 3, 2026
Rhonda Hansard, City Clerk

(2.) Special Called Meeting of February 3, 2026
Rhonda Hansard, City Clerk

V. RECESS REGULAR MEETING FOR PUBLIC HEARING

VI. PUBLIC HEARING

(1.) REZN 25-11 Rezoning: Cathy Cain, owner, by Applicant, Shiri R. Gantt, and Doug Sherrill, Agent, seeks to rezone the subject property (Tax Parcel D10-076), located at 117 Turner Road, Dahlonega, Georgia, from Zoning Classification R-2 (Multi-Family Residential District) to Classification B-1 (Neighborhood Business District) for retail, office, or service uses allowed in Classification B-1. The subject property contains 1.02 acres, more or less.
Allison Martin, City Manager

(2.) 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.
Allison Martin, City Manager

VII. ADJOURN PUBLIC HEARING

VIII. RECONVENE REGULAR MEETING

IX. OLD BUSINESS

X. NEW BUSINESS

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

- (1.) REZN 25-11 Rezoning: Cathy Cain, owner, by Applicant, Shiri R. Gantt, and Doug Sherrill, Agent, seeks to rezone the subject property (Tax Parcel D10-076), located at 117 Turner Road, Dahlonega, Georgia, from Zoning Classification R-2 (Multi-Family Residential District) to Classification B-1 (Neighborhood Business District) for retail, office, or service uses allowed in Classification B-1. The subject property contains 1.02 acres, more or less.
Allison Martin, City Manager

- (2.) 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.
Allison Martin, City Manager

XI. ADJOURNMENT



Agenda Memo

DATE: 4/7/2026
TITLE: REZN 25-11
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

REZN 25-11 Rezoning: Cathy Cain, owner, by Applicant, Shiri R. Gantt, and Doug Sherrill, Agent, seeks to rezone the subject property (Tax Parcel D10 076), located at 117 Turner Road, Dahlonega, Georgia, from Zoning Classification R-2 (Multi-Family Residential District) to Classification B-1 (Neighborhood Business District) for retail, office or service uses allowed in Classification B-1. The subject property contains 1.02 acres, more or less.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motions to approve when action is to be taken.

ATTACHMENTS

Consulting Planner's report.

CONSULTING PLANNER'S REPORT

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

FROM: Jerry Weitz, Consulting City Planner

DATE: February 27, 2026

SUBJECT: **REZN 25-11:** Rezoning from R-2 (Multiple-Family Residential 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: Shiri R. Gantt, Realtor, by Doug Sherrill, agent

OWNER(S): Cathy Cain (Mrs. Phillip G. Cain)

LOCATION: 117 Turner Road; (Land Lots 983 and 1000, 12th District, 1st Section)

PARCEL #: D10/ 076

ACREAGE: 1.02

EXISTING USE: Detached, single-family dwelling

PROPOSED USE: Retail, service, or office

SURROUNDING LAND USE/ZONING:

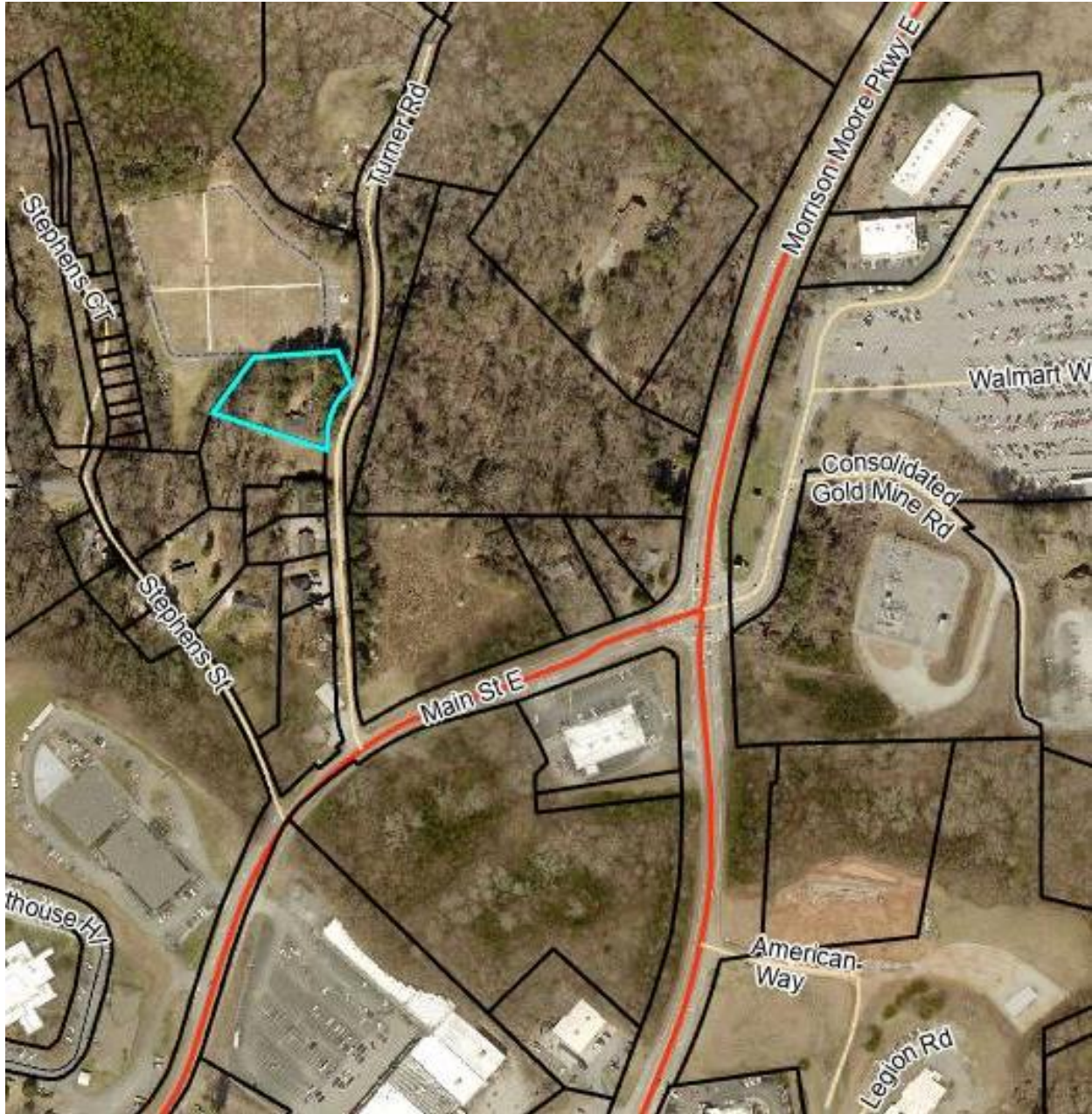
NORTH: Cemetery, R-2 (Multiple-Family Residential District)

EAST: (across Turner Road): Vacant, PUD (Planned Unit Development District)

SOUTH: Vacant/undeveloped, R-2

WEST: Memorial Park Cemetery, R-2

RECOMMENDATION: **Approval, conditional**



Tax Map/Aerial Photograph of Property (blue outline)

SUMMARY OF PROPOSAL

The applicant seeks a change in zoning from multiple-family residential to neighborhood business for the purpose of commercial, service, or office use(s). No site plan or letter of intent has been submitted with the application. The site is currently developed with a detached, single-family residence. Per the county tax assessor's record for the subject property, the dwelling was constructed in 1979 and consists of 1,000 square feet in area. The dwelling is situated close to the southern property line. The

subject property shows as 1.02 acre on the tax record, but the boundary survey submitted with the application shows the site as being only 0.569 acre.

ZONING CRITERIA

Section 2607 of the Dahlonga 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 Dahlonga.
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 Dahlonga 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: Turner Road intersects with Main Street just northeast of the county courthouse complex. Along Main Street, a shopping center is less than 200 feet southwest of Turner Road. Another retail establishment exists on the south side of Main Street east of Turner Road. Much of the frontage of Main Street in the area is zoned B-2 (Highway Business District). At the northwest corner of the intersection of Turner Road and Main Street is a commercial retail use in a residential structure, zoned B-2. North of that on the same side of Turner Road, there is a suite of offices and another office in a residential structure, zoned B-1, Neighborhood Business District.

Along the east side of Turner Road across from these office uses is vacant land zoned highway business. Between the subject property and the B-1 zoned office uses on the west side of Turner Road is a vacant lot zoned R-2. Further north on Turner Road is the city cemetery and a few other houses zoned R-2. The subject property has the only dwelling fronting on Turner Road south of the city cemetery. Based on the surrounding/nearby zoning and land uses, an office or light commercial use appears to be appropriate, meaning that an O-I (Office-Institutional) or restricted B-1 (Neighborhood Business) zoning district is appropriate based on the surrounding and nearby land uses and zoning patterns (**supports request**).

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

Finding: There are no dwellings in the immediate vicinity of the subject property. A change of use on the subject property would therefore not adversely affect any dwellings (**supports request**). In this case, there is a vacant R-2-zoned lot south of the subject property; if the subject property is rezoned, that abutting lot would be more unlikely to develop for a dwelling or dwellings under the R-2 zone and would therefore be expected to transition from R-2 to an office or neighborhood commercial zoning district and use. However, residents of dwellings north of the site on Turner Road may be burdened with a marginal addition of traffic on the road if the request is approved and an office or neighborhood commercial use is established on the site (**inconclusive**).

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: Little if any impact would occur on schools. Rezoning to nonresidential would decrease any expected impact on schools (**supports request**). Turner Road is paved but appears substandard in terms of pavement width and also right of way (apparent 40 feet wide). There are also no street lights and sidewalks. Extensive commercial traffic would not be appropriate on the road unless improvements are made (**does not support request**). However, since existing office uses have been developed on the road, without requiring improvement to the road, it may not be inappropriate to require the subject property owner to upgrade part or all of the road. However, it would be appropriate to require the dedication of additional right of way along the subject property frontage (25 feet from road centerline) to enable the road to be brought up to city standards in the future (**supports conditional approval**).

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

Finding: The subject property lies within a “residential” character area per the city character area map in the comprehensive plan. Residential character areas in the city are “almost exclusively residential.” Further, the residential character area is described as providing “pastoral settings catering toward quiet, family-friendly environments that

are intrinsically connected to downtown.” The residential character area description suggests that the residential character area may have a “variety of residential, parks and institutional uses, with some office possible adjacent to downtown.” It also suggests that existing structures be preserved, or that “context-sensitive infill development” may be appropriate. Based on these descriptions, an office or commercial use and zoning would not appear to be consistent with the comprehensive plan’s description of the residential character area (***does not support request***).

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: There is a large, undeveloped site fronting on the east side of Turner Road, zoned PUD. That PUD zoning district has not been researched by the consulting planner. However, the likely intensity of a PUD development would add supporting grounds to approve the requested zoning. It also may be the case that PUD development on the east side of Turner Road could be required to upgrade the road, if access to it is proposed (***inconclusive***).

CONCLUSION

An office or neighborhood commercial use in the existing dwelling would have less of an impact than if the dwelling was demolished and a multi-family was constructed. B-1 zoning along Turner Road to the south of the site, as well as commercial and office uses along Turner Road give supporting grounds to approve the request. Consideration can be given to restricting certain uses, but consulting planner does not see any particular issues of compatibility if the subject property was developed for office or neighborhood commercial uses.

Consulting planner recommends a condition of zoning approval requiring the owner to dedicate additional right of way (25 feet along the property frontage) to bring the street up to standard (1/2 of the width of a standard local road right of way).

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.
Nearby uses are primarily commercial. B1 & B2. The proposed B-1 is compatible and will not adversely affect the use or usability of surrounding properties.
2. The extent to which property values are diminished by the particular zoning restrictions. The existing residential zoning restricts commercial use and reduces the property's market value. Rezoning to B-1 would allow its highest and best use and prevent further value limitations.
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. The value limitations from current zoning do not serve public welfare; B-1 allows appropriate use while maintaining health and safety protections.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner. Public gain from current zoning is minimal, while the owner faces significant hardship. B-1 zoning better serves both the owner and community.

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.

Currently the only residential parcel on a road now fully commercial; physically more appropriate for B-1 use.

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 property is not vacant, but surrounding parcels have transitioned to commercial use over time. These changed conditions show that residential zoning is no longer consistent with the area and support approval of the request for B-1 zoning.

7. The zoning history of the subject property.

Historically residential with no prior re-zonings, despite nearby properties shifting to B-1/B-2

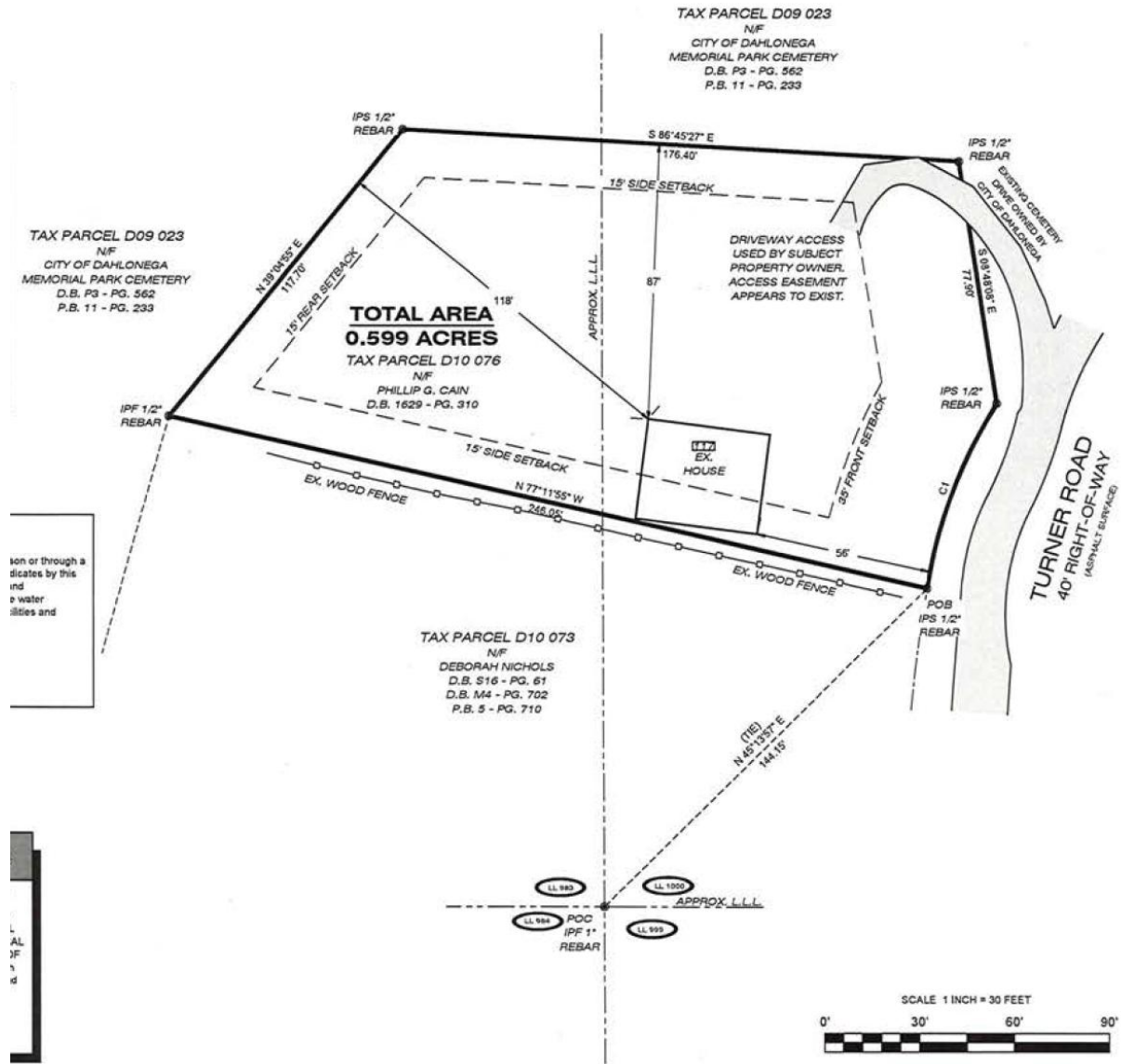
8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

The proposed B-1 zoning will not burden streets, utilities, schools, or public facilities. Low-intensity commercial use places fewer demands on public services than residential development.

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

Yes, B-1 zoning aligns with the Comprehensive plan and existing commercial land-use pattern.

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



Boundary Survey Excerpt



Agenda Memo

DATE: 4/7/2026
TITLE: REZN 26-2
PRESENTED BY: Allison Martin, City Manager
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

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motions to approve when action is to be taken.

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

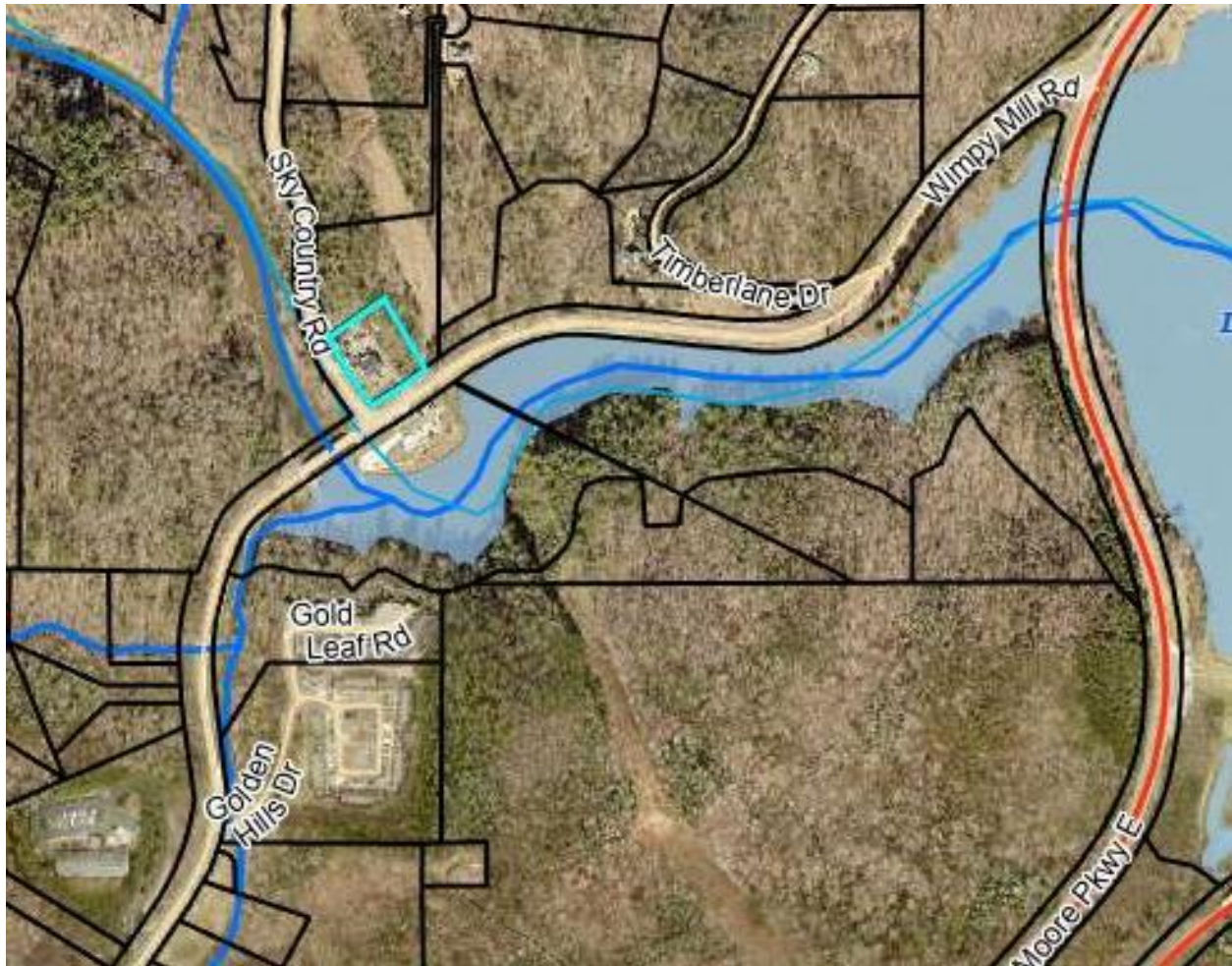
EXISTING USE: Offices (existing office building)

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 Dahlonega Planning and Zoning
465 Riley Road
Dahlonega, Georgia 30533

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

Dear City of Dahlonega 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 Dahlonge. 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.

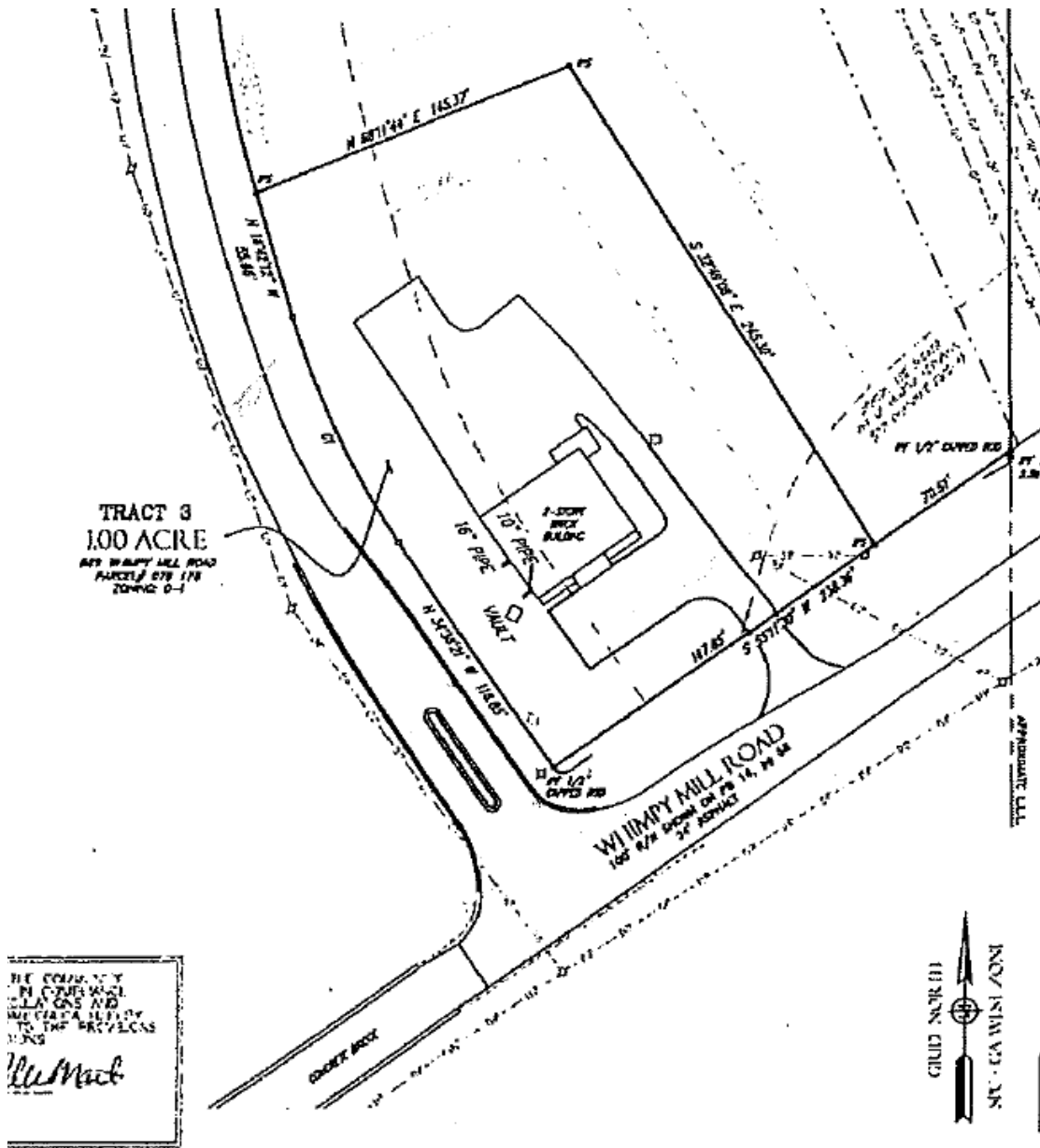
8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

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 Dahlonge 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



Agenda Memo

DATE: 4/7/2026
TITLE: REZN 25-11
PRESENTED BY: Allison Martin, City Manager
PRIORITY: Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

REZN 25-11 Rezoning: Cathy Cain, owner, by Applicant, Shiri R. Gantt, and Doug Sherrill, Agent, seeks to rezone the subject property (Tax Parcel D10 076), located at 117 Turner Road, Dahlonega, Georgia, from Zoning Classification R-2 (Multi-Family Residential District) to Classification B-1 (Neighborhood Business District) for retail, office or service uses allowed in Classification B-1. The subject property contains 1.02 acres, more or less.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motions to approve when action is to be taken.

ATTACHMENTS

Consulting Planner's report.

CONSULTING PLANNER’S REPORT

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

FROM: Jerry Weitz, Consulting City Planner

DATE: February 27, 2026

SUBJECT: **REZN 25-11:** Rezoning from R-2 (Multiple-Family Residential 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: Shiri R. Gantt, Realtor, by Doug Sherrill, agent

OWNER(S): Cathy Cain (Mrs. Phillip G. Cain)

LOCATION: 117 Turner Road; (Land Lots 983 and 1000, 12th District, 1st Section)

PARCEL #: D10/ 076

ACREAGE: 1.02

EXISTING USE: Detached, single-family dwelling

PROPOSED USE: Retail, service, or office

SURROUNDING LAND USE/ZONING:

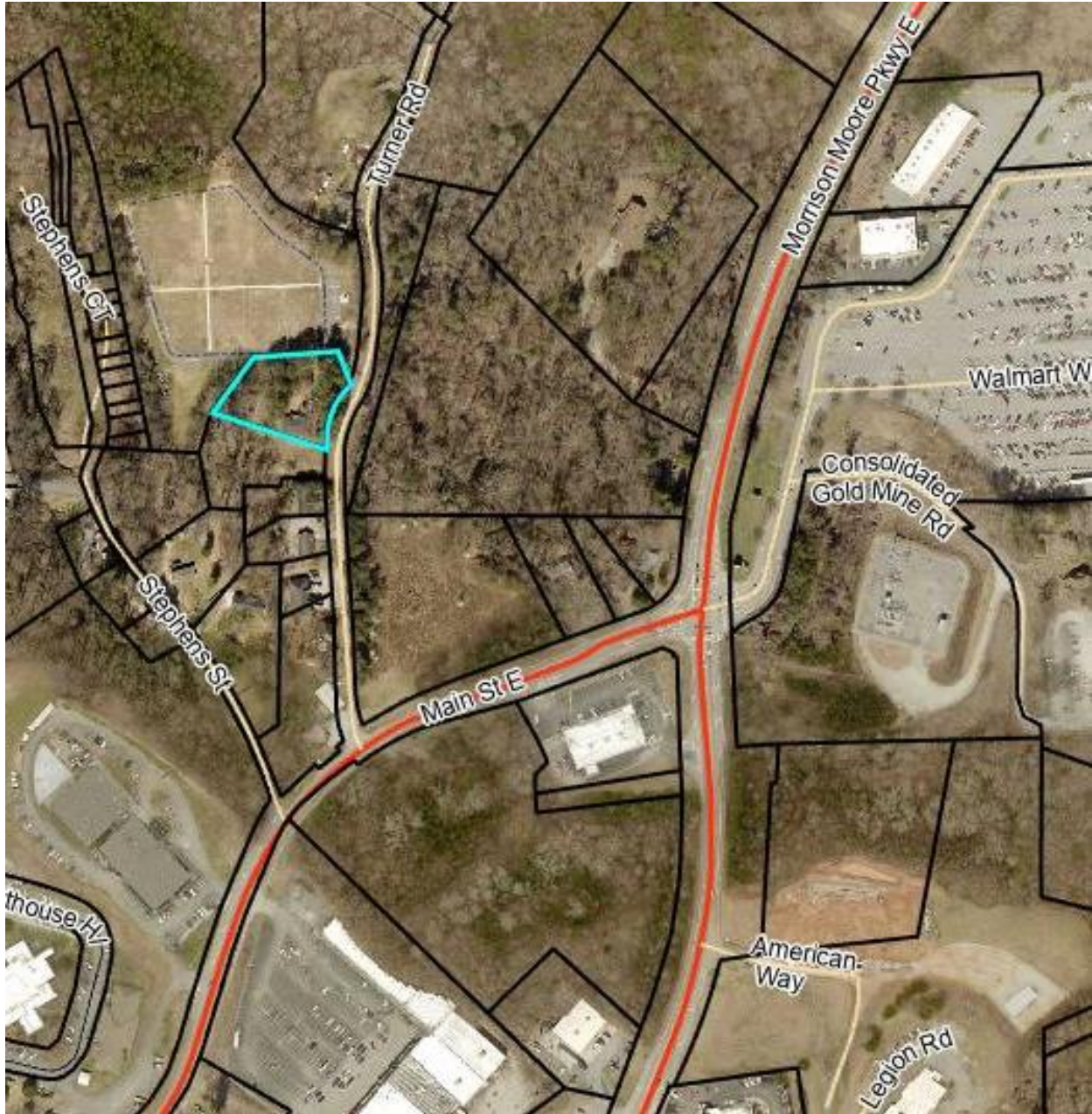
NORTH: Cemetery, R-2 (Multiple-Family Residential District)

EAST: (across Turner Road): Vacant, PUD (Planned Unit Development District)

SOUTH: Vacant/undeveloped, R-2

WEST: Memorial Park Cemetery, R-2

RECOMMENDATION: **Approval, conditional**



Tax Map/Aerial Photograph of Property (blue outline)

SUMMARY OF PROPOSAL

The applicant seeks a change in zoning from multiple-family residential to neighborhood business for the purpose of commercial, service, or office use(s). No site plan or letter of intent has been submitted with the application. The site is currently developed with a detached, single-family residence. Per the county tax assessor's record for the subject property, the dwelling was constructed in 1979 and consists of 1,000 square feet in area. The dwelling is situated close to the southern property line. The

subject property shows as 1.02 acre on the tax record, but the boundary survey submitted with the application shows the site as being only 0.569 acre.

ZONING CRITERIA

Section 2607 of the Dahlonge 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.
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4. Whether the zoning proposal is consistent with the Comprehensive Plan, transportation plans, or other plans adopted for guiding development within the City of Dahlonge.
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.

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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: Turner Road intersects with Main Street just northeast of the county courthouse complex. Along Main Street, a shopping center is less than 200 feet southwest of Turner Road. Another retail establishment exists on the south side of Main Street east of Turner Road. Much of the frontage of Main Street in the area is zoned B-2 (Highway Business District). At the northwest corner of the intersection of Turner Road and Main Street is a commercial retail use in a residential structure, zoned B-2. North of that on the same side of Turner Road, there is a suite of offices and another office in a residential structure, zoned B-1, Neighborhood Business District.

Along the east side of Turner Road across from these office uses is vacant land zoned highway business. Between the subject property and the B-1 zoned office uses on the west side of Turner Road is a vacant lot zoned R-2. Further north on Turner Road is the city cemetery and a few other houses zoned R-2. The subject property has the only dwelling fronting on Turner Road south of the city cemetery. Based on the surrounding/nearby zoning and land uses, an office or light commercial use appears to be appropriate, meaning that an O-I (Office-Institutional) or restricted B-1 (Neighborhood Business) zoning district is appropriate based on the surrounding and nearby land uses and zoning patterns (**supports request**).

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

Finding: There are no dwellings in the immediate vicinity of the subject property. A change of use on the subject property would therefore not adversely affect any dwellings (**supports request**). In this case, there is a vacant R-2-zoned lot south of the subject property; if the subject property is rezoned, that abutting lot would be more unlikely to develop for a dwelling or dwellings under the R-2 zone and would therefore be expected to transition from R-2 to an office or neighborhood commercial zoning district and use. However, residents of dwellings north of the site on Turner Road may be burdened with a marginal addition of traffic on the road if the request is approved and an office or neighborhood commercial use is established on the site (**inconclusive**).

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: Little if any impact would occur on schools. Rezoning to nonresidential would decrease any expected impact on schools (**supports request**). Turner Road is paved but appears substandard in terms of pavement width and also right of way (apparent 40 feet wide). There are also no street lights and sidewalks. Extensive commercial traffic would not be appropriate on the road unless improvements are made (**does not support request**). However, since existing office uses have been developed on the road, without requiring improvement to the road, it may not be inappropriate to require the subject property owner to upgrade part or all of the road. However, it would be appropriate to require the dedication of additional right of way along the subject property frontage (25 feet from road centerline) to enable the road to be brought up to city standards in the future (**supports conditional approval**).

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

Finding: The subject property lies within a “residential” character area per the city character area map in the comprehensive plan. Residential character areas in the city are “almost exclusively residential.” Further, the residential character area is described as providing “pastoral settings catering toward quiet, family-friendly environments that

are intrinsically connected to downtown.” The residential character area description suggests that the residential character area may have a “variety of residential, parks and institutional uses, with some office possible adjacent to downtown.” It also suggests that existing structures be preserved, or that “context-sensitive infill development” may be appropriate. Based on these descriptions, an office or commercial use and zoning would not appear to be consistent with the comprehensive plan’s description of the residential character area (***does not support request***).

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: There is a large, undeveloped site fronting on the east side of Turner Road, zoned PUD. That PUD zoning district has not been researched by the consulting planner. However, the likely intensity of a PUD development would add supporting grounds to approve the requested zoning. It also may be the case that PUD development on the east side of Turner Road could be required to upgrade the road, if access to it is proposed (***inconclusive***).

CONCLUSION

An office or neighborhood commercial use in the existing dwelling would have less of an impact than if the dwelling was demolished and a multi-family was constructed. B-1 zoning along Turner Road to the south of the site, as well as commercial and office uses along Turner Road give supporting grounds to approve the request. Consideration can be given to restricting certain uses, but consulting planner does not see any particular issues of compatibility if the subject property was developed for office or neighborhood commercial uses.

Consulting planner recommends a condition of zoning approval requiring the owner to dedicate additional right of way (25 feet along the property frontage) to bring the street up to standard (1/2 of the width of a standard local road right of way).

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.
Nearby uses are primarily commercial. B1 & B2. The proposed B-1 is compatible and will not adversely affect the use or usability of surrounding properties.
2. The extent to which property values are diminished by the particular zoning restrictions. The existing residential zoning restricts commercial use and reduces the property's market value. Rezoning to B-1 would allow its highest and best use and prevent further value limitations.
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. The value limitations from current zoning do not serve public welfare; B-1 allows appropriate use while maintaining health and safety protections.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner. Public gain from current zoning is minimal, while the owner faces significant hardship. B-1 zoning better serves both the owner and community.

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.

Currently the only residential parcel on a road now fully commercial; physically more appropriate for B-1 use.

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 property is not vacant, but surrounding parcels have transitioned to commercial use over time. These changed conditions show that residential zoning is no longer consistent with the area and support approval of the request for B-1 zoning.

7. The zoning history of the subject property.

Historically residential with no prior re-zonings, despite nearby properties shifting to B-1/B-2

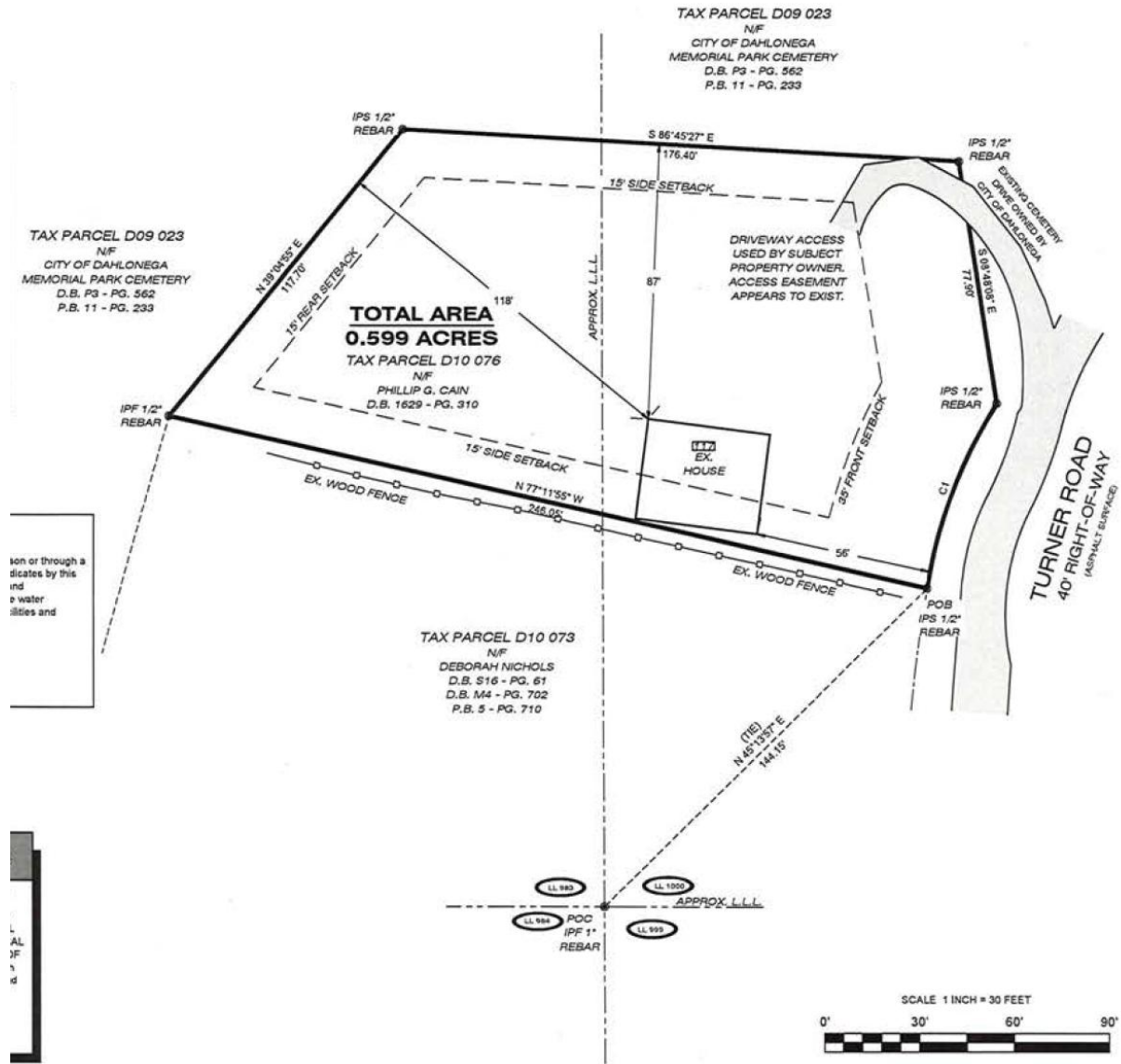
8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

The proposed B-1 zoning will not burden streets, utilities, schools, or public facilities. Low-intensity commercial use places fewer demands on public services than residential development.

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

Yes, B-1 zoning aligns with the Comprehensive plan and existing commercial land-use pattern.

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



Boundary Survey Excerpt



Agenda Memo

DATE: 4/7/2026
TITLE: REZN 26-2
PRESENTED BY: Allison Martin, City Manager
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

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval.

SUGGESTED MOTIONS

Motions to approve when action is to be taken.

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

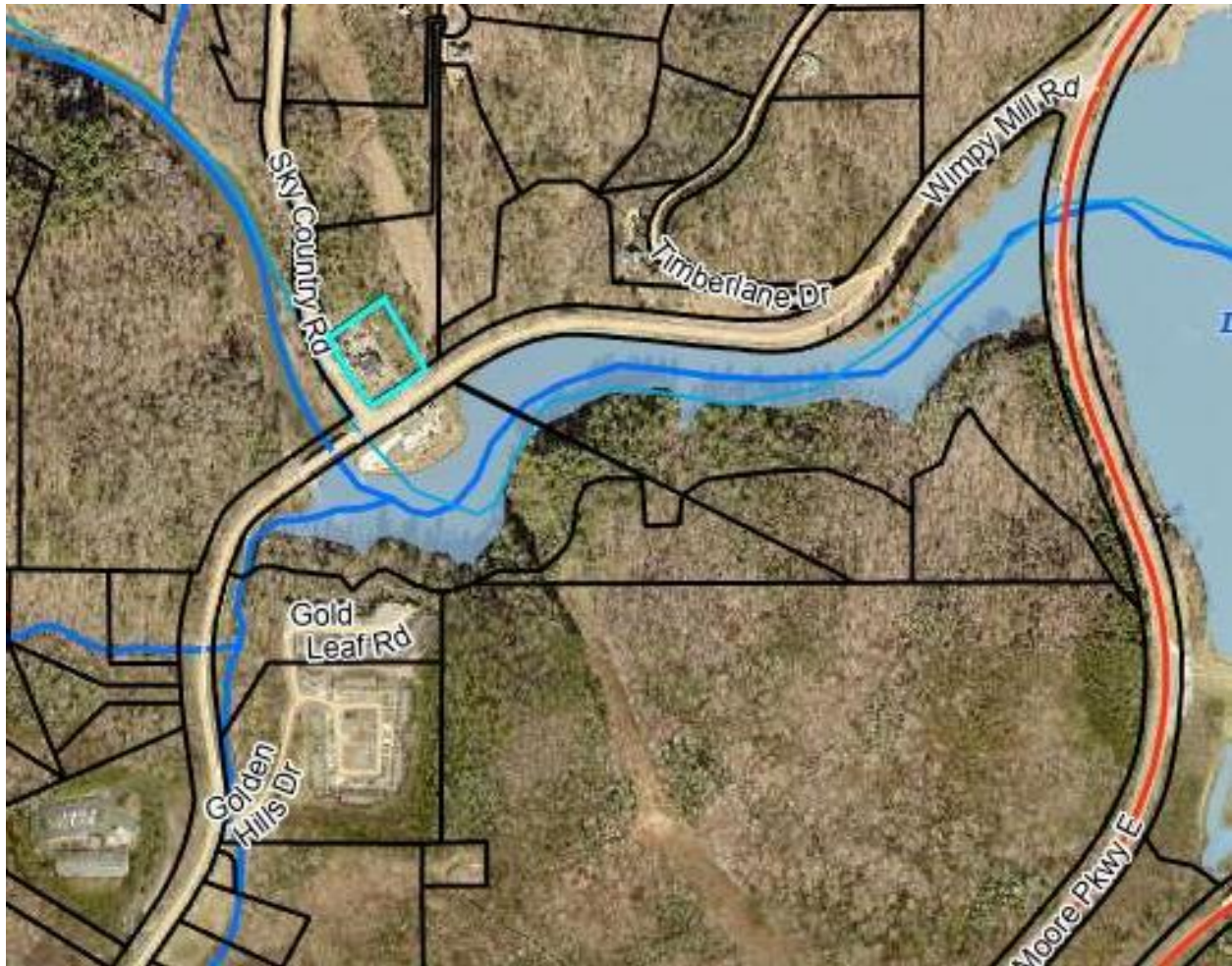
EXISTING USE: Offices (existing office building)

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 Dahlonega Planning and Zoning
465 Riley Road
Dahlonega, Georgia 30533

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

Dear City of Dahlonega 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 Dahlonge. 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.

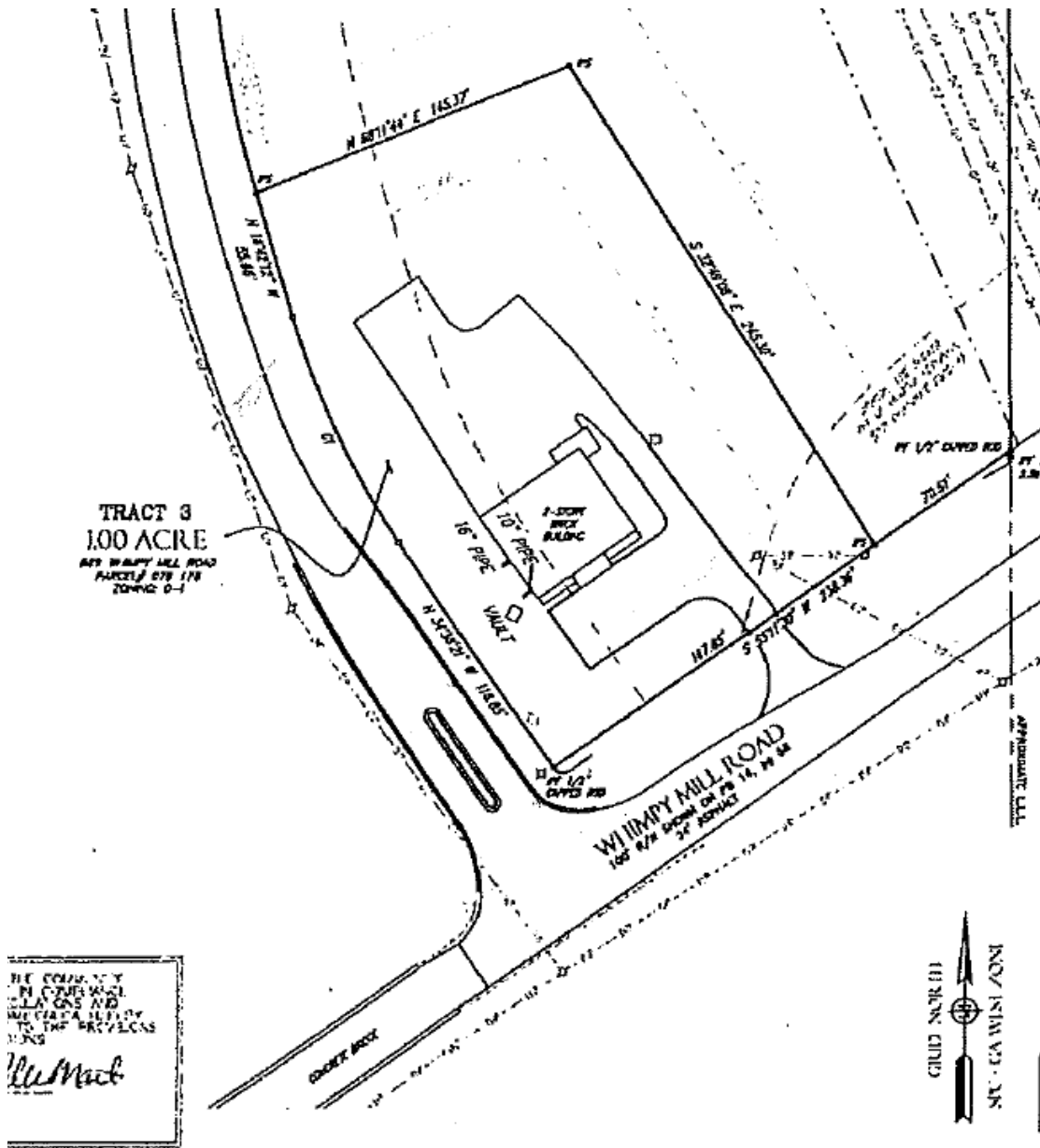
8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

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 Dahlonge 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