



CITY OF DAHLONEGA

Planning Commission Regular Meeting / Public Hearing Agenda

October 06, 2026, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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.

Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND INVOCATION

APPROVAL OF AGENDA

APPROVAL OF MINUTES

RECESS REGULAR MEETING FOR PUBLIC HEARING

PUBLIC HEARING

- a. REZN 26-5 Rezoning: JL3, Inc., owner, by Applicant, Pomeroy Property Development, LTD., seeks to amend the existing Planned Unit Development zoning of the subject property (Tax Parcel 077-248), located at Summit Drive, Dahlonega, Georgia, to allow use as commercial lodging (micro resort). The subject property contains 8.91 acres, more or less.

Allison Martin, City Manager

ADJOURN PUBLIC HEARING

RECONVENE REGULAR MEETING

OLD BUSINESS

NEW BUSINESS

- 1. REZN 26-5 Rezoning: JL3, Inc., owner, by Applicant, Pomeroy Property Development, LTD., seeks to amend the existing Planned Unit Development zoning of the subject property (Tax Parcel 077-248), located at Summit Drive, Dahlonega, Georgia, to allow use as commercial lodging (micro resort). The subject property contains 8.91 acres, more or less.

Allison Martin, City Manager

ADJOURNMENT

Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its

resources. To ensure the vibrancy of our community, Dahlonaga commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!



Agenda Memo

DATE: 10/6/2026
TITLE: REZN 26-5
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

REZN 26-5 Rezoning: JL3, Inc., owner, by Applicant, Pomeroy Property Development, LTD., seeks to amend the existing Planned Unit Development zoning of the subject property (Tax Parcel 077-248), located at Summit Drive, Dahlonega, Georgia, to allow use as commercial lodging (micro resort). The subject property contains 8.91 acres, more or less.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval consistent with the Consultant's recommendation.

SUGGESTED MOTIONS

Motions to approve with conditions 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, PhD, FAICP, Consulting Planner

DATE: Revised September 22, 2026

SUBJECT: **REZN 26-05:** Rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD)

PUBLIC HEARINGS: October 6, 2026 @ 6:00 p.m. (Planning Commission)
October 19, 2026 @ 4:00 p.m. (Mayor and City Council)

VOTING SESSION: TBD (Mayor and City Council)

APPLICANT: Pomeroy Property Development, Ltd., By Smith Planning Group Engineers + Planners, by Wes Ryals

OWNER(S): JL3, LLC

LOCATION: Fronting on the southwest side of Summit Drive east of Morrison Moore Parkway East (Tract 1, LL 1077 and 1078, 12th District, 1st Section)

PARCEL #: 077 248

ACREAGE: 8.91

EXISTING USE: Single-family residential development (15 lot subdivision) under construction

PROPOSED USE: Micro Resort (40 detached lodging units and associated amenities/ uses including spa buildings)

SURROUNDING LAND USE/ZONING:

NORTH: (across Summit Drive): Vacant platted lots (The Ridge PUD), PUD; Vacant (proposed "Nordic Spa," PUD, Conditional (20.071 acres (Ordinance 2025-05)

EAST: Common area – recreation complex, Summit of Dahlongega Condominium Association, PUD

SOUTH: Vacant, PUD

WEST: Vacant (unincorporated), rural places; Apartments, R-3 (Multi-family Residential District Medium to High Density); Vacant, PUD; Vacant (county watershed protection), unincorporated, PUD

RECOMMENDATION: Approval, Conditional



Vicinity Map
(subject property outlined in light blue)



Tax Map/Aerial Photograph of Property

APPLICATION SUMMARY

Note: This is a revised report taking into account revisions made to the letter of intent, impact analysis, and site plan in response to consulting planner's initial report dated September 1, 2026.

The applicant seeks rezoning of 8.9 acres from PUD Conditional to PUD Conditional for a "mini resort" with 40 detached guest accommodations (i.e., lodging units) with a range of 500 to 800 square feet of floor area each. 30 of the units would be one bedroom.

The application includes a letter of intent, written narrative addressing applicable zoning criteria (a.k.a., zoning impact analysis), a site plan, and representative graphics of the proposed development. The overall intent is to provide a complementary wellness

and hospitality destination development complementary to but independent from the “Nordic Spa” development proposed to the north on a 20+ acre site (across Summit Drive). The letter of intent acknowledges the need for direct, pedestrian connection across Summit Drive to link the subject property with Nordic Spa.

The proposed project is appropriately characterized as a repurposing of the suburban street and infrastructure for lodging.

The subject request, if approved, would authorize essentially a **change of use** from residential (detached housing) to commercial (lodging/ accommodation) within the existing PUD zoning district, albeit a low-intensity commercial use. Short-term rentals are prohibited per the conditions of zoning approval in Ordinance 2021-13. The proposal if approved would essentially remove that condition and allow for transient accommodation or temporary lodging.

Approval of the application would result in a substantial **reduction of the dwelling unit floor area allowance** from a minimum 1,700 square-foot homes size, to 500-800 square foot lodging units. Some might characterize the units as “tiny homes” given the size but they are not intended to be owner occupied. Therefore, it would not be an appropriate comparison between lodging units (cabins) and single-family homes.

With a proposal to construct up to 40 lodging units on 8.91 acres, the request could be viewed as an **increase in unit density** from 3.0 (existing cap) to 4.49 units per acre, if the two types of units are considered comparable. Similarly, however, it is not entirely appropriate to compare lodging units with permanent homes on a 1-to-1 basis.

Conditions of zoning in place now call for a three-foot-tall berm separating the development from Summit Drive. As noted elsewhere, the applicant seeks to connect this site to the Nordic Spa across the street with a formal pedestrian connection at the project entrance. The three-foot berm is still proposed to be retained and is shown on the revised site plan. A recommended condition of approval requiring the berm is included.

PUD ZONING HISTORY

Dahlonge’s zoning ordinance for PUD zoning districts allows “any land uses and combinations thereof, including signs and accessory buildings and uses, which have been specifically proposed by the applicant and approved by the Governing Body as a part of a Planned Unit Development site plan, report, and/or other supporting information (Sec. 1302 zoning ordinance).

The 8.91-acre subject parcel was known as Phase 3 of the Summit PUD. Dahlonge Ordinance 2021-13 amended a former PUD to allow (and limit the subject property to) 27 detached dwelling units (each with a minimum floor area of 1,700 square feet) at a density of 3.0 units per acre. The site plan attached to Ord. 2021-13 is shown below:

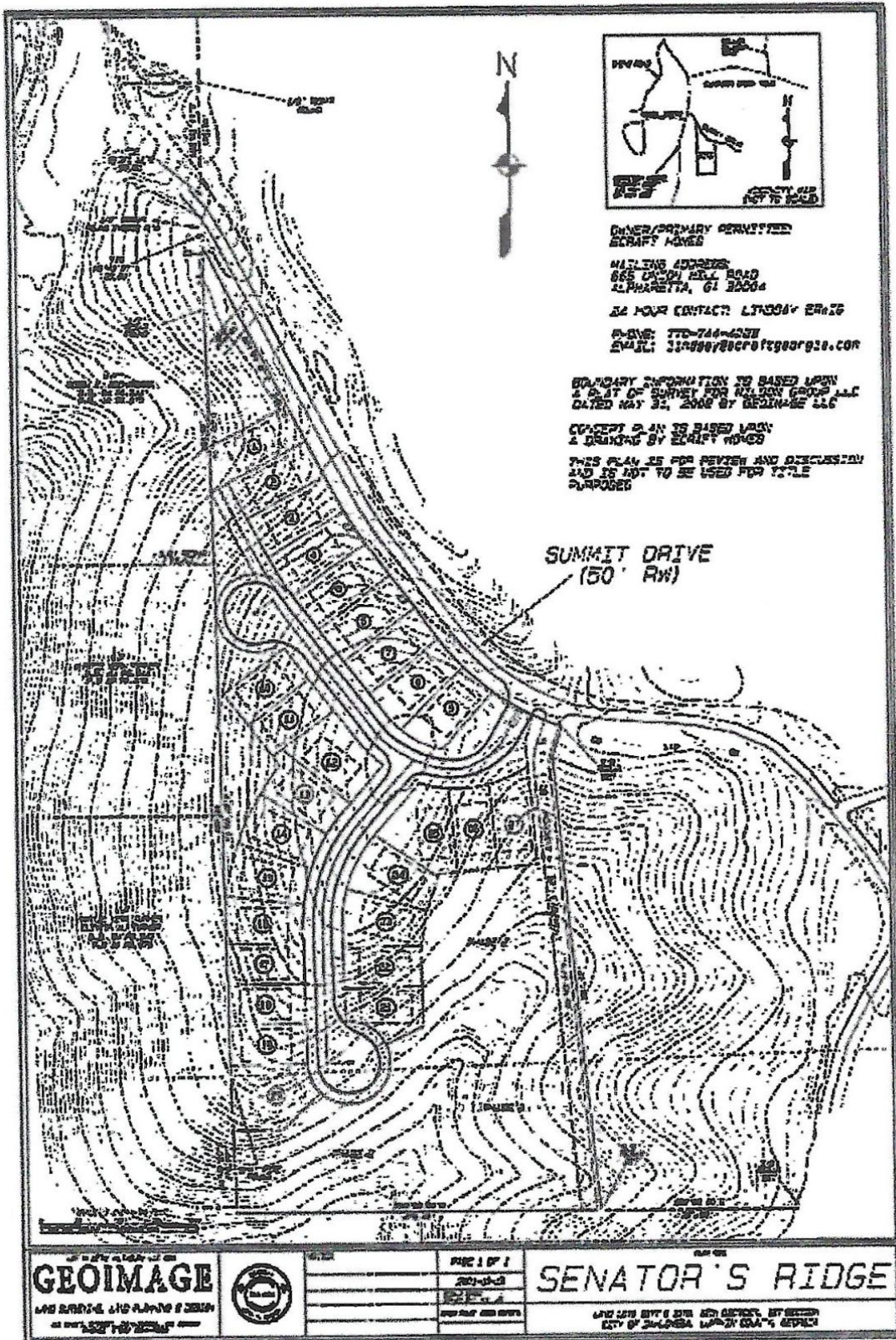


Exhibit A, Ord. 2021-13

Per the applicant's letter of intent, the subject property is entitled to development as (only) a 15-lot single-family residential subdivision. This modification (essentially a reduced density and reduced number of units) occurred during the land development process, according to the applicant. It was approved for a total of 27 units.

SUBJECT PROPERTY DESCRIPTION

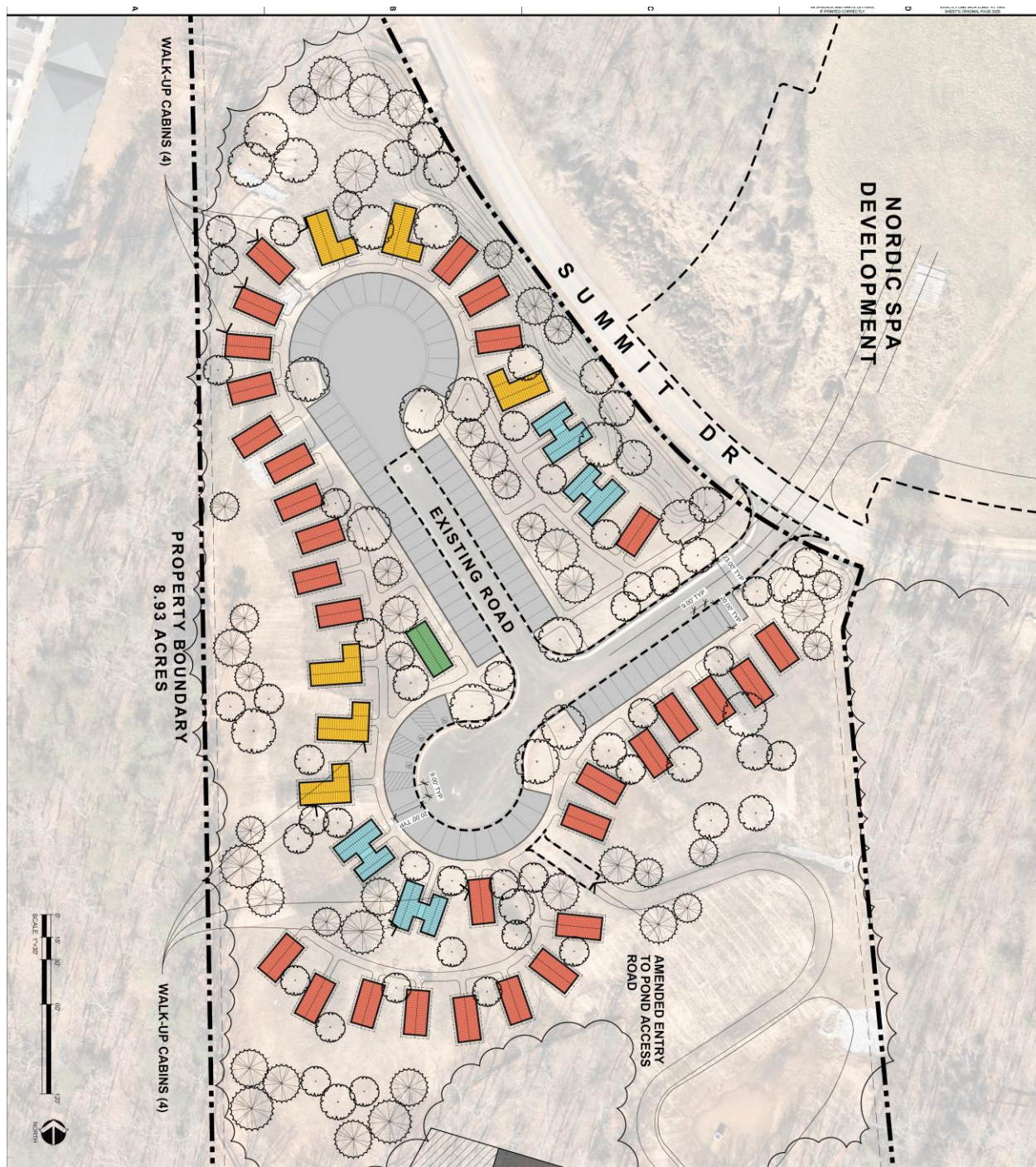
The subject property is a part of an established PUD, described in the section "PUD Zoning History" above. It is undergoing development for a subdivision with detached residential homes at this time (see 2026 aerial image excerpted below). No homes have been constructed. The subject property has frontage on the southwest side of Summit Drive, a public paved street with a 50-foot right of way.

The applicant proposes to utilize the existing street network constructed on the property (see image, right), which includes two dead-end street stubs and one circular cul-de-sac, all paved and with curbs and gutters. Though the entrance is more or less in the same location as the approved PUD site plan revision, this road pattern in the aerial image is noticeably different from the street pattern in the approved site plan. This suggests that the street layout was authorized to be modified during the land development permitting process (approved November 1, 2024, per the application). This may also explain why the applicant refers to the entitlement now as a 15-lot (rather than 27 lot) subdivision.

There is a stream on the subject property that lies upstream of the county water supply reservoir to the south. Lumpkin County owns property within the watershed protection area abutting the subject site.

The conceptual site plan submitted with the application (revised) is shown on the following page.





Revised Site Plan Excerpt

ANALYSIS OF REVISED SITE PLAN

The proposed development would utilize most of the existing street network, including the entrance location onto Summit Drive and retention of a cul-de-sac. The site plan proposes replacement of two dead-end street stubs with an oversized/ enlarged second cul-de-sac. The site plan has been revised to show parking spaces to serve the proposed

development. The parking spaces would be immediately adjacent to the existing street network or along cul-de-sacs, such that parking is available to serve almost all of the units. There are some units that would not front on a street; these are now labeled as “walk up” units. A total of 83 parking spaces are shown on the revised site plan.

The site plan shows the northern, triangular-shaped portion of the subject property would remain undeveloped, as would the southern portion of the property. The revised site plan indicates that total impervious surface would be about 19% of the total site area which is roughly the same as the exiting approved plan. Open space per the site plan would consist of approximately 65% natural area and another 15% planted area, for a total of approximately 80%.

The site plan utilizes colors and codes the buildings into four color types, as follows:

LEGEND:

-  PROPOSED 1 BEDROOM ±500 SQFT. CABIN
-  PROPOSED 2 BEDROOM ±700 SQFT. CABIN
-  PROPOSED 3 BEDROOM ±800 SQFT. CABIN
-  PROPOSED ±600 SQFT. MIXED USE BUILDING
-  PROPOSED ADDITION TO EXISTING ROAD

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 Dahlonega.
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 Dahlonega zoning ordinance and any additional considerations it determines appropriate.

Note: The applicant has addressed in the application various zoning criteria (different from the five criteria specified above and below in this report; those responses are attached to this report. Below are consulting planner's findings (revised per amended application).

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 proposed change of use from single-family residential to a low-intensity commercial use is not necessarily consistent with the original intentions of the overall Planned Unit Development and is not necessarily consistent with condominium uses in the Summit development (**may not support request**). As noted above, a change from 27 (or 15 homes) to 40 cabins represents a higher number of units but not necessarily an increase in density since the two are not necessarily comparable. The City Council's approval of the Nordic Spa development across the street renders this site more suitable for the same purpose (i.e., destination resort). Though it is a commercial use (lodging), the proposed development could be considered suitable in view of the apartments and multi-family zoning that abuts the subject property to the west (**may support request**).

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

Finding: Adverse effects if any would consist of differences in traffic patterns, the types of occupants and visitors in the area, the look and feel of the project, its architectural design, and impacts on public and private properties. The proposal is unlikely to create adverse effects on existing uses and usability of adjacent and nearby property (**supports request**). As noted by the applicant, the proposed development may be a

lower impact on the environment than would the detached single-family subdivision currently approved (**may support request**). The proposed development is more or less the same as the approved development in terms of impervious surfaces (**may support request**). Indeed, to the extent impervious surface and additional clearing are prevented in the southern part of the property, this can have environmental (water quality) benefits which are important given the site's proximity to the city-county water supply reservoir (**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: The applicant's impact analysis compares the proposed project with the approved project.

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

Finding: The application argues persuasively that the site plan and development proposal are consistent with various policies inherent in the comprehensive plan (**supports request**).

Finding: The character area map of the comprehensive plan shows the subject property and all of the areas along Summit Drive as "residential" character. Conversion of an existing single-family residential development permission to a commercial use is not considered consistent with the character area recommendation of the adopted comprehensive plan (**does not support request**). However, the proposed development could be designed in a way to be more or less consistent with standards for the residential character area, which include: 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible; landscaping and decorative elements encouraged; and rural/ mountain themed design elements, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches (**supports approval with conditions related to architectural design**).

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: The subject request relies on the prior approval by City Council of Ordinance 2025-05, authorizing the Nordic Spa on the 20-acres across Summit Drive from the subject property. Ordinance 2025-05 includes a zoning condition that will ultimately cause the property to revert back to its prior PUD zoning regulations if not developed within a two-year period from August 4, 2025. However, even though the Nordic Spa zoning's "shelf life" is less than one year from being forced into a zoning reversion

process, the city reports that the development is in the permitting process. Therefore, the possible reversion of zoning appears to be a “non-issue.”

Finding: The market for 1,700-square-foot detached homes may not be very strong at the subject location, but that is what was approved just five years ago. The impetus for the subject application is City Council’s approval of the Nordic Spa, opening up the prospect for expansion and conversion of a proposed single-family subdivision to a low-intensity commercial (lodging) use **(supports request)**.

ANALYSIS OF CONSISTENCY WITH PUD DEVELOPMENT GUIDELINES (Sec. 1308 zoning ordinance)

This report section analyses the application in terms of the site planning guidelines provided for the PUD zoning district. Strict compliance with all guidelines is not required, although successive departures from the guidelines should be considered grounds for disapproval of the requested PUD zoning district.

- 1. Land uses which have traditionally been viewed as incompatible (e.g. single-family subdivision and a manufacturing plant) should not be proposed in the same Planned Unit Development unless considerable screening and physical separation is provided.***

Finding: The application does not propose incompatible uses **(meets guideline)**. In the context of the larger PUD, lodging facilities within designation resorts or micro-resorts are not necessarily compatible with the overall original intentions of the approved PUD to be a residential development with different housing types (condominiums and detached single-family homes. However, the proposed use is compatible with the revised PUD which includes Nordic Spa **(supports request)**.

- 2. Office, commercial and/or industrial uses should be located adjacent to major thoroughfares or in other areas with suitable access that will not result in traffic through residential areas.***

Finding: Not applicable. The application proposes low-intensity commercial (lodging) uses which would not be located adjacent to a major thoroughfare **(inconsistent with guidelines)**. However, the proposed use is not one that would require a major thoroughfare. Residential condominium owners will have to traverse areas with low-intensity commercial lodging (i.e., the subject request if approved, plus the Nordic Spa) to get to their homes, contrary to this guideline **(does not support request)**. However, the proposal to retain a three-foot-tall berm will help mitigate this concern **(supports conditional approval)**.

- 3. Lot sizes, lot widths, unit sizes and other characteristics of residential development within the Planned Unit Development should be similar to those characteristics of adjacent or nearby residential subdivisions or provide a suitable transition from such adjacent uses.***

Finding: Not applicable or inconsistent. The proposal if approved would replace lot patterns with unsubdivided small unit clusters.

4. Location of land uses should conform substantially with land use plan goals, policies and suggested types of uses.

Finding: See the zoning criteria discussed earlier in this report relative to consistency with land use plan goals, policies, and suggested land uses.

5. Street lengths, alignments, patterns and other characteristics should conform to city subdivision regulations or standard planning principles.

Finding: The existing street network was constructed in accordance with the city's requirements for a conventional suburban subdivision. The proposed PUD includes repurposing of the already constructed street network with modifications as noted in this report to include an additional oversized circular cul-de-sac. The proposal would fit a collection of 40 cabins and support structures around the developed street network (with modifications) but would also retain surrounding open spaces and supplement existing natural areas with planted areas. This provides an environmentally friendly development, one that protects water quality, yet utilizes the existing street design and existing utility infrastructure (***supports request***).

6. Proposed developments should make maximum use of natural features of the land.

Finding: ***Mostly consistent***. As noted in the application, open space will be approximately 80 percent of the site, considering natural and planted areas. Impervious surface would be limited to less than 20% of the subject site.

7. For developments that are predominantly residential, only limited commercial uses (up to 10,000 square feet, or 10% of the total development site area) of a convenience retail nature, internally oriented and intended to serve the needs of the residents of the development, should be proposed.

Finding: Inapplicable, now that the overall residential PUD has been parceled out into different, unrelated land uses including spa, residential condominiums, and detached single-family lots.

CONCLUSION

Consulting planner recommends approval with conditions.

RECOMMENDED CONDITIONS OF ZONING APPROVAL

If this request for PUD zoning is approved, it should be approved PUD Conditional, subject to the owner's agreement to abide by the following conditions:

1. **Generally.**
 - A. As required by the Dahlonga zoning ordinance, the letter of intent, dimensional requirements, and architectural inspiration images and other information regarding design material submitted with the application are adopted by reference and are conditions of approval, unless specifically modified by these conditions of approval.
 - B. The site shall be developed in general accordance with the site plan for the Dahlonga Micro Resort, prepared for Pomeroy Lodging Group, by Confluence Landscape Architect, dated September 16, 2026, on file with the City of Dahlonga in application REZN 26-005. The zoning administrator may authorize minor modifications to the site plan due to engineering constraints, ingress and egress, and/or to meet conditions of zoning, and city, county and state regulations. Any major deviation from the approved site plan, as determined by the zoning administrator, shall require an amendment to the approved PUD zoning district following applicable zoning procedures.
2. **Uses.** The site shall be limited to 40 cabins (detached commercial lodging structures) and support facilities and structures (spa buildings and mixed use building) as indicated in the application, along with driveways, stormwater management, and associated accessory structures and uses.
3. **Access.** The development may have one but not more than one street connection (entrance/exit) to Summit Drive. No parking on Summit Drive shall be permitted.
4. **Pedestrian connection.** At no cost to the city, the owner/developer shall be required to install a pedestrian crosswalk across Summit Drive to connect the subject development to the Nordic Spa project (property north of Summit Drive).
5. **Berm/streetscape along Summit Drive.** Except for the approved access points for vehicles and pedestrians, the owner/developer shall install a minimum three-foot-high berm with landscaping approved by the zoning administrator to screen or partially screen the project from view along Summit Drive.
6. **Dimensional requirements.** The property shall be subject to the following development dimensional requirements (in addition to those specified in the application):
 - A. Impervious surfaces shall not exceed 20 percent of the total site area.
 - B. Minimum open space shall be 75 percent of the total site area.

C. Maximum building or structure height shall be two stories or 24 feet.

7. **Building and architectural design and exterior material finishes.** It is expected that the proposed development will incorporate architectural and design features suggested in the Dahlonega comprehensive plan, such as rural/mountain themed design elements, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches. It is expected that Final elevations for the cabins and support (spa and mixed-use) buildings and structures shall be subject to the review and approval of the zoning administrator prior to issuance of a building permit for the respective cabin, building, or structure.
8. **Watershed (stream) protection.** There shall be a minimum 100-foot-wide buffer and a minimum 150-foot-wide impervious surface setback maintained along both sides of the stream on the subject property.
9. **Stormwater management.** Any stormwater facilities designed and/or maintained as wet detention facilities will be required to be surrounded by a fence of five (5) feet high and which is open to the air. If chain link is utilized for fencing of a wet detention facility, it shall be vinyl coated. Screening of the fence from Summit Drive and the east property line shall be required as approved by the zoning administrator to minimize the visual impact of the detention pond and fencing.



SPG Planners + Engineers
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September 17, 2026

Owner

Lindsay Ewing
JL3 LLC
665 Union Hill Road
Alpharetta, GA 30004
(404) 406-0375

Applicant/Developer

Pomeroy Property Development, Ltd.
707 7th Avenue, SW #810
Calgary, AB T2P 3H6, Canada

Property Address

Tract 1, LL 1077
Summit Drive, Dahlonega, GA 30533
Tax Parcel: 077 248
8.91 AC

JL3 LLC, Pomeroy Property Development, Ltd., Confluence, and SPG Planners + Engineers are pleased to submit this PUD Amendment application to allow a Micro Resort use within the foothills of Dahlonega. The proposed development is intended to complement the adjacent Nordic Spa by providing thoughtfully designed guest accommodations and supporting hospitality services that promote wellness, outdoor recreation, and sustainable tourism while remaining compatible with the area's natural character.

The proposed Micro Resort represents the adaptive repurposing and redevelopment of the permitted and partially constructed infrastructure associated with the previously permitted 15-lot single-family residential subdivision. The property is already entitled for residential development, and the proposed Micro Resort will build upon the established development framework, including the existing development footprint, utility infrastructure, street network, grading, and other site improvements where feasible. By utilizing infrastructure already in place, the project minimizes additional land disturbance, avoids unnecessary removal and replacement of existing utilities, reduces construction impacts on the surrounding area, and makes efficient use of prior site improvements. The request therefore represents an opportunity to adapt an existing development entitlement to a different and contextually appropriate use, rather than introducing development to



Letter of Intent (1 of 4)

an otherwise undeveloped property.

The requested amendment to the existing PUD is intended to accommodate the property's desired hospitality use and the evolution of the site's development plans. The PUD Amendment would provide greater flexibility and control over the nature, scale, and intensity of development than a broader commercial zoning designation, while allowing for site-specific development standards addressing architectural character, building size, unit density, buffering, and other compatibility considerations. The basis and justification for these modifications are further detailed in the accompanying Zoning Impact Analysis.

The proposed development is envisioned as a Micro Resort with up to 40 detached guest units and associated operational uses. Individual accommodations are anticipated to range from approximately 500 to 800 heated square feet and will be supported by a complementary range of guest amenities and site improvements. The final configuration, architectural character, unit mix, and range of ancillary amenities will be refined as the project progresses. Architectural elements are intended to complement the character and context of the area and adjacent Nordic Spa and may include wood, masonry, natural colors, deck areas, and other appropriately scaled and detailed features.

The Micro Resort will provide overnight accommodations with limited guest amenities intended to support the adjacent Nordic Spa while also serving as an independent hospitality offering for a broader range of guests. These uses may include guest check-in and hospitality services, along with small-scale grab-and-go food and beverage offerings available to registered guests. The proposed Micro Resort and adjacent Nordic Spa are complementary uses that can function cohesively within the existing development context. Their proximity provides an opportunity for guests to access the amenities and services of both properties without requiring separate vehicular trips between the two developments.

The development group is committed to creating a thoughtfully integrated destination that complements the surrounding landscape and enhances the broader Nordic Spa experience. As part of this approach, the design will provide a clearly defined and safe pedestrian connection between the Micro Resort and Nordic Spa, allowing guests to move comfortably between the two uses while providing a clear and predictable crossing for vehicles traveling along the internal street network.

Site planning and design are led by Confluence, a Denver-based firm nationally recognized for creating premier, high-quality, destination-driven hospitality environments. Their expertise in integrating hospitality developments within sensitive natural landscapes has directly informed the project's approach to site planning, building placement, circulation, and guest experience.

Pomeroy Property Development, Ltd., a Canada-based development company with experience creating distinctive hospitality destinations, is part of the ownership group behind the adjacent Nordic Spa development and is excited to bring this complementary Micro Resort concept to fruition. The ownership

Letter of Intent (2 of 4)

group brings extensive experience in the development and operation of Nordic Spa destinations and boutique accommodations, including Kananaskis Black Diamond in Kananaskis, Alberta, and Yora Nordic Spa Brownstone, which transformed a former industrial excavation site into an immersive wellness campus on a 6.3-acre parcel overlooking the Connecticut River. This experience demonstrates the ownership group's ability to thoughtfully repurpose previously disturbed and challenging sites into high-quality, destination-oriented hospitality environments. Combined with hospitality-focused development expertise, destination planning, and local market knowledge, this experience will help ensure the project is executed to a high standard of quality, design, and guest experience.

Site planning responds to the property's existing topography, wooded mountainous context, and the suburban-style street framework established through the prior residential development approval. The proposed Micro Resort will work within this existing framework while using landscape improvements, revegetation efforts, and building placement and orientation to create a more compact and contextually appropriate development pattern.

The proposed development is not premised on recreating an untouched rural environment. Rather, the design seeks to soften and repurpose an existing suburban residential framework into a small-scale, professionally operated hospitality environment that is more consistent with the surrounding mountain and tourism context. Smaller building footprints, limited building sizes, landscaping, pedestrian connections, and preservation of remaining natural areas allow the site to function as a low-intensity lodging development while making use of infrastructure that has already been constructed.

The proposal is therefore a context-sensitive adaptive reuse of an already disturbed and infrastructure-served property, rather than an attempt to recreate an undisturbed rural landscape on a suburban site. The intent is to introduce a carefully controlled lodging use that complements the broader tourism and mountain character of Dahlonega while improving the site's overall landscape character and relationship to its surroundings.

Regarding the units closest to Summit Drive, the intent is to orient them, where feasible, to take advantage of views toward the mountains. The sides facing Summit Drive will receive architectural detailing such as windows, porches, and other architectural treatments appropriately considered for the context and views from neighboring properties. Architectural elements will complement the site's scenic qualities through a low-profile, appropriately scaled design that responds to the surrounding landscape.

The previously required landscaped berm along Summit Drive will be retained and enhanced to provide continued buffering and screening for the surrounding properties, including the Summit Drive community. The proposed development will also preserve the original 3.08-acre tree-save area of mature mixed hardwoods and pines while adding additional qualifying open space throughout the site. These preserved and additional areas, together with new landscape improvements, will reinforce the site's wooded character and provide greater visual separation from adjacent properties. Plantings will include endemic

Letter of Intent (3 of 4)

and regionally appropriate trees, shrubs, and groundcovers suited to the property's mountainous setting. Given the extent of grading and construction previously undertaken for the approved 15-lot residential development, this landscape approach provides an opportunity to restore and enhance the site's vegetative character while integrating the existing development framework into its natural surroundings. Parking will be contained within the interior of the development and arranged along the existing internal street network and cul-de-sac. This approach minimizes the visual presence of parking from Summit Drive and adjacent properties while making use of the site's established circulation framework.

Overall, the proposed development seeks to work within the property's established development framework while improving its relationship to the surrounding mountainous landscape and neighboring properties. Through internalized parking, retained and enhanced berming, revegetation, appropriately scaled buildings, and careful coordination of buildings, circulation, landscaping, and screening, the proposed Micro Resort is intended to minimize visual impacts and maintain the established character and usability of surrounding properties.

The proposed PUD Amendment will facilitate a context-sensitive redevelopment that supports the City of Dahlonega's economic development and tourism objectives while respecting the environmental and visual qualities that define the foothills region. By repurposing an existing development site and creating a complementary hospitality use, the project represents an efficient and thoughtful approach to redevelopment that will enhance, rather than compete with, the adjacent Nordic Spa and surrounding community.

Conclusion

JL3 LLC, Pomeroy Property Development, Ltd., Confluence, and SPG Planners + Engineers are pleased to submit this PUD Amendment application for the Dahlonega Micro Resort. The project represents a unique opportunity to create a complementary hospitality destination that aligns with the City of Dahlonega's vision for thoughtful economic development, tourism, and respect for the area's natural character. Through careful site planning, adaptive reuse of an existing development footprint, and a commitment to environmental stewardship, the project seeks to celebrate the area's natural beauty while creating a high-quality experience that benefits visitors, the surrounding community, and the broader Dahlonega region.

Sincerely,



Wes Ryals
Senior Urban Planner + Project Designer
SPG Planners + Engineers

Letter of Intent (4 of 4)



Precedent Imagery
Summit Drive Micro Resort
Dahlonega, Georgia

Note: Imagery is representative in nature.
Final design is subject to change



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T: 706 769 9515
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September 17, 2026

Owner

Lindsay Ewing
JL3 LLC
665 Union Hill Road
Alpharetta, GA 30004
(404) 406-0375

Applicant/Developer

Pomeroy Property Development, Ltd.
707 7th Avenue, SW #810
Calgary, AB T2P 3H6, Canada

Existing Zoning: PUD (Planned Unit Development)

Proposed Zoning: Amendment to the Existing PUD

Existing Use: Single Family Detached Residential Subdivision, Approved for LDP
with full set of Site Development Plans approved on November 1, 2024

Proposed Use: Micro Resort commercial lodging

Site Acreage: 8.91

Property Location: Tract 1, LL 1077, Summit Drive, Dahlonega, GA 30533

Tax Parcel: 077 248

Introduction & Basis for PUD Amendment

The requested amendment to the existing Planned Unit Development (PUD) is a reasonable and appropriate modification that responds to the property's current development context and proposed hospitality use. Rather than rezoning the property to B-2 Highway Business, the PUD Amendment allows the City to retain the existing PUD framework while establishing specific permitted uses and development standards tailored to the proposed Micro Resort. This approach provides greater control over the nature, scale, and intensity of development than a broader commercial zoning designation and allows site-specific conditions addressing architectural character, building size, unit density, buffering, and other compatibility considerations.

The property is already entitled for substantial residential development and has an established development framework, including portions of the street network and supporting infrastructure associated with the previously approved residential



Applicant's Narrative Regarding Criteria (1 of 9)

development. The proposed Micro Resort would utilize this established framework and available infrastructure rather than introducing development to an otherwise undeveloped property. The amendment therefore represents a change in use within an established development framework, rather than an expansion of development into previously undeveloped areas.

The proposed Micro Resort is particularly suited to the property because of its immediate relationship to the approved Nordic Spa across Summit Drive. The two uses are complementary by nature and would provide an opportunity for a coordinated wellness and hospitality destination, with their proximity potentially reducing the need for separate vehicular trips between the properties. The proposed use also provides an appropriate economic use of the property while maintaining a compact, low-rise development pattern and limiting additional land disturbance.

Although the requested amendment increases the number of accommodations per acre relative to the final permitted residential plan, the smaller scale of the individual units results in a compact overall development program, as addressed in greater detail elsewhere in this application. The proposal also provides an opportunity to improve the property's existing landscape character through revegetation efforts, enhanced landscaping, landscaped berming, with regionally appropriate plant materials that respond to the surrounding mountainous context.

To ensure compatibility with nearby properties, the requested PUD Amendment would appropriately establish development standards and permitted uses specifically tailored to a proposed Micro Resort program and associated ancillary amenities. This approach permits the desired hospitality use, density, and other site-specific considerations through conditions that ensure the development remains compatible with surrounding properties and the established character of the area. Furthermore, with no burden on schools and minimal impact on infrastructure, the project aligns with Dahlonega's vision for responsible growth while providing a valuable complementary wellness-focused hospitality amenity for residents and visitors alike.

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 surrounding area consists of an active adult community, residential and condominium properties, the proposed adjacent Nordic Spa, and recreational land. The subject property is also no longer situated within the same development context that existed when the original residential program was established. The surrounding PUD has evolved to include residential, condominium, recreational, and destination hospitality uses, including the approved Nordic Spa directly across Summit Drive. The proposed Micro Resort responds to this established and evolving context while maintaining a scale and physical character appropriate to the surrounding residential development.

The requested PUD Amendment provides a reasonable and economically viable use suited to the property's location and surrounding development pattern. Although the proposed accommodations are

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more numerous than the homes contemplated under the original PUD and previously permitted development, their substantially smaller size reduces building mass, overall scale, impervious area, and visual prominence. The proposal therefore represents a more compact and clustered physical development pattern than what has previously been approved, while remaining compatible with the surrounding community.

The Micro Resort is designed to maintain a scale and character appropriate to the surrounding residential development. The units are compact, detached, and low-rise, with landscape buffers and landscaped berming along Summit Drive providing separation from adjacent properties. The proposal also represents a lower-impact alternative to exercising the property's existing residential development entitlement by utilizing the established development footprint, limiting new disturbance, and leveraging existing site infrastructure.

The proposed Micro Resort is not expected to adversely affect the use, usability, or value of surrounding properties. Its compact scale, limited amenities, and professional operation are intended to maintain a quiet and orderly environment, with traffic, noise, and other impacts limited to levels reasonably associated with a comparable lodging use. In this respect, the proposed amendment provides a means of adapting the property to its current development context while retaining the low-rise, landscaped character of the surrounding PUD.

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

The existing PUD zoning, established through Ordinance 2021-13, provides for a specific residential development program of 27 single-family detached lots at a density of 3.0 units per acre. The current permitted development was subsequently reduced to 15 single-family detached lots at a density of approximately 1.68 units per acre during the land development process. While the PUD establishes a valid residential development entitlement, its residential-only framework limits the property's ability to accommodate uses that are appropriate to its location and the surrounding development context.

The requested PUD Amendment would retain key elements of the established PUD framework, including landscaped berming along Summit Drive to provide separation from adjacent properties, while expanding the range of permitted uses to include a controlled, compact Micro Resort and associated amenities. The amendment would also establish appropriate parameters to guide the scale and intensity of the proposed development and ensure that the property continues to function as a compatible component of the surrounding PUD.

The proposed amendment provides a reasonable and appropriate framework for a controlled, compact hospitality use and associated amenities that are compatible with surrounding properties and uses. By modifying the existing PUD rather than rezoning the property to a broader, more prescriptive zoning classification such as B-2 Highway Business, the amendment provides the flexibility needed to accommodate the desired hospitality use and appropriate site development program while maintaining

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tailored controls specific to the property. This approach allows the city to address the unique characteristics and development objectives of the site without unnecessarily limiting future flexibility through an overly prescriptive zoning framework. The proposed development will be limited in scale and is intended to protect the long-term desirability, usability, and value of the property and surrounding area.

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

Maintaining the existing PUD zoning limits the property to a specific residential development program and may contribute to prolonged vacancy or an abandoned, underutilized site if the existing entitlement cannot be feasibly developed. Such conditions can result in deteriorating property conditions, reduced site maintenance, and diminished community appearance and desirability. A PUD Amendment would provide a reasonable path for the property to be actively developed and maintained under a controlled, compatible use, with appropriate site design and operational standards that support the health, safety, and general welfare of the surrounding community.

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

The existing PUD zoning imposes a hardship by limiting the property to a specific residential development program that may not be economically or practically viable under current market conditions, resulting in an underutilized and poorly maintained site. A PUD Amendment provides a reasonable balance between the property owner's ability to achieve a viable use and the public interest in protecting surrounding properties. The proposed Micro Resort provides an appropriate use for the property without creating unreasonable impacts or imposing a disproportionate burden on the surrounding community.

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

While the property's topography and the existing conditions created by prior clearing and site development present challenges for conventional development, those conditions also provide an opportunity to repurpose an already disturbed site for a destination-oriented lodging use. Rather than undertaking a new development pattern on an undisturbed property, the proposed Micro Resort will leverage the existing street network, utilities, grading, and other site infrastructure established through the previously approved residential development, while selectively expanding and enhancing the site to better accommodate lodging.

Retrofitting the existing framework for a commercial lodging use requires careful consideration of building placement, access, circulation, parking, drainage, landscape screening, and the relationship to surrounding properties. The proposed development addresses these considerations through a compact arrangement of detached accommodations, internalized parking, enhanced landscape buffers, and revegetation using regionally appropriate plant materials. These improvements will help transition the property from its previously cleared residential development pattern to a more cohesive, landscaped setting appropriate for a small-scale hospitality destination.

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The proposed approach therefore balances the practical limitations of repurposing an existing development site with an opportunity to improve its overall character and suitability. By leveraging infrastructure that is already in place while investing in targeted site, landscape, and guest-oriented improvements, the Micro Resort can establish a more cohesive destination environment, limit additional land disturbance, and maintain an appropriate relationship to surrounding properties.

The proposed use is also fundamentally different from a conventional commercial or retail development for which major-thoroughfare frontage would typically be appropriate. The Micro Resort is a destination lodging use intentionally located adjacent to the approved Nordic Spa and within an established development framework. Its limited guest amenities, controlled operations, and internalized site circulation do not require major-thoroughfare exposure. The PUD Amendment allows the City to evaluate the proposed use based on its specific context rather than applying a general commercial-site-location standard intended for more intensive commercial development.

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's development context has evolved since the existing PUD was established, including the planned Nordic Spa and surrounding development that support a complementary hospitality use. The proposed Micro Resort provides overnight accommodations together with limited guest amenities that support the adjacent Nordic Spa, which may include check-in and hospitality services and small-scale grab-and-go food and beverage offerings, or other related amenities for guests. These complementary services are intended to enhance the overall guest experience while maintaining the quiet, low-intensity character of the surrounding area.

The design also leverages existing infrastructure and responds to the site's topography through a development approach suited to current conditions.

The zoning history of the subject property.

The property has an established development history that supports the proposed PUD Amendment and demonstrates that the site has previously been approved for residential development at a meaningful level of intensity. Under Ordinance 2021-13, the property was approved for a residential subdivision consisting of 27 single-family detached lots at a density of 3.0 units per acre, with an average of 1,700 heated square feet permitted per dwelling. The final permitted site development plans subsequently reduced the number of lots to 15, at a density of 1.68 units per acre, while increasing the average permitted dwelling size to 2,200 heated square feet.

These approvals establish an existing development framework for the property, including defined parameters for density, building size, site improvements, and supporting infrastructure. The proposed

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Micro Resort can be accommodated within that established framework while providing a more compact building program and a different, but compatible, use appropriate to the property's current development context.

A comparison of the gross heated square footage associated with the previously approved residential programs and the proposed Micro Resort is provided below:

Exhibit 1. Comparison of Gross Heated Square Feet

Development Program	Units	Avg. Heated SF/Unit	Gross Heated SF
Original PUD – Ordinance 2021-13	27	1,700 SF	45,900 SF
Final Permitted Residential Development	15	2,200 SF	33,000 SF
Proposed Micro Resort Development	40	(As Designed)	23,000 SF
Proposed Micro Resort Development (Max.)	40	800 SF	32,525 SF

Although the proposed use includes up to 40 guest accommodations, individual units are limited to approximately 500–800 square feet. At the maximum proposed unit size of 800 heated square feet, the Micro Resort would provide approximately 32,525 gross heated square feet—approximately 475 square feet less than the final permitted residential plan and 13,375 square feet less than the original residential program approved under Ordinance 2021-13.

Based on the current proposed development, the difference is even more significant, with the proposed Micro Resort providing approximately 9,000 gross heated square feet less than the final permitted residential plan and approximately 22,900 square feet less than the original residential program. Thus, even with a greater number of individual accommodations, the proposed Micro Resort represents a smaller overall heated building program than either of the previously approved residential development scenarios.

The proposed Micro Resort represents a more compact development approach than the residential development contemplated under the prior PUD approval and final permitted site development plans. Individual accommodations are anticipated to range from approximately **500 to 800 heated square feet**, substantially smaller than the residential structures previously contemplated for the property. The Micro Resort is envisioned as a collection of clustered, smaller-scale, detached overnight accommodations supported by a limited range of complementary guest amenities and site improvements. While the specific unit mix, architectural character, accommodation sizes, and ancillary amenities may be refined as the project progresses, the proposed development parameters provide flexibility to respond to market and operational considerations while maintaining a compact, contextually appropriate, and appropriately scaled development pattern. The proposal therefore builds upon the property's established development history

while adapting the site to a smaller-scale hospitality use that is responsive to its current development context.

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 Micro Resort is not expected to place an excessive burden on existing infrastructure, streets, or public facilities. The property was previously approved under Ordinance 2021-13 for a residential subdivision consisting of 27 single-family detached lots at a density of 3.0 units per acre, including larger-scale residential buildings and associated infrastructure, and was ultimately permitted for 15 lots at a density of 1.68 units per acre. Based on the 11th Edition of the ITE Trip Generation Manual, the previously permitted 15-lot development is estimated to generate approximately 141 average daily trips (ADT), including approximately 71 daily entering trips and 70 daily exiting trips.

The proposed Micro Resort will generate more daily trips than the previously permitted residential development; however, the nature and pattern of those trips are also important considerations. As a destination-oriented lodging use, the Micro Resort is intended to function as a complementary component of the adjacent Nordic Spa, creating opportunities for guests to visit and use both destinations without making separate vehicle trips between them. Unlike conventional residential development, where trips are typically distributed throughout the day for commuting, errands, and other daily activities, transient lodging concentrates activity within a single destination, with guests remaining on site for extended periods rather than making frequent trips to and from the property. On-site amenities and limited grab-and-go offerings further support this destination-oriented pattern by providing guests with services and activities without requiring additional off-site trips. As a result, the proposed use changes the character, timing, and distribution of trips rather than simply increasing conventional residential traffic.

The proposed development is therefore not anticipated to create a substantial change in traffic patterns or adversely affect the flow of traffic on Summit Drive or the surrounding roadway network. While the Micro Resort will generate additional trips relative to the previously permitted 15-lot residential development, the shared-destination relationship with the Nordic Spa, extended guest stays, on-site amenities, and limited nature of the proposed use provide opportunities to consolidate trips and reduce unnecessary vehicle movements. The resulting traffic is expected to be distributed through normal arrival and departure patterns associated with a small-scale lodging use rather than a more intensive commercial use characterized by frequent customer turnover.

The Micro Resort will also utilize a managed guest check-in and check-out system, with established arrival and departure times communicated to guests in advance. This will allow the development group to anticipate guest movements and manage arrivals and departures in an orderly manner, helping to avoid unnecessary queuing or conflicts within the internal roadway network and supporting a smooth experience for both resort guests and surrounding residents.

The surrounding roadway network has also benefited from improvements since the original PUD approval, including deceleration lanes and advanced-warning flashers at the Summit Drive and Morrison Moore Parkway intersection, which enhance traffic safety and circulation. All site driveways will be paved and designed in accordance with the City of Dahlonega's Fire and Life Safety standards to provide safe and

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efficient access for guests, employees, emergency responders, and service vehicles.

Taken together, the property's established development framework, relatively limited scale, existing roadway improvements, proposed site access, destination-oriented operation, and complementary relationship with the Nordic Spa provide a reasonable basis for accommodating the Micro Resort within the existing transportation network without creating a substantial adverse impact on traffic patterns, roadway flow, or public infrastructure.

The proposed development will also include a clearly defined pedestrian crossing between the Micro Resort and Nordic Spa. The crossing establishes a designated and predictable location for guests to move between the two uses, reducing the potential for pedestrians to cross the roadway at informal or unpredictable locations. It also provides drivers traveling to and from the existing residential development at the top of the hill with a clear, identifiable crossing point. As part of the overall site circulation system, the crossing is intended to organize pedestrian movement between the complementary uses rather than relying on guests to cross the roadway wherever convenient.

Exhibit 2. Trip Generation Summary for Previously Approved PUD

Description/ITE Code	Units Type	Units	Weekday ADT		
			ADT Total	ADT In	ADT Out
Single Family Detached (PUD) 210	DU	27	255	127	128
Total Trips:			255	127	128

Exhibit 3. Trip Generation Summary for Previously Permitted Development

Description/ITE Code	Units Type	Units	Weekday ADT		
			ADT Total	ADT In	ADT Out
Single Family Detached (Permitted) 210	DU	15	141	71	70
Total Trips:			141	71	70

Exhibit 4. Trip Generation Summary for Proposed Development

Description/ITE Code	Units Type	Units	Weekday ADT		
			ADT Total	ADT In	ADT Out
Motel (Proposed) 320	Rooms	54	181	90	91
Total Trips:			181	90	91

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Exhibit 5. Approved PUD vs Permitted Development vs Proposed Development

Description/ITE Code	Units Type	Units	Weekday ADT		
			ADT Total	ADT In	ADT Out
Approved PUD	-	-	255	127	128
Permitted Development	-	-	141	71	70
Proposed Development	-	-	181	90	91

Based on the data in Exhibit 5, the average daily trips have decreased from the previously approved PUD.

Impact to School System

There will be no impact on the Lumpkin County School System, as hospitality use would not qualify guests as eligible for enrollment since there are no permanent residences or long-term rentals.

Impact to Utilities

The proposed Micro Resort can be served by existing water and sanitary sewer infrastructure available to the property, minimizing the need for new utility extensions or significant infrastructure improvements. Additionally, existing utilities, including sanitary sewer and water, are already available in the area, allowing for a straightforward connection to support future development without requiring significant infrastructure expansion.

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

The proposed PUD Amendment aligns with the intent of the comprehensive plan by maintaining a compact development footprint and minimizing land disturbance, consistent with the area's residential character. While the plan designates the site for residential use, the proposed Micro Resort serves as a complementary amenity, integrating seamlessly with the neighboring active adult retirement community. Dahlonega and Lumpkin County, known for their small-town charm and reliance on tourism and the university, continue to evolve as a rural destination. The addition of a wellness-focused hospitality development enhances the region's appeal, attracting visitors and new residents while supporting the local economy. Furthermore, the project connects with the broader parks, recreation, and conservation corridor to the south, tying into the Yahoola Creek Dam and Reservoir conservation area, reinforcing the area's commitment to sustainability and outdoor recreation.

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Agenda Memo

DATE: 10/6/2026
TITLE: REZN 26-5
PRESENTED BY: Allison Martin, City Manager
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

REZN 26-5 Rezoning: JL3, Inc., owner, by Applicant, Pomeroy Property Development, LTD., seeks to amend the existing Planned Unit Development zoning of the subject property (Tax Parcel 077-248), located at Summit Drive, Dahlonega, Georgia, to allow use as commercial lodging (micro resort). The subject property contains 8.91 acres, more or less.

HISTORY/PAST ACTION

None.

FINANCIAL IMPACT

None.

RECOMMENDATION

Approval consistent with the Consultant's recommendation.

SUGGESTED MOTIONS

Motions to approve with conditions when action is to be taken.

ATTACHMENTS

Consulting Planner's Report.

CONSULTING PLANNER'S REPORT

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

FROM: Jerry Weitz, PhD, FAICP, Consulting Planner

DATE: Revised September 22, 2026

SUBJECT: **REZN 26-05:** Rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD)

PUBLIC HEARINGS: October 6, 2026 @ 6:00 p.m. (Planning Commission)
October 19, 2026 @ 4:00 p.m. (Mayor and City Council)

VOTING SESSION: TBD (Mayor and City Council)

APPLICANT: Pomeroy Property Development, Ltd., By Smith Planning Group Engineers + Planners, by Wes Ryals

OWNER(S): JL3, LLC

LOCATION: Fronting on the southwest side of Summit Drive east of Morrison Moore Parkway East (Tract 1, LL 1077 and 1078, 12th District, 1st Section)

PARCEL #: 077 248

ACREAGE: 8.91

EXISTING USE: Single-family residential development (15 lot subdivision) under construction

PROPOSED USE: Micro Resort (40 detached lodging units and associated amenities/ uses including spa buildings)

SURROUNDING LAND USE/ZONING:

NORTH: (across Summit Drive): Vacant platted lots (The Ridge PUD), PUD; Vacant (proposed "Nordic Spa," PUD, Conditional (20.071 acres (Ordinance 2025-05)

EAST: Common area – recreation complex, Summit of Dahlonge Condominium Association, PUD

SOUTH: Vacant, PUD

WEST: Vacant (unincorporated), rural places; Apartments, R-3 (Multi-family Residential District Medium to High Density); Vacant, PUD; Vacant (county watershed protection), unincorporated, PUD

RECOMMENDATION: Approval, Conditional



Vicinity Map
(subject property outlined in light blue)



Tax Map/Aerial Photograph of Property

APPLICATION SUMMARY

Note: This is a revised report taking into account revisions made to the letter of intent, impact analysis, and site plan in response to consulting planner's initial report dated September 1, 2026.

The applicant seeks rezoning of 8.9 acres from PUD Conditional to PUD Conditional for a “mini resort” with 40 detached guest accommodations (i.e., lodging units) with a range of 500 to 800 square feet of floor area each. 30 of the units would be one bedroom.

The application includes a letter of intent, written narrative addressing applicable zoning criteria (a.k.a., zoning impact analysis), a site plan, and representative graphics of the proposed development. The overall intent is to provide a complementary wellness

and hospitality destination development complementary to but independent from the “Nordic Spa” development proposed to the north on a 20+ acre site (across Summit Drive). The letter of intent acknowledges the need for direct, pedestrian connection across Summit Drive to link the subject property with Nordic Spa.

The proposed project is appropriately characterized as a repurposing of the suburban street and infrastructure for lodging.

The subject request, if approved, would authorize essentially a **change of use** from residential (detached housing) to commercial (lodging/ accommodation) within the existing PUD zoning district, albeit a low-intensity commercial use. Short-term rentals are prohibited per the conditions of zoning approval in Ordinance 2021-13. The proposal if approved would essentially remove that condition and allow for transient accommodation or temporary lodging.

Approval of the application would result in a substantial **reduction of the dwelling unit floor area allowance** from a minimum 1,700 square-foot homes size, to 500-800 square foot lodging units. Some might characterize the units as “tiny homes” given the size but they are not intended to be owner occupied. Therefore, it would not be an appropriate comparison between lodging units (cabins) and single-family homes.

With a proposal to construct up to 40 lodging units on 8.91 acres, the request could be viewed as an **increase in unit density** from 3.0 (existing cap) to 4.49 units per acre, if the two types of units are considered comparable. Similarly, however, it is not entirely appropriate to compare lodging units with permanent homes on a 1-to-1 basis.

Conditions of zoning in place now call for a three-foot-tall berm separating the development from Summit Drive. As noted elsewhere, the applicant seeks to connect this site to the Nordic Spa across the street with a formal pedestrian connection at the project entrance. The three-foot berm is still proposed to be retained and is shown on the revised site plan. A recommended condition of approval requiring the berm is included.

PUD ZONING HISTORY

Dahlonge’s zoning ordinance for PUD zoning districts allows “any land uses and combinations thereof, including signs and accessory buildings and uses, which have been specifically proposed by the applicant and approved by the Governing Body as a part of a Planned Unit Development site plan, report, and/or other supporting information (Sec. 1302 zoning ordinance).

The 8.91-acre subject parcel was known as Phase 3 of the Summit PUD. Dahlonge Ordinance 2021-13 amended a former PUD to allow (and limit the subject property to) 27 detached dwelling units (each with a minimum floor area of 1,700 square feet) at a density of 3.0 units per acre. The site plan attached to Ord. 2021-13 is shown below:

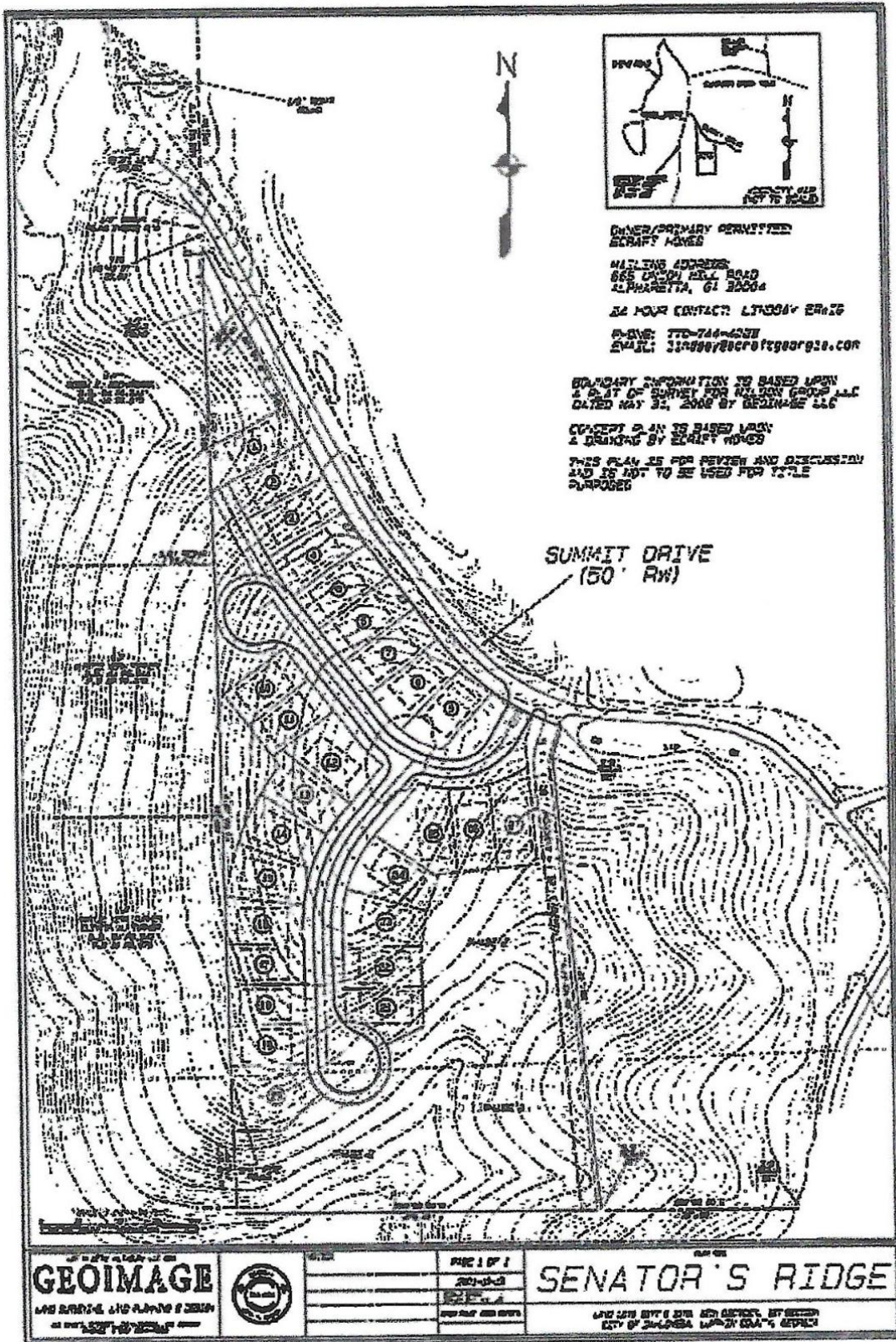


Exhibit A, Ord. 2021-13

Per the applicant's letter of intent, the subject property is entitled to development as (only) a 15-lot single-family residential subdivision. This modification (essentially a reduced density and reduced number of units) occurred during the land development process, according to the applicant. It was approved for a total of 27 units.

SUBJECT PROPERTY DESCRIPTION

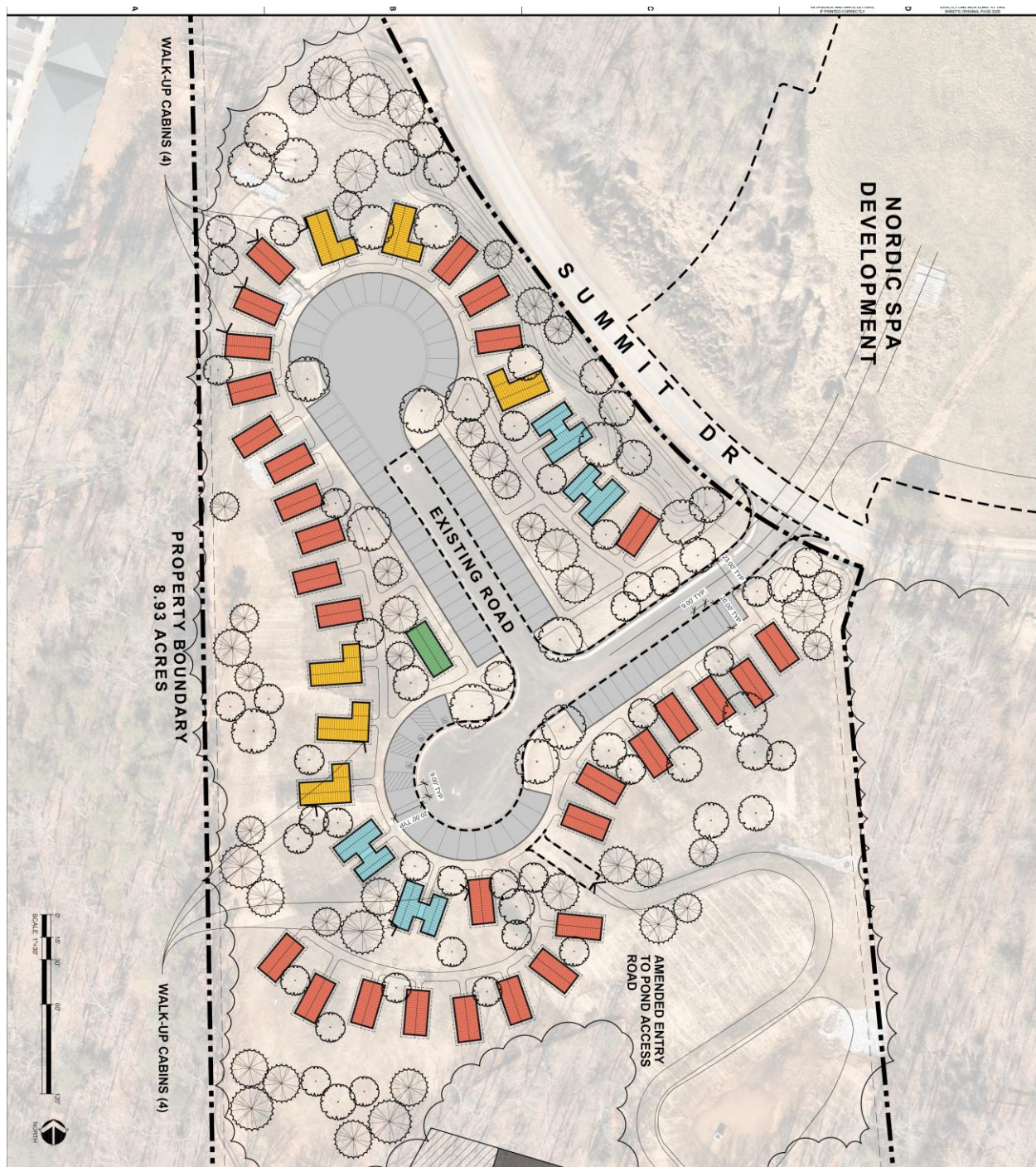
The subject property is a part of an established PUD, described in the section "PUD Zoning History" above. It is undergoing development for a subdivision with detached residential homes at this time (see 2026 aerial image excerpted below). No homes have been constructed. The subject property has frontage on the southwest side of Summit Drive, a public paved street with a 50-foot right of way.

The applicant proposes to utilize the existing street network constructed on the property (see image, right), which includes two dead-end street stubs and one circular cul-de-sac, all paved and with curbs and gutters. Though the entrance is more or less in the same location as the approved PUD site plan revision, this road pattern in the aerial image is noticeably different from the street pattern in the approved site plan. This suggests that the street layout was authorized to be modified during the land development permitting process (approved November 1, 2024, per the application). This may also explain why the applicant refers to the entitlement now as a 15-lot (rather than 27 lot) subdivision.

There is a stream on the subject property that lies upstream of the county water supply reservoir to the south. Lumpkin County owns property within the watershed protection area abutting the subject site.

The conceptual site plan submitted with the application (revised) is shown on the following page.





Revised Site Plan Excerpt

ANALYSIS OF REVISED SITE PLAN

The proposed development would utilize most of the existing street network, including the entrance location onto Summit Drive and retention of a cul-de-sac. The site plan proposes replacement of two dead-end street stubs with an oversized/ enlarged second cul-de-sac. The site plan has been revised to show parking spaces to serve the proposed

development. The parking spaces would be immediately adjacent to the existing street network or along cul-de-sacs, such that parking is available to serve almost all of the units. There are some units that would not front on a street; these are now labeled as “walk up” units. A total of 83 parking spaces are shown on the revised site plan.

The site plan shows the northern, triangular-shaped portion of the subject property would remain undeveloped, as would the southern portion of the property. The revised site plan indicates that total impervious surface would be about 19% of the total site area which is roughly the same as the exiting approved plan. Open space per the site plan would consist of approximately 65% natural area and another 15% planted area, for a total of approximately 80%.

The site plan utilizes colors and codes the buildings into four color types, as follows:

LEGEND:

-  PROPOSED 1 BEDROOM ±500 SQFT. CABIN
-  PROPOSED 2 BEDROOM ±700 SQFT. CABIN
-  PROPOSED 3 BEDROOM ±800 SQFT. CABIN
-  PROPOSED ±600 SQFT. MIXED USE BUILDING
-  PROPOSED ADDITION TO EXISTING ROAD

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 Dahlonega.
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 Dahlonega zoning ordinance and any additional considerations it determines appropriate.

Note: The applicant has addressed in the application various zoning criteria (different from the five criteria specified above and below in this report; those responses are attached to this report. Below are consulting planner's findings (revised per amended application).

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 proposed change of use from single-family residential to a low-intensity commercial use is not necessarily consistent with the original intentions of the overall Planned Unit Development and is not necessarily consistent with condominium uses in the Summit development (**may not support request**). As noted above, a change from 27 (or 15 homes) to 40 cabins represents a higher number of units but not necessarily an increase in density since the two are not necessarily comparable. The City Council's approval of the Nordic Spa development across the street renders this site more suitable for the same purpose (i.e., destination resort). Though it is a commercial use (lodging), the proposed development could be considered suitable in view of the apartments and multi-family zoning that abuts the subject property to the west (**may support request**).

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

Finding: Adverse effects if any would consist of differences in traffic patterns, the types of occupants and visitors in the area, the look and feel of the project, its architectural design, and impacts on public and private properties. The proposal is unlikely to create adverse effects on existing uses and usability of adjacent and nearby property (**supports request**). As noted by the applicant, the proposed development may be a

lower impact on the environment than would the detached single-family subdivision currently approved (**may support request**). The proposed development is more or less the same as the approved development in terms of impervious surfaces (**may support request**). Indeed, to the extent impervious surface and additional clearing are prevented in the southern part of the property, this can have environmental (water quality) benefits which are important given the site's proximity to the city-county water supply reservoir (**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: The applicant's impact analysis compares the proposed project with the approved project.

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

Finding: The application argues persuasively that the site plan and development proposal are consistent with various policies inherent in the comprehensive plan (**supports request**).

Finding: The character area map of the comprehensive plan shows the subject property and all of the areas along Summit Drive as "residential" character. Conversion of an existing single-family residential development permission to a commercial use is not considered consistent with the character area recommendation of the adopted comprehensive plan (**does not support request**). However, the proposed development could be designed in a way to be more or less consistent with standards for the residential character area, which include: 1-2 story structures oriented close to the street front, with minimal on-site parking and pedestrian accessibility where possible; landscaping and decorative elements encouraged; and rural/ mountain themed design elements, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches (**supports approval with conditions related to architectural design**).

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: The subject request relies on the prior approval by City Council of Ordinance 2025-05, authorizing the Nordic Spa on the 20-acres across Summit Drive from the subject property. Ordinance 2025-05 includes a zoning condition that will ultimately cause the property to revert back to its prior PUD zoning regulations if not developed within a two-year period from August 4, 2025. However, even though the Nordic Spa zoning's "shelf life" is less than one year from being forced into a zoning reversion

process, the city reports that the development is in the permitting process. Therefore, the possible reversion of zoning appears to be a “non-issue.”

Finding: The market for 1,700-square-foot detached homes may not be very strong at the subject location, but that is what was approved just five years ago. The impetus for the subject application is City Council’s approval of the Nordic Spa, opening up the prospect for expansion and conversion of a proposed single-family subdivision to a low-intensity commercial (lodging) use **(supports request)**.

ANALYSIS OF CONSISTENCY WITH PUD DEVELOPMENT GUIDELINES (Sec. 1308 zoning ordinance)

This report section analyses the application in terms of the site planning guidelines provided for the PUD zoning district. Strict compliance with all guidelines is not required, although successive departures from the guidelines should be considered grounds for disapproval of the requested PUD zoning district.

- 1. Land uses which have traditionally been viewed as incompatible (e.g. single-family subdivision and a manufacturing plant) should not be proposed in the same Planned Unit Development unless considerable screening and physical separation is provided.***

Finding: The application does not propose incompatible uses **(meets guideline)**. In the context of the larger PUD, lodging facilities within designation resorts or micro-resorts are not necessarily compatible with the overall original intentions of the approved PUD to be a residential development with different housing types (condominiums and detached single-family homes. However, the proposed use is compatible with the revised PUD which includes Nordic Spa **(supports request)**.

- 2. Office, commercial and/or industrial uses should be located adjacent to major thoroughfares or in other areas with suitable access that will not result in traffic through residential areas.***

Finding: Not applicable. The application proposes low-intensity commercial (lodging) uses which would not be located adjacent to a major thoroughfare **(inconsistent with guidelines)**. However, the proposed use is not one that would require a major thoroughfare. Residential condominium owners will have to traverse areas with low-intensity commercial lodging (i.e., the subject request if approved, plus the Nordic Spa) to get to their homes, contrary to this guideline **(does not support request)**. However, the proposal to retain a three-foot-tall berm will help mitigate this concern **(supports conditional approval)**.

- 3. Lot sizes, lot widths, unit sizes and other characteristics of residential development within the Planned Unit Development should be similar to those characteristics of adjacent or nearby residential subdivisions or provide a suitable transition from such adjacent uses.***

Finding: Not applicable or inconsistent. The proposal if approved would replace lot patterns with unsubdivided small unit clusters.

4. Location of land uses should conform substantially with land use plan goals, policies and suggested types of uses.

Finding: See the zoning criteria discussed earlier in this report relative to consistency with land use plan goals, policies, and suggested land uses.

5. Street lengths, alignments, patterns and other characteristics should conform to city subdivision regulations or standard planning principles.

Finding: The existing street network was constructed in accordance with the city's requirements for a conventional suburban subdivision. The proposed PUD includes repurposing of the already constructed street network with modifications as noted in this report to include an additional oversized circular cul-de-sac. The proposal would fit a collection of 40 cabins and support structures around the developed street network (with modifications) but would also retain surrounding open spaces and supplement existing natural areas with planted areas. This provides an environmentally friendly development, one that protects water quality, yet utilizes the existing street design and existing utility infrastructure (***supports request***).

6. Proposed developments should make maximum use of natural features of the land.

Finding: ***Mostly consistent***. As noted in the application, open space will be approximately 80 percent of the site, considering natural and planted areas. Impervious surface would be limited to less than 20% of the subject site.

7. For developments that are predominantly residential, only limited commercial uses (up to 10,000 square feet, or 10% of the total development site area) of a convenience retail nature, internally oriented and intended to serve the needs of the residents of the development, should be proposed.

Finding: Inapplicable, now that the overall residential PUD has been parceled out into different, unrelated land uses including spa, residential condominiums, and detached single-family lots.

CONCLUSION

Consulting planner recommends approval with conditions.

RECOMMENDED CONDITIONS OF ZONING APPROVAL

If this request for PUD zoning is approved, it should be approved PUD Conditional, subject to the owner's agreement to abide by the following conditions:

1. **Generally.**
 - A. As required by the Dahlonga zoning ordinance, the letter of intent, dimensional requirements, and architectural inspiration images and other information regarding design material submitted with the application are adopted by reference and are conditions of approval, unless specifically modified by these conditions of approval.
 - B. The site shall be developed in general accordance with the site plan for the Dahlonga Micro Resort, prepared for Pomeroy Lodging Group, by Confluence Landscape Architect, dated September 16, 2026, on file with the City of Dahlonga in application REZN 26-005. The zoning administrator may authorize minor modifications to the site plan due to engineering constraints, ingress and egress, and/or to meet conditions of zoning, and city, county and state regulations. Any major deviation from the approved site plan, as determined by the zoning administrator, shall require an amendment to the approved PUD zoning district following applicable zoning procedures.
2. **Uses.** The site shall be limited to 40 cabins (detached commercial lodging structures) and support facilities and structures (spa buildings and mixed use building) as indicated in the application, along with driveways, stormwater management, and associated accessory structures and uses.
3. **Access.** The development may have one but not more than one street connection (entrance/exit) to Summit Drive. No parking on Summit Drive shall be permitted.
4. **Pedestrian connection.** At no cost to the city, the owner/developer shall be required to install a pedestrian crosswalk across Summit Drive to connect the subject development to the Nordic Spa project (property north of Summit Drive).
5. **Berm/streetscape along Summit Drive.** Except for the approved access points for vehicles and pedestrians, the owner/developer shall install a minimum three-foot-high berm with landscaping approved by the zoning administrator to screen or partially screen the project from view along Summit Drive.
6. **Dimensional requirements.** The property shall be subject to the following development dimensional requirements (in addition to those specified in the application):
 - A. Impervious surfaces shall not exceed 20 percent of the total site area.
 - B. Minimum open space shall be 75 percent of the total site area.

C. Maximum building or structure height shall be two stories or 24 feet.

7. **Building and architectural design and exterior material finishes.** It is expected that the proposed development will incorporate architectural and design features suggested in the Dahlonega comprehensive plan, such as rural/mountain themed design elements, such as steeply pitched roofs with deep overhangs, wood or masonry siding, and front porches. It is expected that Final elevations for the cabins and support (spa and mixed-use) buildings and structures shall be subject to the review and approval of the zoning administrator prior to issuance of a building permit for the respective cabin, building, or structure.
8. **Watershed (stream) protection.** There shall be a minimum 100-foot-wide buffer and a minimum 150-foot-wide impervious surface setback maintained along both sides of the stream on the subject property.
9. **Stormwater management.** Any stormwater facilities designed and/or maintained as wet detention facilities will be required to be surrounded by a fence of five (5) feet high and which is open to the air. If chain link is utilized for fencing of a wet detention facility, it shall be vinyl coated. Screening of the fence from Summit Drive and the east property line shall be required as approved by the zoning administrator to minimize the visual impact of the detention pond and fencing.



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September 17, 2026

Owner

Lindsay Ewing
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665 Union Hill Road
Alpharetta, GA 30004
(404) 406-0375

Applicant/Developer

Pomeroy Property Development, Ltd.
707 7th Avenue, SW #810
Calgary, AB T2P 3H6, Canada

Property Address

Tract 1, LL 1077
Summit Drive, Dahlonega, GA 30533
Tax Parcel: 077 248
8.91 AC

JL3 LLC, Pomeroy Property Development, Ltd., Confluence, and SPG Planners + Engineers are pleased to submit this PUD Amendment application to allow a Micro Resort use within the foothills of Dahlonega. The proposed development is intended to complement the adjacent Nordic Spa by providing thoughtfully designed guest accommodations and supporting hospitality services that promote wellness, outdoor recreation, and sustainable tourism while remaining compatible with the area's natural character.

The proposed Micro Resort represents the adaptive repurposing and redevelopment of the permitted and partially constructed infrastructure associated with the previously permitted 15-lot single-family residential subdivision. The property is already entitled for residential development, and the proposed Micro Resort will build upon the established development framework, including the existing development footprint, utility infrastructure, street network, grading, and other site improvements where feasible. By utilizing infrastructure already in place, the project minimizes additional land disturbance, avoids unnecessary removal and replacement of existing utilities, reduces construction impacts on the surrounding area, and makes efficient use of prior site improvements. The request therefore represents an opportunity to adapt an existing development entitlement to a different and contextually appropriate use, rather than introducing development to



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an otherwise undeveloped property.

The requested amendment to the existing PUD is intended to accommodate the property's desired hospitality use and the evolution of the site's development plans. The PUD Amendment would provide greater flexibility and control over the nature, scale, and intensity of development than a broader commercial zoning designation, while allowing for site-specific development standards addressing architectural character, building size, unit density, buffering, and other compatibility considerations. The basis and justification for these modifications are further detailed in the accompanying Zoning Impact Analysis.

The proposed development is envisioned as a Micro Resort with up to 40 detached guest units and associated operational uses. Individual accommodations are anticipated to range from approximately 500 to 800 heated square feet and will be supported by a complementary range of guest amenities and site improvements. The final configuration, architectural character, unit mix, and range of ancillary amenities will be refined as the project progresses. Architectural elements are intended to complement the character and context of the area and adjacent Nordic Spa and may include wood, masonry, natural colors, deck areas, and other appropriately scaled and detailed features.

The Micro Resort will provide overnight accommodations with limited guest amenities intended to support the adjacent Nordic Spa while also serving as an independent hospitality offering for a broader range of guests. These uses may include guest check-in and hospitality services, along with small-scale grab-and-go food and beverage offerings available to registered guests. The proposed Micro Resort and adjacent Nordic Spa are complementary uses that can function cohesively within the existing development context. Their proximity provides an opportunity for guests to access the amenities and services of both properties without requiring separate vehicular trips between the two developments.

The development group is committed to creating a thoughtfully integrated destination that complements the surrounding landscape and enhances the broader Nordic Spa experience. As part of this approach, the design will provide a clearly defined and safe pedestrian connection between the Micro Resort and Nordic Spa, allowing guests to move comfortably between the two uses while providing a clear and predictable crossing for vehicles traveling along the internal street network.

Site planning and design are led by Confluence, a Denver-based firm nationally recognized for creating premier, high-quality, destination-driven hospitality environments. Their expertise in integrating hospitality developments within sensitive natural landscapes has directly informed the project's approach to site planning, building placement, circulation, and guest experience.

Pomeroy Property Development, Ltd., a Canada-based development company with experience creating distinctive hospitality destinations, is part of the ownership group behind the adjacent Nordic Spa development and is excited to bring this complementary Micro Resort concept to fruition. The ownership

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group brings extensive experience in the development and operation of Nordic Spa destinations and boutique accommodations, including Kananaskis Black Diamond in Kananaskis, Alberta, and Yora Nordic Spa Brownstone, which transformed a former industrial excavation site into an immersive wellness campus on a 6.3-acre parcel overlooking the Connecticut River. This experience demonstrates the ownership group's ability to thoughtfully repurpose previously disturbed and challenging sites into high-quality, destination-oriented hospitality environments. Combined with hospitality-focused development expertise, destination planning, and local market knowledge, this experience will help ensure the project is executed to a high standard of quality, design, and guest experience.

Site planning responds to the property's existing topography, wooded mountainous context, and the suburban-style street framework established through the prior residential development approval. The proposed Micro Resort will work within this existing framework while using landscape improvements, revegetation efforts, and building placement and orientation to create a more compact and contextually appropriate development pattern.

The proposed development is not premised on recreating an untouched rural environment. Rather, the design seeks to soften and repurpose an existing suburban residential framework into a small-scale, professionally operated hospitality environment that is more consistent with the surrounding mountain and tourism context. Smaller building footprints, limited building sizes, landscaping, pedestrian connections, and preservation of remaining natural areas allow the site to function as a low-intensity lodging development while making use of infrastructure that has already been constructed.

The proposal is therefore a context-sensitive adaptive reuse of an already disturbed and infrastructure-served property, rather than an attempt to recreate an undisturbed rural landscape on a suburban site. The intent is to introduce a carefully controlled lodging use that complements the broader tourism and mountain character of Dahlenega while improving the site's overall landscape character and relationship to its surroundings.

Regarding the units closest to Summit Drive, the intent is to orient them, where feasible, to take advantage of views toward the mountains. The sides facing Summit Drive will receive architectural detailing such as windows, porches, and other architectural treatments appropriately considered for the context and views from neighboring properties. Architectural elements will complement the site's scenic qualities through a low-profile, appropriately scaled design that responds to the surrounding landscape.

The previously required landscaped berm along Summit Drive will be retained and enhanced to provide continued buffering and screening for the surrounding properties, including the Summit Drive community. The proposed development will also preserve the original 3.08-acre tree-save area of mature mixed hardwoods and pines while adding additional qualifying open space throughout the site. These preserved and additional areas, together with new landscape improvements, will reinforce the site's wooded character and provide greater visual separation from adjacent properties. Plantings will include endemic

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and regionally appropriate trees, shrubs, and groundcovers suited to the property's mountainous setting. Given the extent of grading and construction previously undertaken for the approved 15-lot residential development, this landscape approach provides an opportunity to restore and enhance the site's vegetative character while integrating the existing development framework into its natural surroundings. Parking will be contained within the interior of the development and arranged along the existing internal street network and cul-de-sac. This approach minimizes the visual presence of parking from Summit Drive and adjacent properties while making use of the site's established circulation framework.

Overall, the proposed development seeks to work within the property's established development framework while improving its relationship to the surrounding mountainous landscape and neighboring properties. Through internalized parking, retained and enhanced berming, revegetation, appropriately scaled buildings, and careful coordination of buildings, circulation, landscaping, and screening, the proposed Micro Resort is intended to minimize visual impacts and maintain the established character and usability of surrounding properties.

The proposed PUD Amendment will facilitate a context-sensitive redevelopment that supports the City of Dahlonega's economic development and tourism objectives while respecting the environmental and visual qualities that define the foothills region. By repurposing an existing development site and creating a complementary hospitality use, the project represents an efficient and thoughtful approach to redevelopment that will enhance, rather than compete with, the adjacent Nordic Spa and surrounding community.

Conclusion

JL3 LLC, Pomeroy Property Development, Ltd., Confluence, and SPG Planners + Engineers are pleased to submit this PUD Amendment application for the Dahlonega Micro Resort. The project represents a unique opportunity to create a complementary hospitality destination that aligns with the City of Dahlonega's vision for thoughtful economic development, tourism, and respect for the area's natural character. Through careful site planning, adaptive reuse of an existing development footprint, and a commitment to environmental stewardship, the project seeks to celebrate the area's natural beauty while creating a high-quality experience that benefits visitors, the surrounding community, and the broader Dahlonega region.

Sincerely,



Wes Ryals
Senior Urban Planner + Project Designer
SPG Planners + Engineers

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Precedent Imagery
Summit Drive Micro Resort
Dahlonega, Georgia

Note: Imagery is representative in nature.
Final design is subject to change



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(404) 406-0375

Applicant/Developer

Pomeroy Property Development, Ltd.
707 7th Avenue, SW #810
Calgary, AB T2P 3H6, Canada

Existing Zoning: PUD (Planned Unit Development)

Proposed Zoning: Amendment to the Existing PUD

Existing Use: Single Family Detached Residential Subdivision, Approved for LDP
with full set of Site Development Plans approved on November 1, 2024

Proposed Use: Micro Resort commercial lodging

Site Acreage: 8.91

Property Location: Tract 1, LL 1077, Summit Drive, Dahlonega, GA 30533

Tax Parcel: 077 248

Introduction & Basis for PUD Amendment

The requested amendment to the existing Planned Unit Development (PUD) is a reasonable and appropriate modification that responds to the property's current development context and proposed hospitality use. Rather than rezoning the property to B-2 Highway Business, the PUD Amendment allows the City to retain the existing PUD framework while establishing specific permitted uses and development standards tailored to the proposed Micro Resort. This approach provides greater control over the nature, scale, and intensity of development than a broader commercial zoning designation and allows site-specific conditions addressing architectural character, building size, unit density, buffering, and other compatibility considerations.

The property is already entitled for substantial residential development and has an established development framework, including portions of the street network and supporting infrastructure associated with the previously approved residential



Applicant's Narrative Regarding Criteria (1 of 9)

development. The proposed Micro Resort would utilize this established framework and available infrastructure rather than introducing development to an otherwise undeveloped property. The amendment therefore represents a change in use within an established development framework, rather than an expansion of development into previously undeveloped areas.

The proposed Micro Resort is particularly suited to the property because of its immediate relationship to the approved Nordic Spa across Summit Drive. The two uses are complementary by nature and would provide an opportunity for a coordinated wellness and hospitality destination, with their proximity potentially reducing the need for separate vehicular trips between the properties. The proposed use also provides an appropriate economic use of the property while maintaining a compact, low-rise development pattern and limiting additional land disturbance.

Although the requested amendment increases the number of accommodations per acre relative to the final permitted residential plan, the smaller scale of the individual units results in a compact overall development program, as addressed in greater detail elsewhere in this application. The proposal also provides an opportunity to improve the property's existing landscape character through revegetation efforts, enhanced landscaping, landscaped berming, with regionally appropriate plant materials that respond to the surrounding mountainous context.

To ensure compatibility with nearby properties, the requested PUD Amendment would appropriately establish development standards and permitted uses specifically tailored to a proposed Micro Resort program and associated ancillary amenities. This approach permits the desired hospitality use, density, and other site-specific considerations through conditions that ensure the development remains compatible with surrounding properties and the established character of the area. Furthermore, with no burden on schools and minimal impact on infrastructure, the project aligns with Dahlonega's vision for responsible growth while providing a valuable complementary wellness-focused hospitality amenity for residents and visitors alike.

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 surrounding area consists of an active adult community, residential and condominium properties, the proposed adjacent Nordic Spa, and recreational land. The subject property is also no longer situated within the same development context that existed when the original residential program was established. The surrounding PUD has evolved to include residential, condominium, recreational, and destination hospitality uses, including the approved Nordic Spa directly across Summit Drive. The proposed Micro Resort responds to this established and evolving context while maintaining a scale and physical character appropriate to the surrounding residential development.

The requested PUD Amendment provides a reasonable and economically viable use suited to the property's location and surrounding development pattern. Although the proposed accommodations are

Applicant's Narrative Regarding Criteria (2 of 9)

more numerous than the homes contemplated under the original PUD and previously permitted development, their substantially smaller size reduces building mass, overall scale, impervious area, and visual prominence. The proposal therefore represents a more compact and clustered physical development pattern than what has previously been approved, while remaining compatible with the surrounding community.

The Micro Resort is designed to maintain a scale and character appropriate to the surrounding residential development. The units are compact, detached, and low-rise, with landscape buffers and landscaped berming along Summit Drive providing separation from adjacent properties. The proposal also represents a lower-impact alternative to exercising the property's existing residential development entitlement by utilizing the established development footprint, limiting new disturbance, and leveraging existing site infrastructure.

The proposed Micro Resort is not expected to adversely affect the use, usability, or value of surrounding properties. Its compact scale, limited amenities, and professional operation are intended to maintain a quiet and orderly environment, with traffic, noise, and other impacts limited to levels reasonably associated with a comparable lodging use. In this respect, the proposed amendment provides a means of adapting the property to its current development context while retaining the low-rise, landscaped character of the surrounding PUD.

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

The existing PUD zoning, established through Ordinance 2021-13, provides for a specific residential development program of 27 single-family detached lots at a density of 3.0 units per acre. The current permitted development was subsequently reduced to 15 single-family detached lots at a density of approximately 1.68 units per acre during the land development process. While the PUD establishes a valid residential development entitlement, its residential-only framework limits the property's ability to accommodate uses that are appropriate to its location and the surrounding development context.

The requested PUD Amendment would retain key elements of the established PUD framework, including landscaped berming along Summit Drive to provide separation from adjacent properties, while expanding the range of permitted uses to include a controlled, compact Micro Resort and associated amenities. The amendment would also establish appropriate parameters to guide the scale and intensity of the proposed development and ensure that the property continues to function as a compatible component of the surrounding PUD.

The proposed amendment provides a reasonable and appropriate framework for a controlled, compact hospitality use and associated amenities that are compatible with surrounding properties and uses. By modifying the existing PUD rather than rezoning the property to a broader, more prescriptive zoning classification such as B-2 Highway Business, the amendment provides the flexibility needed to accommodate the desired hospitality use and appropriate site development program while maintaining

Applicant's Narrative Regarding Criteria (3 of 9)

tailored controls specific to the property. This approach allows the city to address the unique characteristics and development objectives of the site without unnecessarily limiting future flexibility through an overly prescriptive zoning framework. The proposed development will be limited in scale and is intended to protect the long-term desirability, usability, and value of the property and surrounding area.

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

Maintaining the existing PUD zoning limits the property to a specific residential development program and may contribute to prolonged vacancy or an abandoned, underutilized site if the existing entitlement cannot be feasibly developed. Such conditions can result in deteriorating property conditions, reduced site maintenance, and diminished community appearance and desirability. A PUD Amendment would provide a reasonable path for the property to be actively developed and maintained under a controlled, compatible use, with appropriate site design and operational standards that support the health, safety, and general welfare of the surrounding community.

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

The existing PUD zoning imposes a hardship by limiting the property to a specific residential development program that may not be economically or practically viable under current market conditions, resulting in an underutilized and poorly maintained site. A PUD Amendment provides a reasonable balance between the property owner's ability to achieve a viable use and the public interest in protecting surrounding properties. The proposed Micro Resort provides an appropriate use for the property without creating unreasonable impacts or imposing a disproportionate burden on the surrounding community.

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

While the property's topography and the existing conditions created by prior clearing and site development present challenges for conventional development, those conditions also provide an opportunity to repurpose an already disturbed site for a destination-oriented lodging use. Rather than undertaking a new development pattern on an undisturbed property, the proposed Micro Resort will leverage the existing street network, utilities, grading, and other site infrastructure established through the previously approved residential development, while selectively expanding and enhancing the site to better accommodate lodging.

Retrofitting the existing framework for a commercial lodging use requires careful consideration of building placement, access, circulation, parking, drainage, landscape screening, and the relationship to surrounding properties. The proposed development addresses these considerations through a compact arrangement of detached accommodations, internalized parking, enhanced landscape buffers, and revegetation using regionally appropriate plant materials. These improvements will help transition the property from its previously cleared residential development pattern to a more cohesive, landscaped setting appropriate for a small-scale hospitality destination.

Applicant's Narrative Regarding Criteria (4 of 9)

The proposed approach therefore balances the practical limitations of repurposing an existing development site with an opportunity to improve its overall character and suitability. By leveraging infrastructure that is already in place while investing in targeted site, landscape, and guest-oriented improvements, the Micro Resort can establish a more cohesive destination environment, limit additional land disturbance, and maintain an appropriate relationship to surrounding properties.

The proposed use is also fundamentally different from a conventional commercial or retail development for which major-thoroughfare frontage would typically be appropriate. The Micro Resort is a destination lodging use intentionally located adjacent to the approved Nordic Spa and within an established development framework. Its limited guest amenities, controlled operations, and internalized site circulation do not require major-thoroughfare exposure. The PUD Amendment allows the City to evaluate the proposed use based on its specific context rather than applying a general commercial-site-location standard intended for more intensive commercial development.

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's development context has evolved since the existing PUD was established, including the planned Nordic Spa and surrounding development that support a complementary hospitality use. The proposed Micro Resort provides overnight accommodations together with limited guest amenities that support the adjacent Nordic Spa, which may include check-in and hospitality services and small-scale grab-and-go food and beverage offerings, or other related amenities for guests. These complementary services are intended to enhance the overall guest experience while maintaining the quiet, low-intensity character of the surrounding area.

The design also leverages existing infrastructure and responds to the site's topography through a development approach suited to current conditions.

The zoning history of the subject property.

The property has an established development history that supports the proposed PUD Amendment and demonstrates that the site has previously been approved for residential development at a meaningful level of intensity. Under Ordinance 2021-13, the property was approved for a residential subdivision consisting of 27 single-family detached lots at a density of 3.0 units per acre, with an average of 1,700 heated square feet permitted per dwelling. The final permitted site development plans subsequently reduced the number of lots to 15, at a density of 1.68 units per acre, while increasing the average permitted dwelling size to 2,200 heated square feet.

These approvals establish an existing development framework for the property, including defined parameters for density, building size, site improvements, and supporting infrastructure. The proposed

Applicant's Narrative Regarding Criteria (5 of 9)

Micro Resort can be accommodated within that established framework while providing a more compact building program and a different, but compatible, use appropriate to the property's current development context.

A comparison of the gross heated square footage associated with the previously approved residential programs and the proposed Micro Resort is provided below:

Exhibit 1. Comparison of Gross Heated Square Feet

Development Program	Units	Avg. Heated SF/Unit	Gross Heated SF
Original PUD – Ordinance 2021-13	27	1,700 SF	45,900 SF
Final Permitted Residential Development	15	2,200 SF	33,000 SF
Proposed Micro Resort Development	40	(As Designed)	23,000 SF
Proposed Micro Resort Development (Max.)	40	800 SF	32,525 SF

Although the proposed use includes up to 40 guest accommodations, individual units are limited to approximately 500–800 square feet. At the maximum proposed unit size of 800 heated square feet, the Micro Resort would provide approximately 32,525 gross heated square feet—approximately 475 square feet less than the final permitted residential plan and 13,375 square feet less than the original residential program approved under Ordinance 2021-13.

Based on the current proposed development, the difference is even more significant, with the proposed Micro Resort providing approximately 9,000 gross heated square feet less than the final permitted residential plan and approximately 22,900 square feet less than the original residential program. Thus, even with a greater number of individual accommodations, the proposed Micro Resort represents a smaller overall heated building program than either of the previously approved residential development scenarios.

The proposed Micro Resort represents a more compact development approach than the residential development contemplated under the prior PUD approval and final permitted site development plans. Individual accommodations are anticipated to range from approximately **500 to 800 heated square feet**, substantially smaller than the residential structures previously contemplated for the property. The Micro Resort is envisioned as a collection of clustered, smaller-scale, detached overnight accommodations supported by a limited range of complementary guest amenities and site improvements. While the specific unit mix, architectural character, accommodation sizes, and ancillary amenities may be refined as the project progresses, the proposed development parameters provide flexibility to respond to market and operational considerations while maintaining a compact, contextually appropriate, and appropriately scaled development pattern. The proposal therefore builds upon the property's established development history

while adapting the site to a smaller-scale hospitality use that is responsive to its current development context.

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 Micro Resort is not expected to place an excessive burden on existing infrastructure, streets, or public facilities. The property was previously approved under Ordinance 2021-13 for a residential subdivision consisting of 27 single-family detached lots at a density of 3.0 units per acre, including larger-scale residential buildings and associated infrastructure, and was ultimately permitted for 15 lots at a density of 1.68 units per acre. Based on the 11th Edition of the ITE Trip Generation Manual, the previously permitted 15-lot development is estimated to generate approximately 141 average daily trips (ADT), including approximately 71 daily entering trips and 70 daily exiting trips.

The proposed Micro Resort will generate more daily trips than the previously permitted residential development; however, the nature and pattern of those trips are also important considerations. As a destination-oriented lodging use, the Micro Resort is intended to function as a complementary component of the adjacent Nordic Spa, creating opportunities for guests to visit and use both destinations without making separate vehicle trips between them. Unlike conventional residential development, where trips are typically distributed throughout the day for commuting, errands, and other daily activities, transient lodging concentrates activity within a single destination, with guests remaining on site for extended periods rather than making frequent trips to and from the property. On-site amenities and limited grab-and-go offerings further support this destination-oriented pattern by providing guests with services and activities without requiring additional off-site trips. As a result, the proposed use changes the character, timing, and distribution of trips rather than simply increasing conventional residential traffic.

The proposed development is therefore not anticipated to create a substantial change in traffic patterns or adversely affect the flow of traffic on Summit Drive or the surrounding roadway network. While the Micro Resort will generate additional trips relative to the previously permitted 15-lot residential development, the shared-destination relationship with the Nordic Spa, extended guest stays, on-site amenities, and limited nature of the proposed use provide opportunities to consolidate trips and reduce unnecessary vehicle movements. The resulting traffic is expected to be distributed through normal arrival and departure patterns associated with a small-scale lodging use rather than a more intensive commercial use characterized by frequent customer turnover.

The Micro Resort will also utilize a managed guest check-in and check-out system, with established arrival and departure times communicated to guests in advance. This will allow the development group to anticipate guest movements and manage arrivals and departures in an orderly manner, helping to avoid unnecessary queuing or conflicts within the internal roadway network and supporting a smooth experience for both resort guests and surrounding residents.

The surrounding roadway network has also benefited from improvements since the original PUD approval, including deceleration lanes and advanced-warning flashers at the Summit Drive and Morrison Moore Parkway intersection, which enhance traffic safety and circulation. All site driveways will be paved and designed in accordance with the City of Dahlonega's Fire and Life Safety standards to provide safe and

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efficient access for guests, employees, emergency responders, and service vehicles.

Taken together, the property's established development framework, relatively limited scale, existing roadway improvements, proposed site access, destination-oriented operation, and complementary relationship with the Nordic Spa provide a reasonable basis for accommodating the Micro Resort within the existing transportation network without creating a substantial adverse impact on traffic patterns, roadway flow, or public infrastructure.

The proposed development will also include a clearly defined pedestrian crossing between the Micro Resort and Nordic Spa. The crossing establishes a designated and predictable location for guests to move between the two uses, reducing the potential for pedestrians to cross the roadway at informal or unpredictable locations. It also provides drivers traveling to and from the existing residential development at the top of the hill with a clear, identifiable crossing point. As part of the overall site circulation system, the crossing is intended to organize pedestrian movement between the complementary uses rather than relying on guests to cross the roadway wherever convenient.

Exhibit 2. Trip Generation Summary for Previously Approved PUD

Description/ITE Code	Units	Type	Units	Weekday ADT		
				ADT Total	ADT In	ADT Out
Single Family Detached (PUD)	210	DU	27	255	127	128
Total Trips:				255	127	128

Exhibit 3. Trip Generation Summary for Previously Permitted Development

Description/ITE Code	Units	Type	Units	Weekday ADT		
				ADT Total	ADT In	ADT Out
Single Family Detached (Permitted)	210	DU	15	141	71	70
Total Trips:				141	71	70

Exhibit 4. Trip Generation Summary for Proposed Development

Description/ITE Code	Units	Type	Units	Weekday ADT		
				ADT Total	ADT In	ADT Out
Motel (Proposed)	320	Rooms	54	181	90	91
Total Trips:				181	90	91

Applicant's Narrative Regarding Criteria (8 of 9)

Exhibit 5. Approved PUD vs Permitted Development vs Proposed Development

Description/ITE Code	Units Type	Units	Weekday ADT		
			ADT Total	ADT In	ADT Out
Approved PUD	-	-	255	127	128
Permitted Development	-	-	141	71	70
Proposed Development	-	-	181	90	91

Based on the data in Exhibit 5, the average daily trips have decreased from the previously approved PUD.

Impact to School System

There will be no impact on the Lumpkin County School System, as hospitality use would not qualify guests as eligible for enrollment since there are no permanent residences or long-term rentals.

Impact to Utilities

The proposed Micro Resort can be served by existing water and sanitary sewer infrastructure available to the property, minimizing the need for new utility extensions or significant infrastructure improvements. Additionally, existing utilities, including sanitary sewer and water, are already available in the area, allowing for a straightforward connection to support future development without requiring significant infrastructure expansion.

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

The proposed PUD Amendment aligns with the intent of the comprehensive plan by maintaining a compact development footprint and minimizing land disturbance, consistent with the area's residential character. While the plan designates the site for residential use, the proposed Micro Resort serves as a complementary amenity, integrating seamlessly with the neighboring active adult retirement community. Dahlonega and Lumpkin County, known for their small-town charm and reliance on tourism and the university, continue to evolve as a rural destination. The addition of a wellness-focused hospitality development enhances the region's appeal, attracting visitors and new residents while supporting the local economy. Furthermore, the project connects with the broader parks, recreation, and conservation corridor to the south, tying into the Yahoola Creek Dam and Reservoir conservation area, reinforcing the area's commitment to sustainability and outdoor recreation.

Applicant's Narrative Regarding Criteria (9 of 9)

