

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 21, 2022
5:00 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Regular Meeting held March 7, 2022
 - Executive Session held March 7, 2022
 - b. Approve Appointments of Dawsonville History Museum Board of Directors
8. Employee Recognition

PUBLIC HEARING

9. ZA-C2200130: Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

BUSINESS

10. Modification Request for Improvement to Winner's Circle
11. Event Permit Fee Waiver Request from Dawsonville History Museum
12. Special Event Alcohol Permit Request – Greater Atlanta Auto Auction, April 23, 2022
13. Permit Fees Waiver Request from Dawson County Government
14. Maple Hill Drive Detention Pond
15. Georgia State Patrol Recruiting Day, May 11, 2022
16. ZA-C2200058: Everett Management, LLC has petitioned a zoning amendment for TMP D03 010, Located at 239 Hwy 9 North from HB (Highway Business) to CBD (Central Business District). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on March 7, 2022. City Council for a decision on March 21, 2022.
17. VAR-C2200060: Everett Management, LLC has petitioned to eliminate the 30' foot buffer along the rear and east property lines and reduce the 40' foot setback to 17 feet along the East property line and 20' feet along the rear property line for TMP D03 010, Located at 239 Hwy 9 North. Public Hearing: Planning Commission on December 13, 2021 and City Council on March 7, 2022. City Council for a decision on March 21, 2022. (Postponed by Planning Commission until February 14, 2022.)
18. ZA-C2200111: City of Dawsonville and Mike Eason has petitioned a zoning amendment for TMP 092 020 002, Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.
19. ZA-C2200112: City of Dawsonville and Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041, Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.
20. ZA-C2200119: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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21. HPMA-C2200124: Allen Street Properties, LLC has petitioned a Historic Preservation Map Amendment for a portion of TMP 092B 021, Located at Land Lot 378, 439 and 440 4th District; within the Historic District of Dawsonville. Public Hearing Dates: Historic Preservation Commission on Monday, February 28, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.
22. ANX-C2100043 and ZA-C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville tract 2 with 32.937 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021 – **Tabled from January 20, 2022**

WORK SESSION

STAFF REPORTS

23. Bob Bolz, City Manager
24. Robin Gazaway, Finance Administrator

EXECUTIVE SESSION, IF NEEDED

ADJOURNMENT

The next scheduled City Council meeting is Monday, April 18, 2022

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



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7

SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 03/21/2022

PURPOSE FOR REQUEST:

**CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED
SUPPORTING DOCUMENTS**

- a. Approve Minutes
 - Regular Meeting held March 7, 2022
 - Executive Session held March 7, 2022
 - b. Approve Appointments of Dawsonville History Museum Board of Directors
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- **REGULAR MEETING HELD MARCH 7, 2022**
 - **EXECUTIVE SESSION HELD MARCH 7, 2022**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

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CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 7, 2022
5:00 P.M.

1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 5:01 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utilities Operation Manager Jacob Barr, Planning Director David Picklesimer and Finance Administrator Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation was led by Councilmember Illg. Boy Scout Troop #225 led the pledge.
4. **ANNOUNCEMENTS:** Mayor Eason announced the City received a three-million-dollar grant from the State towards the wastewater treatment plant.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by J. Walden. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a,b,c,d,e,f) made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held February 21, 2022
 - b. Approve Resolution to Adopt the Updated Water Conservation Plan (Exhibit "A")
 - c. Approve Georgia Academy for Economic Development Training for Councilmember Illg
 - d. Approve 2022 Farmers Market Use Agreement
 - e. Approve General Services Agreements with Lead Edge Design Group
 - f. Approve Upgrade to Well and Lift Station Monitoring System
8. **PROCLAMATIONS:** Mayor Eason read the proclamation for Exceptional Children's Week for March 7 -11, 2022 and Employee Appreciation Day on March 4, 2022.
9. **ZA-C2200058:** Everett Management, LLC has petitioned a zoning amendment for TMP D03 010, Located at 239 Hwy 9 North from HB (Highway Business) to CBD (Central Business District). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Planning Director Picklesimer read the zoning amendment request.

Motion to open the public hearing made by W. Illg; second by J. Walden. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. No one spoke in favor or opposition of the request. Motion to close the public hearing made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.
10. **VAR-C2200060:** Everett Management. LLC has petitioned to eliminate the 30' foot buffer along the rear and east property lines and reduce the 40' foot setback to 17 feet along the East property line and 20' feet along the rear property line for TMP D03 010, Located at 239 Hwy 9 North. Public Hearing: Planning Commission on December 13, 2021 and City Council on March 7, 2022. City Council for a decision on March 21, 2022. (Postponed by Planning Commission until February 14, 2022.)

Planning Director Picklesimer read the variance request.

Motion to open the public hearing made by M. French; second by J. Walden. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. The following citizen spoke in favor of the request:

 - Jason Heard, 4110 Heard Ind. Blvd, Cumming – He spoke on behalf of the applicant and is in favor of the variance. He stated they had some issues with encroaching trees on the

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CITY COUNCIL REGULAR MEETING
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neighboring property which is being corrected, as well as an issue with a tarp and some items under it.

Councilmember Illg asked about any complaints from the neighbors; Mr. Heard responded only with the encroaching trees. Mayor Eason asked the Planning Director if he has checked if the property complies with the conditions made by the Planning Commission; he stated yes.

No one spoke in opposition of the request. Motion to close the public hearing made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

11. **ZA-C2200111**: City of Dawsonville and Mike Eason has petitioned a zoning amendment for TMP 092 020 002, Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Mayor Eason recused himself from this request due to it being his rezoning application. Planning Director Picklesimer read the zoning amendment request.

Motion to open the public hearing made by W. Illg; second by M. French. Vote carried unanimously in favor. Councilmember Walden conducted the public hearing. Mike Eason is in favor of the request but reserved his time for anyone who may speak in opposition. No one spoke in opposition of the request. Motion to close the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor.

12. **ZA-C2200112**: City of Dawsonville and Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041, Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Planning Director Picklesimer read the zoning amendment request.

Motion to open the public hearing made by W. Illg; second by J. Walden. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. No one spoke in favor or opposition of the request. Motion to close the public hearing made by M. French; second by J. Walden. Vote carried unanimously in favor.

13. **ZA-C2200119**: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Planning Director Picklesimer read the zoning amendment request.

Motion to open the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. The following citizens spoke in favor of the request:

- Corey Guthrie, 3384 Elliott Family Parkway, Dawsonville – He spoke on behalf of the applicant supporting the request by referring to the City's Comprehensive Plan, other surrounding subdivisions zoned R3, the plan for the community being a conservation style, walking trails, EPD concerns, buffers, amenities and the style of homes.

Councilmember Illg inquired about parking for outside visitors using their trail system; Mr. Guthrie explained the trail system is meant for the residents of the community. Councilmember French asked if the intention was to eventually ask the City to take in the roads; Mr. Guthrie responded yes. French further inquired about what methods of mitigation would be used to deter parking on the streets; Mr. Guthrie spoke about the proposed width of the road and also mentioned the 30' front setback allowing for 2-3 cars to fit in the driveway. He also stated amenity parking will be available. French also asked if the HOA would prohibit on-street parking; Mr. Guthrie believed it would.

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Mike Turner and Keith Adams both signed in to speak in favor but requested to reserve their time to be used in response of the citizens speaking in opposition.

The following citizens spoke in opposition of the request:

- George Beutel, 170 Burt's Crossing Drive, Dawsonville – He stated his overall concern for the traffic and congestion which already exists on Highway 9.

Mayor Eason stated the City has been working with GDOT for many years trying to obtain a roundabout at that intersection to help with the traffic. A recommendation from the Planning Department, if approved, calls for a right turn lane at Perimeter and Hwy 9 or funds would be dedicated for a roundabout.

- Brenda Johnston, 105 Apple Ridge 2, Dawsonville – She stated her concerns about the loss of habitat and wildlife, pollution, traffic, the destruction of streams and the burden on services. She feels this community would create a drastic change of environment and lifestyle for the surrounding residents and strongly recommends leaving the property zoned as R1.
- Gail Smith, 378 Apple Ridge 1, Dawsonville – She spoke against the development and stated there is too much growth too fast. She is concerned with the traffic, the burden on the schools, and the surrounding creeks and streams. She is requesting the property remain zoned as R1.

Mayor Eason announced the allotted time of ten minutes has expired. Motion to extend the public hearing for both sides by ten minutes was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

Mayor Eason stated the City has issued a stop work order at Thunder Ridge due to the erosion and a traffic study was done by GDOT to find resolution to slow down traffic, however, it was found that the roads are capable of handling the speeds at which they are posted. He further stated most of the subdivisions in the area were already approved in previous years by another administration, but this Council is working diligently with developers to try and reduce the number of homes per subdivision to control some of the growth.

- Hal Perry, 408 Apple Ridge 1, Dawsonville – He spoke against the request citing traffic concerns, pollution from fertilizer getting into the surrounding drinking water, overflow of the detention ponds and the breeding of mosquitoes and potential power outages on the lift stations.

Mayor Eason stated the requirements of EPD concerning the management of detention ponds and also spoke about the lift station which is owned by Etowah Water & Sewer Authority, assuming they have a backup in the case of failure. The engineer will address the concerns regarding the mosquitoes and the detention ponds.

- Phyllis Bottoms, 248 Apple Ridge 1, Dawsonville – She stated her concerns about the overall growth of the area, the traffic specifically during school hours and the burden placed on the schools.
- Steve McCaslin, 520 Apple Ridge 1, Dawsonville – He shared his concerns about the potential damage to his drinking water, the traffic, the fish in the surrounding streams, the birds and the wildlife. He implored the Council not to approve the R3 zoning and asked why the City would initiate it unless they were trying to annex their properties into the City.

Mayor Eason clarified that they are not trying to annex the surrounding properties into the City and the property owner is the one who has made the application for the rezoning, not the City; the City only considers the request.

Motion to extend the public hearing for both sides by five minutes made by W. Illg; second by M. French. Vote carried unanimously in favor.

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- Renee Livingstone, 2493 Hwy 9 South, Dawsonville – She cited the City’s zoning map and asked the Council to stick with the current zoning of R1.
- Sarah Jones, 3100 Hwy 9 South, Dawsonville – She agrees with all the other citizens concerns and further stressed the concern with traffic on Hwy 9. She strongly requests the zoning be left as R1 and requests the Council consider capping the number of renters allowed in the community.

Attorney Tallant stated there is a bill in the General Assembly which, if passed, would prohibit local governments from enacting rental restrictions; therefore, until further guidance is provided, an opinion couldn’t be offered on the subject.

- Jamie England, 166 Apple Ridge 1, Dawsonville – She stated she agrees with all the comments made by the previous citizens.

The Mayor and Council invited the following citizens to use their reserved time to speak in favor of the request:

- Mike Turner, 1090 Oak Haven Drive, Roswell – He spoke in favor of the request stating Dawsonville needs rooftops and jobs and the proposed community will have a positive impact on the City.
- Corey Guthrie, 3384 Elliott Family Parkway, Dawsonville – He spoke about the water quality and detention pond concerns; assuring the public he is bound by Federal, State and Local requirements when they are constructed. He also addressed the lift station concerning citing a plan to have a back up lift station and/or generator in place to prevent any overflow issue.
- Keith Adams, 110 Village Trail, Woodstock – He spoke on behalf of the builder and provided information about the R2 vs. R3 zoning, the conservation area planned within the community, the traffic concerns and the buffers they will be providing to protect sensitive areas.

Councilmember French thanked everyone for showing up to share their opinion.

Motion to close the public hearing made by M. French; second by J. Walden. Vote carried unanimously in favor.

- 14. HPMA-C2200124:** Allen Street Properties, LLC has petitioned a Historic Preservation Map Amendment for a portion of TMP 092B 021, Located at Land Lot 378, 439 and 440 4th District; within the Historic District of Dawsonville. Public Hearing Dates: Historic Preservation Commission on Monday, February 28, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Planning Director Picklesimer read the Historic Preservation map request.

Motion to open the public hearing made by C. Phillips; second by W. Illg. Vote carried unanimously in favor. Mayor Eason conducted the public hearing.

The following citizens spoke in favor of the request:

- Mike Turner, 1090 Oak Haven Drive, Roswell – He stated his reasons for requesting to remove the Historic Preservation overlay. They include the property being vacant and having no significant historic value, the need for matching homes within the subdivision being planned for the property and his plans to develop the road frontage piece as commercial.

Mayor Eason asked about the size of the property going into the subdivision; Mr. Turner stated approximately forty acres. Mayor Eason also asked about the entrances; Mr. Turner stated they are proposing Howser Mill Road, Route 9 and/or Tucker Ave and Harry Melling Street. He further stated

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the commercial business would face Hwy 53. Councilmember Illg asked how many acres will be proposed as commercial; Mr. Turner approximated one and half to two acres.

- Angie Smith, 224 Howard Avenue, Dawsonville – She spoke as the Chairperson for the Historic Preservation Commission (HPC) and explained their role to keep the Historic District design intact. Therefore, the Commission requests the overlay remain on the parcel facing Route 53 and intended for commercial use so that the design is in line with existing properties surrounding it within the Historic District. She further stated the part of the property intended for housing, does not need to remain in the Historic District since they will not be visible from the road. She requests the City Council consider the HPC’s recommendation.

Mayor Eason inquired about the size of the property to be left in the Historic District; Attorney Tallant stated it was approximately 1.8 acres. Councilmember French expressed his gratitude to the HPC members regarding their thoughtfulness and commitment to both the Commission and the request before them.

Mike Turner also expressed his gratitude to the HPC to keep the integrity of the Historic District intact and accepts their recommendation.

Motion to close the public hearing made by M. French; second by W. Illg. Vote carried unanimously in favor.

EXECUTIVE SESSION:

At 6:50 p.m. a motion to close regular session and go into executive session for pending and/or potential litigation was made by J. Walden; second by M. French. Vote carried unanimously.

At 6:58 p.m. a motion to close executive session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

Motion to resume regular session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

ADJOURNMENT:

At 6:59 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously.

Approved this 21st day of March 2022.

By: CITY OF DAWSONVILLE

Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

John Walden, Councilmember Post 3

**MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, March 7, 2022
5:00 P.M.**

Mark French, Councilmember Post 4

Attested: _____
Beverly A. Banister, City Clerk

DRAFT

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, Councilmember John Walden, Councilmember Caleb Phillips, Councilmember William Illg, and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on March 7, 2022.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 6:50 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

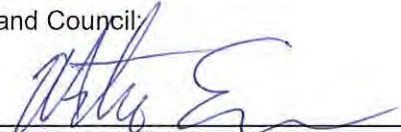
Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other _____ as provided in: _____.

This 7th day of March; By the City of Dawsonville, Mayor and Council:



Mike Eason, Mayor



Caleb Phillips, Councilmember Post #1



William Illg, Councilmember Post #2

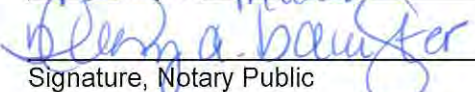


John Walden, Councilmember Post #3



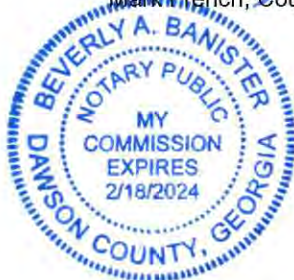
Mark French, Councilmember Post #4

Sworn to and subscribed before me this
7 day of March, 20 22.



Signature, Notary Public

My Commission expires: Feb 18, 20 24



RESOLUTION R2022-01

**A RESOLUTION OF THE CITY OF DAWSONVILLE
ADOPTION OF WATER CONSERVATION PLAN**

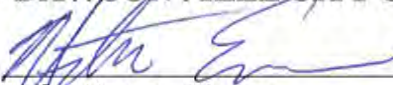
WHEREAS the City of Dawsonville realizes the need to update its water conservation plan to protect the natural resources of the City and comply with Georgia Environmental Protection Division guidelines for permitting groundwater withdrawals, and

WHEREAS the City has authorized the updated Water Conservation Plan for the City of Dawsonville dated February 2022,

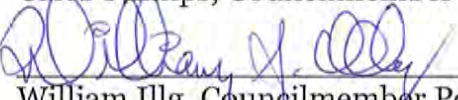
WE HEREBY RESOLVE to adopt the Water Conservation Plan for the City of Dawsonville dated February 2022, as prepared by Turnipseed Engineers.

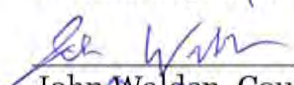
THIS RESOLUTION was passed by a vote of 4 to 0 at a City Council Meeting held March 7, 2022.

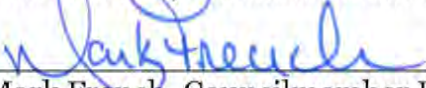
MAYOR AND DAWSONVILLE CITY COUNCIL

By: 
Mike Eason, Mayor

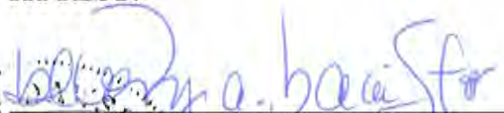

Caleb Phillips, Councilmember Post 1


William Illg, Councilmember Post 2


John Walden, Councilmember Post 3


Mark French, Councilmember Post 4

ATTEST:


Beverly A. Banister, City Clerk





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

SUBJECT: APPROVE APPOINTMENTS OF DAWSONVILLE HISTORY MUSEUM BOARD OF DIRECTORS

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL OF THE FOLLOWING NEW APPOINTMENTS TO THE DAWSONVILLE HISTORY MUSEUM BOARD OF DIRECTORS:

- **CHERYL CAPWELL – 3 YEAR TERM: 01/01/2022 – 12/31/2024**
- **JAMES BEARDEN – 3 YEAR TERM: 01/01/2022 – 12/31/2024**

TO REQUEST APPROVAL OF REORGANIZATION OF CURRENT BOARD MEMBERS TERMS TO ADHERE TO NEW BYLAWS REGARDING TERMS OF OFFICE:

- **FAYE ABERCROMBIE – 3 YEAR TERM: 01/01/2022 – 12/31/2024**
 - **SCOTT ADAMS – 3 YEAR TERM: 01/01/2022 – 12/31/2024**
 - **CALVIN BYRD – 3 YEAR TERM: 01/01/2022 – 12/31/2024**
 - **GORDON PIRKLE – 1 YEAR TERM: 01/01/2022 – 12/31/2022**
 - **DAVID SOSEBEE – 1 YEAR TERM: 01/01/2022 – 12/31/2022**
-

HISTORY/ FACTS / ISSUES:

- **CITY COUNCIL APPROVED TWO ADDITIONAL BOARD MEMBERS IN 2021 TO SERVE ON THE MUSEUM'S BOARD OF DIRECTORS. DUSTIN HEARD APPOINTED IN FEBRUARY AND PREVIOUS DIRECTOR LINDA DINSMORE RESIGNED IN FEBRUARY**
 - **MUSEUM AMENDED THEIR BYLAWS WITH STAGGERED TERMS FOR MEMBERS AND TO DEFINE TERMS STARTING IN JANUARY AND ENDING IN DECEMBER**
 - **VETTING FOR NEW MEMBERS COMPLETED BY DONNA; ALL REQUIREMENTS HAVE BEEN MET**
 - **BOARD OF DIRECTORS REQUESTED APPROVAL AT THEIR 03/15/2022 MEETING**
-

REQUESTED BY: Beverly Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO RECOGNIZE AND PRESENT THE FOLLOWING:

- FEBRUARY 2022 EMPLOYEE OF THE MONTH
 - SERVICE AWARDS FOR THE MONTH OF MARCH
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



City of Dawsonville

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

Zoning Amendment
Application

Application#: ZA C2200130
Applicant Name(s): Shiloh and Shiloh LLC
Address: 1870 Washington Street City: Jefferson GA Zip: 30549
Cell Phone: [redacted] Email: [redacted] Date: 2.8.2022

Property Address: 41 + 68 Dan Roper Lane
Directions to Property from City Hall: Hwy 9 South

Tax Map Parcel #: D02 006, D02 005 Current Zoning: PCS
Land Lot(s): 508 District: 4th Section: 1
Subdivision Name: Lot#

Acres: 1.00 Current use of property: Apartments
Has a past request of Rezone of this property been made before? yes If yes, provide ZA# 02-25 file 630 R3, 99-32 file 633 R1

The applicant request:
Rezoning to zoning category: R6 Conditional Use permit for:
Proposed use of property if rezoned: Remain the same
Residential #of lots proposed: Minimum lot size proposed (Include Conceptual Plan)
Amenity area proposed, if yes, what
If Commercial: total building area proposed: (Include Conceptual Plan)
Utilities:(utilities readily available at the road frontage): Water Sewer Electric Natural Gas
Proposed Utilities:(utilities developer intends to provide) Water Sewer Electric Natural Gas
Road Access/Proposed Access: (Access to the development/area will be provided from)
Road name: Type of Surface:

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

Signature of Applicant [Signature] Date: 2/8/22

Table with 2 columns: Office Use Only (Date Completed Application Rec'd: 02 08 2022, Date of Planning Commission Meeting: 03.14.2022, Date of City Council Meeting: 03.21.2022, Date of City Council Meeting: 04.18.2022, Approved by Planning Commission: YES NO) and Nonconforming Note (Amount Paid: \$ CK Cash, Dates Advertised: 2.23.2022, Rescheduled for next Meeting, Approved by City Council: YES NO, Postponed: YES NO Date)

FEB 08 2022 BY: SH



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Shiloh and Shiloh, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) DD2 006 DD2 005 H1 + 68 Dan Roper Lane as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Michael Carr
Signature of Applicant or Agent [Signature] Date 2/8/22
Mailing Address 1870 Washington Street
City Jefferson State GA Zip 30549

Sworn and subscribed before me on this
8th day of February 20 22

[Signature]
Notary Public, State of Georgia

My Commission Expires: 10/26/2025



Notary Seal



City of Dawsonville

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

**Zoning Amendment
Adjacent Property Owners**

Application # ZA C2200130 TMP#: D02 006 , D02 005

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # D04 010 1. Name(s): Raymond Gilleland
Address: P.O. Box 157
Dawsonville GA 30534

TMP # D02 027 2. Name(s): ABBA House
Address: P.O. Box 1480
Dawsonville GA 30534

TMP # D02 004 3. Name(s): Raymond Gilleland
Address: P.O. Box 157
Dawsonville, GA 30534

TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.

Planning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 3/16/2022

To: Mayor and Council

Reference: ZA C2200130 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Post 2 William Illg Council district.
2. The city is requesting to rezone property from PCS district (Planned Conservation Subdivision District) to R6 district (Multiple Family Residential District).
3. Rezoning is for 1 acre.
4. The subject property adjoins city R3 zoning district to the south, city R3 zoning district to the west, city R3 zoning district to the east and city HB zoning district to the north.
5. 2018 comprehensive plan character area proposes commercial use.
6. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R6 (Multiple Family Residential District) to avoid future non-conforming zoning.
7. Planning Commission approved the request on 3/14/22 without conditions.

David Picklesimer
Planning Director

Planning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 2/9/2022

To: Planning Commission

Reference: ZA C2200130 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in vacant Post 2 commission district.
2. The city is requesting to rezone property from PCS district (Planned Conservation Subdivision District) to R6 district (Multiple Family Residential District).
3. Rezoning is for 1 acre.
4. The subject property adjoins city R3 zoning district to the south, city R3 zoning district to the west, city R3 zoning district to the east and city HB zoning district to the north.
5. 2018 comprehensive plan character area proposes commercial use.
6. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R6 (Multiple Family Residential District) to avoid future non-conforming zoning.



David Picklesimer
Planning Director

Filed in Office: 02/08/2016 11:30AM
Deed Doc: QCD
Bk 01183 Pg 0431-0432
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422016000173

RETURN TO: Robert T. Prior, Prior, Daniel & Wiltshire, 288 South Main Street, Madison, Georgia 30650

STATE OF GEORGIA §
COUNTY OF OCONEE §

Title not searched or
certified by Prior, Daniel &
Wiltshire, LLC

QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of February, 2016, between

MICHAEL CARR & ASSOCIATES, INC.,
A GEORGIA CORPORATION

with its principal place of business at 821 Jett Roberts Road, Jefferson, Georgia 30549
(hereinafter called "Grantor") and

SHILOH AND SHILOH, LLC,
A GEORGIA LIMITED LIABILITY COMPANY

with its principal place of business 1870 Washington Street, Jefferson, Georgia 30549
(hereinafter called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does bargain, sell, remise, release and forever QUITCLAIM unto the said Grantee, all the right, title, interest, claim, or demand, whatever the same may be, which the Grantor has or may have in and to that certain property described as follows:

All that tract and parcel of land lying and being in the City of Dawsonville, Dawson County, Georgia, and being in the 4th District, 1st Section of Dawson County, Georgia, containing 0.5 acres, more or less, as shown on a plat prepared by Henry Grady Jarard, Surveyor, dated May 17, 1978, as recorded in Plat Book

7, Page 177, Dawson County, Georgia Records. Which Plat is incorporated herein and made a part hereof by reference.

Also, all that tract or parcel of land lying and being in the City of Dawsonville, Dawson County, Georgia and being in the 4th District, 1st section of Dawson County, Georgia, and containing 0.50 acres, more or less, as shown on a plat prepared by Henry Grady Jarrard, dated May 17, 1978, as recorded in Plat Book 9, Page 8, Dawson County, Georgia Records. Which Plat is incorporated herein and made a part hereof by reference.

Also, included in this conveyance is the non-exclusive easement for ingress and egress, which is fully described in the Deed from Jimmy Jenkins to Lillian Sheriff, dated July 3, 1978 and recorded in Deed Book 44, Page 119-120, Dawson County, Georgia Records.


TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said Property unto the said Grantee, so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal the day and year first above written.

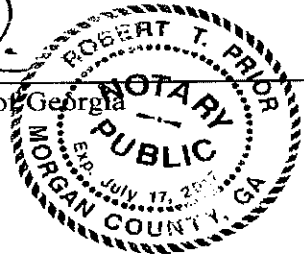
Signed, sealed and delivered in the presence of:

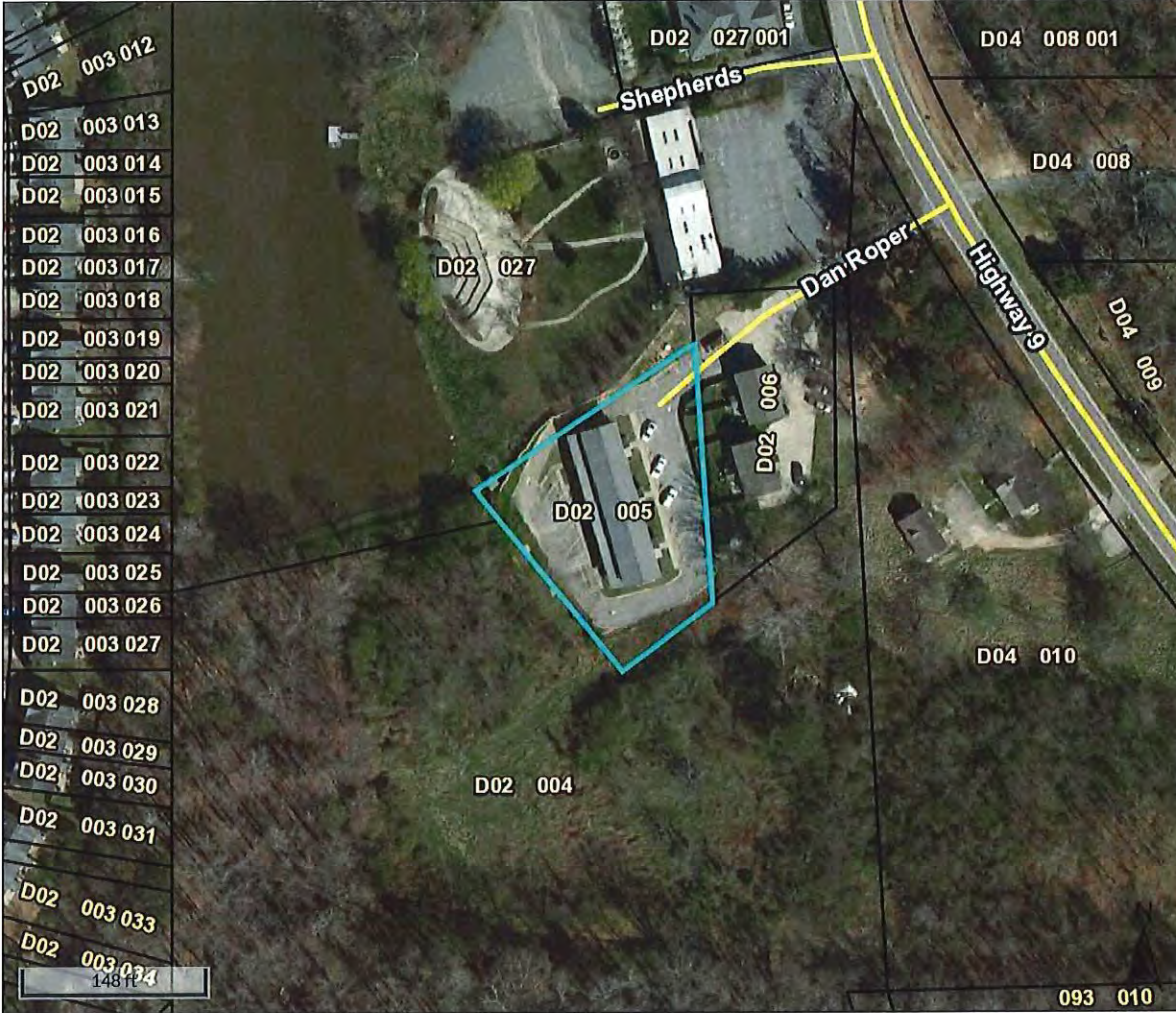
GRANTOR:
MICHAEL CARR & ASSOCIATES, INC.


Unofficial Witness

By:  (SEAL)
Michael Carr, Its President


Notary Public, State of Georgia





Overview



Legend

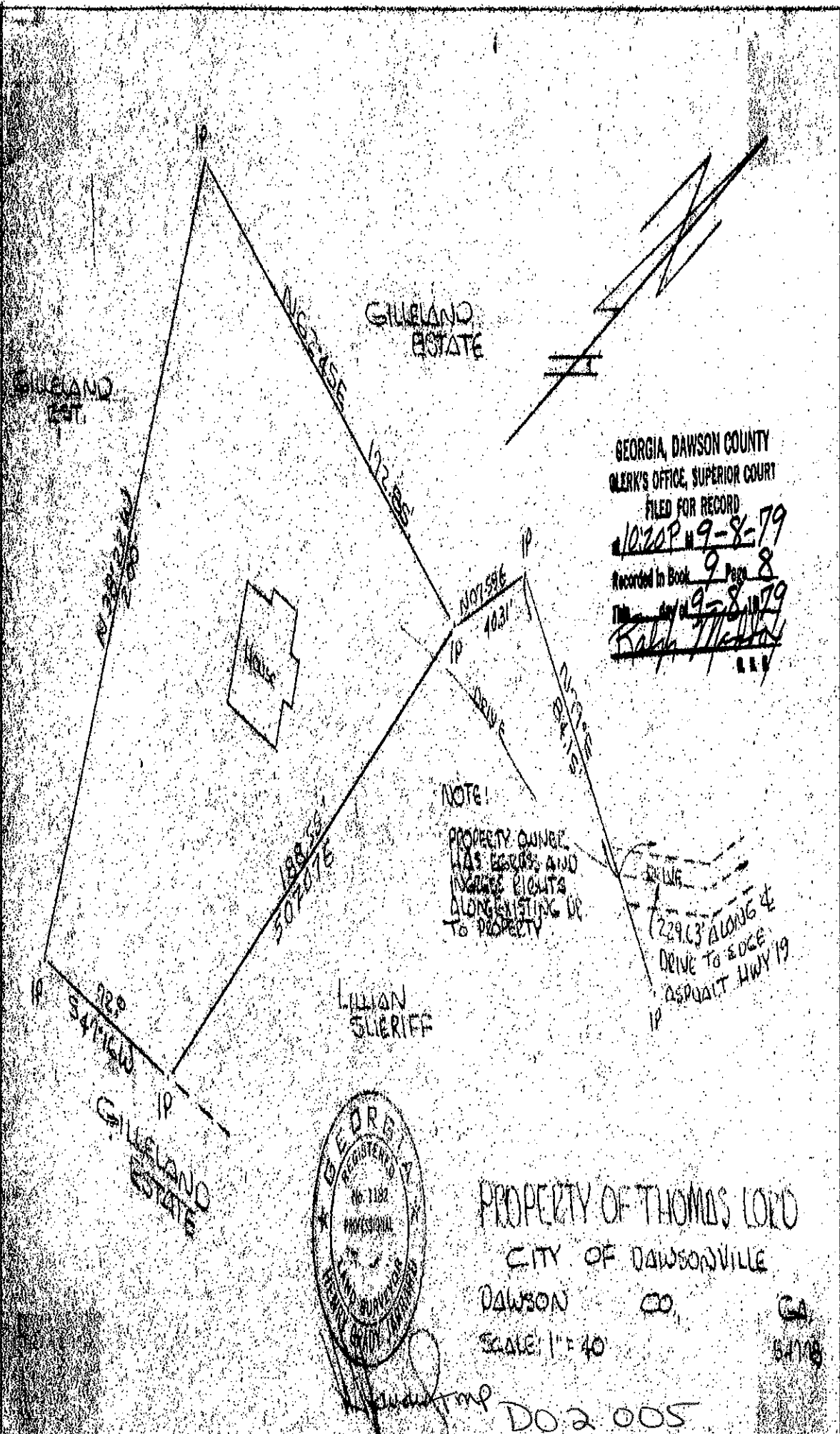
□ Parcels

Parcel ID: D02 005
Alt ID: 61
Owner: SHILOH AND SHILOH LLC
Acres: 0.5
Assessed Value: \$549300

Date created: 2/1/2022
Last Data Uploaded: 1/31/2022 10:54:51 PM

Developed by  Schneider
GEO SPATIAL

8



GILBLAND EST.

GILBLAND ESTATE

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 10:20 P 9-8-79
 Recorded in Book 9 Page 8
 The day of 9-8-79
 Ralph M. [Signature]
 CLK

NOTE:
 PROPERTY OWNER
 HAS EGRESS AND
 INGRESS RIGHTS
 ALONG EXISTING DR.
 TO PROPERTY

EXISTING DRIVE TO EDGE OF ASPHALT HWY 19

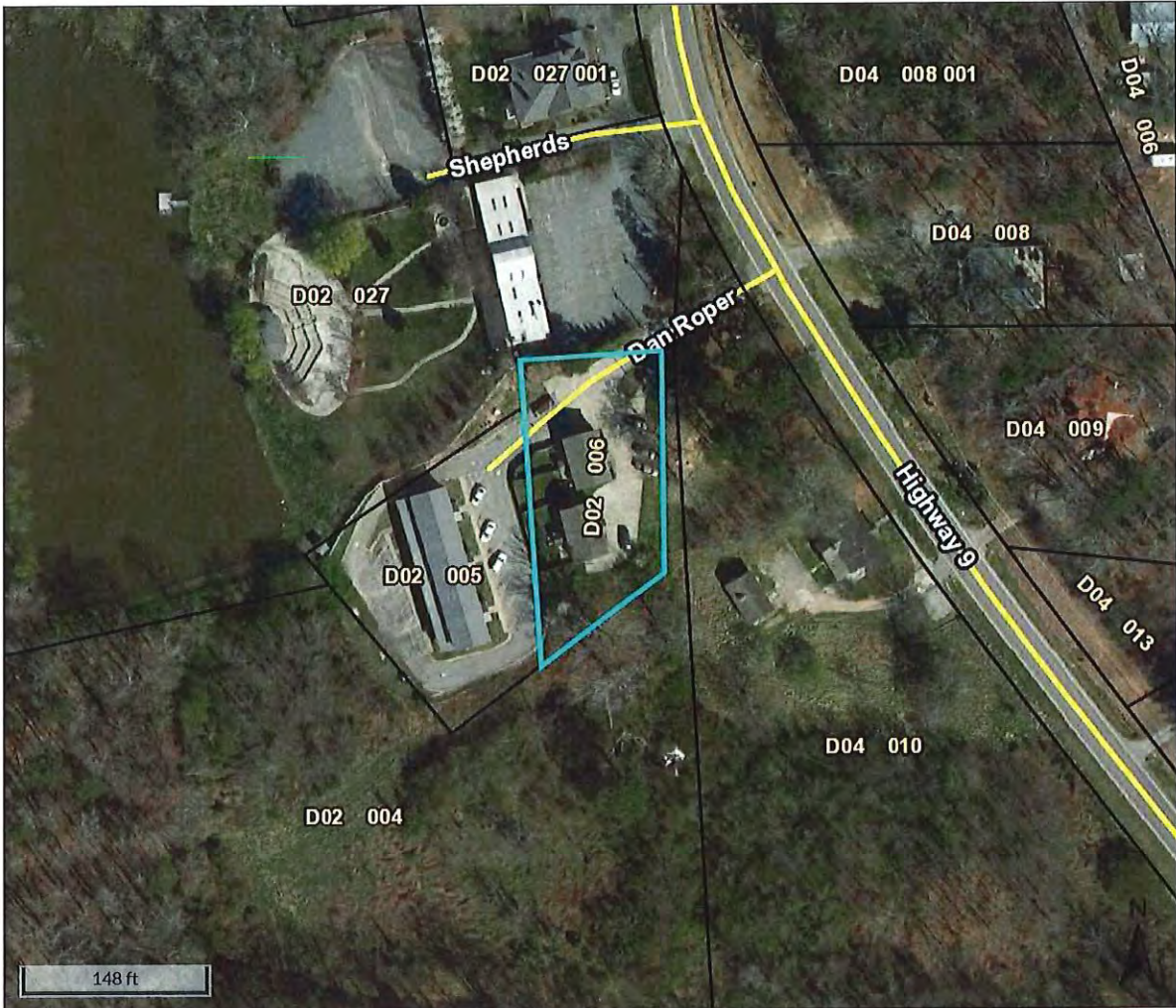


PROPERTY OF THOMAS LORD
 CITY OF DAWSONVILLE
 DAWSON CO, GA

SCALE: 1"=40'

64178

DO 2 005



Legend
□ Parcels

Parcel ID: D02 006
Alt ID: 62
Owner: SHILOH AND SHILOH LLC
Acres: 0.5
Assessed Value: \$347000

Date created: 2/1/2022
Last Data Uploaded: 1/31/2022 10:54:51 PM

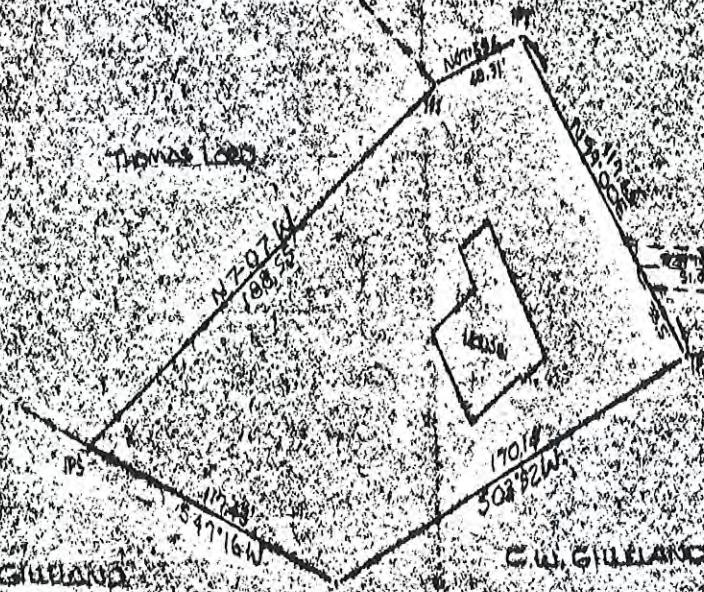
Developed by  Schneider
GEOSPATIAL

Georgia, Dawson County

RECORDED IN PLAT BOOK 7 PAGE 177

GILLELAND EST

THOMAS LOOS



C. W. GILLELAND

PROPERTY OF LEECUM SHERIFF
CITY OF RANSONVILLE

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT

FILED FOR RECORD
of 9:25 A.M. 6-3-78

Recorded in Book 7 Page 177

this day of 6-3 1978

Ralph Maddox, Clerk
RALPH MADDOX, CLERK

DAWSON
SCALE 1" = 40'

CS

CS

6-17-78



Tmp D02006

City of Dawsonville
July 19, 2004
Called Council Meeting Minutes

Mayor Cox called the meeting to order.

Roll Call: Those present were Council Member Jonathan Cox, Council Member Tim Wimpey, Council Member Mike A. Wilson, Council Member Mike Sosebee, City Clerk, Jessie Layne, Fred Youngman, and Attorney Dana Miles.

Invocation and Pledge: Mayor Cox led the invocation and pledge.

Approval of Minutes: A motion was made by Mike Sosebee to approve the minutes from the July 5, 2004 Council Meeting and the minutes from the called work session held on July 12, 2004. Mike Wilson seconded the motion. Motion carried unanimously.

Old Business: The City Attorney called the public hearing to order for the final reading of the proposed Zoning Ordinance and Zoning Map. The City Attorney stated that this was the third and final hearing on the proposed Zoning Ordinance and Zoning Map. Two public hearings have already been held.

Mayor Cox stated that he had told Dave Smitz, with Marathon Land Company, that the minimum lot size would be 7,200 sq. ft. and that the street pavement width would be 24 feet wide. Fred Youngman, Chairman of the Planning and Zoning Commission, stated that the minimum lot size in the proposed Zoning Ordinance is 7,500 sq. ft. The minimum street pavement width in the Development Regulations is 28 feet wide.

A motion was made by Tim Wimpey to accept the Zoning Ordinance as written and the Zoning Map with two changes. Mike Wilson seconded the motion. Motion carried unanimously. Mayor Cox stated that he wanted the record to show that he was opposed to the adoption of the Zoning Ordinance as is.

Dave Smitz, with Marathon Land Company, asked the Council to approve his amended preliminary plan for the mixed-use development on Highway 53 West. Mr. Smitz stated that type A lots would have 9,000 sq. ft. with 20 feet front setbacks, 7 feet side setbacks, and 20 feet rear setbacks. Type B lots would have 7,200 sq. ft. with 20 feet front setbacks, 5 feet side setbacks, and 20 feet rear setbacks. Type C lots would be town homes.

Mr. Smitz stated that the density might change but not to exceed 3 houses per acre. Mr. Smitz stated that he was under the impression that the site plan had been approved at the rezoning of the property. The City Attorney stated that the City Council had approved the rezoning of the property for a mixed-use development. The site plan specifics were not approved.

Fred Youngman gave each Council Member a write up of what Mr. Smitz needed to do to bring his development into compliance with the new Zoning Ordinance and Development Regulations.

Tim Wimpey made a motion to deny the variance. Seconded by Mike Wilson.

Mike Sosebee asked the Mayor for his opinion. Mayor Cox stated that Mr. Smitz had done everything that he had asked him to do. The Mayor stated that nothing is written in stone and that was the reason for granting variances.

Jonathan Cox stated that the 7,500 sq. ft. lots would stand and that 5 feet side setbacks between homes are just to close.

Dave Smitz asked that his request be tabled until a topo can be done. When the topo is finished, the exact density can be calculated.

Mike Sosebee made a motion to table the variance request until the August 2, 2004 meeting. Jonathan Cox seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to lift the moratorium on all annexations and rezoning. Tim Wimpey seconded the motion. The motion carried unanimously.

New Business: Hubert Tinsley asked for a variance from a thirty-foot driveway to a fifteen-foot driveway for lots 1A, 2A, 3A, 4A, 4B, 5B, 33B, 34B, 35B, and 6B at Maple Heights Subdivision.

Tim Wimpey made a motion to approve the driveway variances with the stipulation that Mr. Tinsley filled out all of the necessary paperwork. Jonathan Cox seconded the motion. Motion carried unanimously.

Mike Wilson made a motion to approve a Safety Policy. Mike Sosebee seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to accept the bid from Middle Georgia Water Systems to drill the existing Maple street well 200 feet and replace the 6 inch PVC casing with 8inch steel casing. Mike Sosebee seconded the motion. Motion carried unanimously.

Mayor's Report: None

Public Comment: None

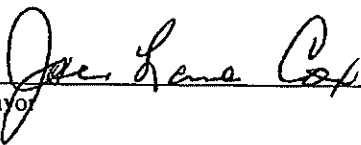
Executive Session: Tim Wimpey made a motion to go into executive session to discuss personnel issues. Jonathan Cox seconded the motion. Motion carried unanimously. The City Clerk was asked to leave the room.

Tim Wimpey made a motion to come out of executive session. Mike Sosebee seconded the motion. Motion carried unanimously.


Jonathan Cox made a motion to go back into regular session. Mike Sosebee seconded the motion. Motion carried unanimously.

Tim Wimpey made a motion to approve the action that was discussed during the work session pertaining to personnel issues. Mike Wilson seconded the motion. Motion carried unanimously.

Tim Wimpey made a motion to adjourn the July 19, 2004 Called Council Meeting. Mike Sosebee seconded the motion. Motion carried unanimously. The meeting adjourned at 9:00 p.m.



Mayor



Attest
Minutes taken by: Betty Clark

Planning and Zoning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

VIA CERTIFIED MAIL 9590940251699122347333

December 9, 2021

Shiloh and Shiloh LLC
1870 Washington Street
Jefferson, GA 30549

Dear Property Owner(s):

During a recent audit conducted in the Planning and Zoning Department, there were some discrepancies discovered on the 2018 Zoning Map in comparison to the official recorded minutes of the City Council. Unfortunately, your property is included in this discrepancy and is nonconforming. What does this mean? Nonconforming is when your property/structure is not in accordance with the zoning ordinance.

Your property located at TMP D02 005 and D02 006; 41 and 68 Dan Roper Lane is currently zoned PCS (Planned Conservation Subdivision) per City Council recorded minutes (*enclosed*) and the 2018 zoning map shows R-6 (Multiple Family Residential). In an attempt to correct this issue, the City is initiating a zoning amendment at no cost to the property owner. Please sign the enclosed zoning application form and return it no later than January 14, 2022.

Should you feel that this is an error and have official documentation stating otherwise, please contact Stacy Harris at 706.203.4923 or stacy.harris@dawsonville-ga.gov.

Kindest regards,

Stacy Harris, Zoning Administrative Assistant

Emailed 1.11.2022.

City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

ZA-C2200130: Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

VAR-C2200128: Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to 2 feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Date: Planning Commission on March 14, 2022.

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

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

PER PLAT RECORDED IN PLAT BOOK 48, PAGE 41, DAWSON COUNTY, GEORGIA RECORDS.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **5792 Elliott Family Pkwy, Dawsonville, GA 30534** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Gregory D. Young or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Gregory Young

Gregory Young & Pite, LLP, 15 Piedmont Center 3575 Piedmont Road, N.E., Suite 1000, Atlanta, Georgia 30305, (404) 994-7637.

1-800-23224A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

104960 2/23,3/2,9,16

Public Hearings

Notice of Public Hearing

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

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

104988 2/23

Public Notice:

The Dawson County Planning Commission will hear public input in regards to the Dawson County 400 Corridor Guidelines Alternate Architectural Designs at 6:00 p.m. March 15th 2022 and the Dawson County Board of Commissioners will hear public input on March 17th 2022 following the 4 p.m. Work Session at the regularly scheduled Voting Session meeting in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:

If you have any questions or concerns regarding this or need special accommodations please contact Harmony Gee, Zoning Administrator at 706-344-3500, ext. 42336. All interested parties are invited to attend and be heard.

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.

104988 2/23

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Jennifer Burt
Judge of the Probate Court
By Tammy Chester
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
706-344-3580

104431 2/9,16,23,3/2

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ROBERT C. FULLER DECEASED ESTATE NO. 2022-ES-32 PETITION FOR LETTERS OF ADMINISTRATION NOTICE LORRAINE A. FULLER

has petitioned to be appointed administrator(s) of the estate of ROBERT C. FULLER deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 21, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Jennifer Burt
Judge of the Probate Court
By Tammy Chester
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
706-344-3580

104915 2/23,3/2,9,16

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: DONNA ELAINE JONES DECEASED ESTATE NO. 2022-ES-12 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: GINA MARTIN has petitioned to be appointed administrator(s) of the estate of DONNA ELAINE JONES, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of

PRIVATE
PARKING

**PUBLIC NOTICE
ON ZONING**

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

THE APPLICATION IS FOR:
ZA-C2200130

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION	CITY COUNCIL
DATE 03.14.2022	DATE 03.21.2022
TIME 5:30pm	TIME 5:00pm

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3258

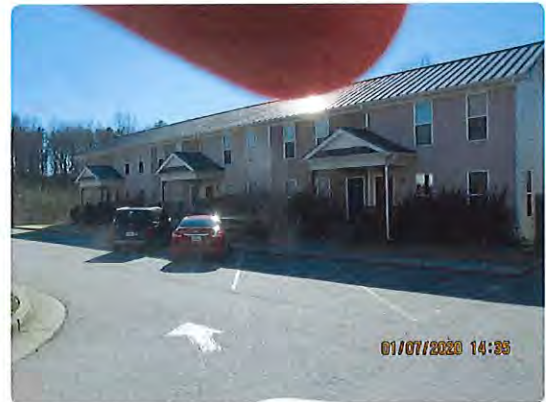
THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

qPublic.net™ Dawson County, GA

Summary

Parcel Number D02 005
 Location Address 68 DAN ROPER LANE
 Legal Description LL 508 LD 4-1
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.663
 Acres 0.5
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District 508 /

[View Map](#)



Owner

[SHILOH AND SHILOH LLC](#)
 1870 WASHINGTON STREET
 JEFFERSON, GA 30549

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	4	0.5

Commercial Improvement Information

Description Multi Residence-D-Avg
 Value \$297,800
 Actual Year Built 2008
 Effective Year Built 2008
 Square Feet 3120
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Galvanized Metal
 Interior Walls Sheetrock
 Floor Construction Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Incandescent Fix.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-C-Avg
 Value \$194,800
 Actual Year Built 2008
 Effective Year Built 2008
 Square Feet 3120
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Galvanized Metal
 Interior Walls Sheetrock
 Floor Construction Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMMERCIAL SITE VALE(10000)	2008	1x1 / 1	0	\$10,000
Paving: Asphalt	2008	20x300 / 11000	0	\$15,400

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2016	1183 431	7 177	\$0	Gift	MICHAEL CARR & ASSOCIATES INC	SHILOH AND SHILOH LLC
7/26/2013	1088 515	7 177	\$625,000	Multi-Improved (ALT)	FIRST CITIZENS BANK OF GEORGIA	MICHAEL CARR & ASSOCIATES INC
4/3/2012	1022 409	7 177	\$0	Foreclosure (non ALT)	DURHAM BARBARA A	FIRST CITIZENS BANK OF GEORGIA
3/12/2008	864 121	7 177	\$0	Quitclaim (non ALT)	DURHAM BARBARA A	CIRCLE D CONTRACTORS INC
3/12/2008	864 120	7 177	\$0	Quitclaim (non ALT)	RIBBA INVESTMENTS LLC	DURHAM BARBARA A
2/29/2008	864 119	7 177	\$0	Quitclaim (non ALT)	DURHAM BARBARA A	RIBBA INVESTMENTS LLC
6/22/2007	817 525	7 177	\$402,500	Part	MCNALLY DAVID	DURHAM BARBARA A
8/26/2002	459 1	9 8	\$36,000	Fair Market Sale (Improved)	ROPER DAN	MCNALLY DAVID
11/2/1999	325 524	9 5	\$0	Quitclaim (non ALT)	ROPER DAN & EDNA STE	ROPER DAN
10/7/1999	323 235	9 8	\$0	Kin/Related	ROPER DAN	ROPER DAN & EDNA STE
9/8/1979	48 738	9 8	\$10,000	Fair Market Sale (Improved)	JENKINS JIMMY	ROPER DAN
4/1/1978	43 478	9 8	\$15,000	Fair Market Sale (Improved)		JENKINS JIMMY

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$544,400	\$439,840	\$439,840	\$439,840	\$407,050
Land Value	\$31,300	\$26,400	\$10,490	\$10,490	\$10,490
+ Improvement Value	\$492,600	\$492,600	\$410,970	\$410,970	\$410,970
+ Accessory Value	\$25,400	\$25,400	\$18,380	\$18,380	\$18,380
= Current Value	\$549,300	\$544,400	\$439,840	\$439,840	\$439,840

Photos



Sketches

Summary

Parcel Number D02 006
 Location Address 41 DAN ROPER LANE
 Legal Description LL 508 LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.663
 Acres 0.5
 Neighborhood RL-ST - Dawsonville (311000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[SHILOH AND SHILOH LLC](#)
 1870 WASHINGTON STREET
 JEFFERSON, GA 30549

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	4	0.5

Residential Improvement Information

Style Multi Family (Triplex/Quads)
 Heated Square Feet 2080
 Interior Walls Sheetrock
 Exterior Walls Cement Fiber Siding
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2002
 Roof Type Architectural Shingles
 Flooring Type Carpet/Vinyl/Linolm
 Heating Type Central Heat/AC
 Number Of Rooms 12
 Number Of Bedrooms 4
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 2
 Number Of Plumbing Extras 4
 Value \$151,600
 Condition Average

Style Multi Family (Triplex/Quads)
 Heated Square Feet 2080
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2003
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Vinyl/Linolm
 Heating Type Central Heat/AC
 Number Of Rooms 12
 Number Of Bedrooms 4
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 2
 Number Of Plumbing Extras 4
 Value \$155,700
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Concrete	2003	0x0 / 6300	0	\$12,000
Homesite Imp: 3 Avg	2003	0x0 / 1	0	\$5,000
Homesite Imp: 3 Avg	1999	0x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2016	1183 431	7 177	\$0	Gift	MICHAEL CARR & ASSOCIATES INC	SHILOH AND SHILOH LLC
7/26/2013	1088 515	98	\$625,000	Multi-Improved (ALT)	FIRST CITIZENS BANK OF GEORGIA	MICHAEL CARR & ASSOCIATES INC
3/12/2008	864 121	98	\$0	Quitclaim (non ALT)	DURHAM BARBARA A	CIRCLE D CONTRACTORS INC
3/12/2008	864 120	98	\$0	Quitclaim (non ALT)	RIBBA INVESTMENTS LLC	DURHAM BARBARA A
2/29/2008	864 119	98	\$0	Quitclaim (non ALT)	DURHAM BARBARA A	RIBBA INVESTMENTS LLC
6/22/2007	817 525	98	\$402,500	Part	MCNALLY DAVID D/B/A	DURHAM BARBARA A
3/31/1999	303 617	7 177	\$21,500	Improved After Sale	TANNER TIMBER COMPAN	MCNALLY DAVID D/B/A
4/14/1997	239 12	7 177	\$16,100	Bank Sale (non ALT)	SEWELL TONY ALBERT	TANNER TIMBER COMPAN
12/20/1984	77 406	7 177	\$21,000	Fair Market Sale (Improved)	SHERIFF LILLIAN	SEWELL TONY ALBERT
6/3/1978	44 119	7 177	\$11,000	Fair Market Sale (Improved)	SHERIFF LILLIAN	SHERIFF LILLIAN

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$331,500	\$300,500	\$300,500	\$262,728	\$250,236
Land Value	\$17,700	\$12,900	\$12,900	\$12,900	\$10,490
+ Improvement Value	\$307,300	\$296,600	\$266,100	\$266,100	\$229,752
+ Accessory Value	\$22,000	\$22,000	\$21,500	\$21,500	\$22,486
= Current Value	\$347,000	\$331,500	\$300,500	\$300,500	\$262,728

Photos



Sketches



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: MODIFICATION REQUEST FOR IMPROVEMENT TO WINNERS CIRCLE

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

CINDY ELLIOTT TO PROVIDE AN UPDATE ON OPINION FROM THE ENGINEER

TO CONSIDER REQUEST FROM CINDY ELLIOTT TO MODIFY THE WINNERS CIRCLE TO INCLUDE A COVERED PORTICO AND TO IMPROVE THE EXTERIOR FAÇADE OF THE MUSEUM ENTRANCE

HISTORY/ FACTS / ISSUES:

ITEM WAS TABLED FROM THE 02/07/2022 CITY COUNCIL MEETING IN ORDER TO ALLOW TIME FOR THE MUSEUM TO RECEIVE AN OPINION FROM AN ENGINEER REGARDING THE STABILITY OF THE WINNERS CIRCLE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

SUBJECT: **EVENT PERMIT FEE WAIVER REQUEST FROM DAWSONVILLE HISTORY MUSEUM**

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____

- Funds Available from: _____ Annual Budget _____ Capital Budget _____ Other _____
- Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO CONSIDER FEE WAVIER OF \$50 FOR THE GREATER ATLANTA AUTO AUCTION EVENT PERMIT AS REQUESTED BY CINDY ELLIOTT

HISTORY/ FACTS / ISSUES:

- **SEE ATTACHED LETTER**
- **EVENT TO BE LOCATED AT DAWSONVILLE MUNICIPAL COMPLEX ON SATURDAY, APRIL 23, 2022– STARTS AT 11:00 AM**
- **APPLICANT IS ALREADY PAYING FEE'S FOR THE ALCOHOL SPECIAL EVENT PERMIT.**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS NOT WAIVING THE PERMIT FEE SO AS NOT TO SET A PRECEDENT FOR OTHER NON-PROFITS REQUESTING FEE WAIVERS. CITY IS ALREADY PARTNERING WITH THE MUSEUM BY ALLOWING USE OF THE FARMERS MARKET AT NO CHARGE FOR THIS EVENT.

REQUESTED BY: Bob Bolz, City Manager



Dawsonville City Council-

March 16, 2022

Please accept this letter as a request from the Dawsonville History Museum to waive the event application fee for the joint city, museum and Greater Atlanta Auto Auction event April 23, 2022. We hope this event will be successful and the first of many to come.

With Kind Regards,

Cindy Elliott



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534

(706)265-3256

Payment Due Upon Receipt

INVOICE #
I2200986

INVOICE DATE: 03/15/22

DUE DATE: 04/14/22

████████████████████

GEORGIA RACING HALL OF FAME
 CINDY ELLIOTT
 415 HWY 53 EAST, STE 110
 DAWSONVILLE, GA 30534

LICENSE INFORMATION
 LICENSE ID: L2200504
 NAME: VETERANS DAY CAR SHOW
 LOCATION: 415 HIGHWAY 53 EAST, STE 110

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		PARADE/PUBLIC ASSEMBLY EVENT		
1.0000	M-19	PARADE/PUBLIC ASSEMBLY EVENT	50.000000	50.00
			TOTAL DUE:	\$ 50.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534

INVOICE #: I2200986
 DESCRIPTION: PARADE/PUBLIC ASSEMBLY EVENT
 ACCOUNT ID: ████████████████████
 DUE DATE: 04/14/22
 TOTAL DUE: \$ 50.00

GEORGIA RACING HALL OF FAME
 CINDY ELLIOTT
 415 HWY 53 EAST, STE 110
 DAWSONVILLE, GA 30534



RECEIVED
MAR 14 2022



City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Phone (706)265-3256
Fax # (706)265-4214
Email: Permit.Tech@Dawsonville-ga.gov

Permit Application for:
Parades, Public Assemblies,
Demonstrations, and Rallies
in Public Places

Permit Fee: Nonprofit: \$50.00 For-Profit: \$100.00
A completed application with Permit Fee must be received a minimum of 15 days prior to event.

Request to Waive Permit Fee.

- * Events with alcohol or food Require additional forms & time to process
- * ALL Road Closures must be approved by CC (3 hours or over)

- Name of Event: Greater Atlanta Auto Auction PARADE RALLY OTHER
- Location of Event: GA. Racing Hall of Fame PUBLIC DEMONSTRATION
- Date(s) of Event: April 23rd - 2022 PUBLIC ASSEMBLY
Time of Event: Start: 11:00 a.m./ p.m. End: _____ a.m./ p.m. ROAD CLOSING _____ Hrs.
 NON-PROFIT (please provide 501 (c)(3) Information) PROFIT

4. Provide information listed below for the main contact person responsible for the organization of this event:

Name: <u>Cindy Elliott</u>	Title:
Organization: <u>GA. Racing Hall of Fame</u>	Telephone #: <u>706-216-7223</u>
Email Address: [REDACTED]	Cell Phone #:
Address:	City: State: Zip Code:

5. Provide information listed below for any key personnel involved in coordinating this event. Also, provide information listed below on each officer of the club, organization, corporation or partnership requesting this event. Attach a separate sheet if necessary.

Name:	Title:
Organization:	Telephone #:
E-Mail Address:	
Address:	City: State: Zip Code:

Name:	Title:
Organization:	Telephone #:
E-Mail Address:	
Address:	City: State: Zip Code:

6. Expected number of participants: 1000

7. Physical description of materials to be distributed: Auto Auction
8. How do participants expect to interact with public? _____
9. Route of event: (attach a detailed map of the route) _____

9.a. Number and type of units in parade: _____

9.b. Size of the parade: _____

10. Will any part of this Event take place **outside** the City Limits of Dawsonville? NO

If YES, do you have a permit for the event from Dawson County? _____ Date Issued: _____ * Attach Copy

11. Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event? NO If YES, please explain in detail: _____

12. If road closures are needed, which roads do you anticipate closing and for how long would each be closed? Allen Street in front of Farmer's Market
School Day Car Show

13. List all Prior parades or public assemblies, demonstrations, or rallies in a public place within the city limits of Dawsonville for which you obtained a permit in the last 12 months: (Include dates (month/year) – attach separate sheet, if necessary). School Day Car Show - 9/3/21 - Moonshine Festival 10/21 & 22 2021
Ghost Walk - 10/28

Details: Please outline what your event will involve: (number of people – life safety issues – vendors – cooking – tents – rides – handicap parking – egress) attach separate sheet if necessary.

An auction, food vendors, Arts + Craft vendors, parking for visitors @ school, registration tables
Cars to auction will be staged starting Wednesday April 20th and will remain ~~there~~ behind the CRTOF until Friday after school. The auction will go live ~~at~~ Saturday, April 23rd in the morning.

Please attach a Detailed Route, Lay Out and Site plan.

What participation, if any, do you expect from the City of Dawsonville? _____

What participation, if any, have you arranged from Dawson County Emergency Services? None

What participation, if any, have you arranged from the Dawson County Sheriff Department? 2 officers onsite

Insurance Requirements: (circle that apply)

Sec. 10-25(c) "An applicant for a permit under this ordinance shall obtain liability insurance from an insurer licensed in the State of Georgia for a special event, parade, public assembly, demonstration, rally, footrace, fun run, bicycle race or filming in a public place if one or more of the following criteria exists:"

- (1) The use, participation, exhibition, or showing of live animals;
- (2) The use, participation, exhibition, or showing of automobiles of any size or description, motorcycles, tractors, bicycles, or similar conveyances;
- (3) The use of a stage, platform, bleachers or grandstands that will be erected for the event;
- (4) The use of inflatable apparatus used for jumping, bouncing or similar activities;
- (5) A special event, parade, demonstration, rally, road closing, or other such activity, for which primary attendance (that is, attendance primarily for said special event, parade, demonstration, rally, road closing, or other such activity, and not attendance which is the result of another event) is reasonably expected to meet or exceed one hundred (100) persons;
- (6) The use of roller coasters, bungee jumping or similar activities;
- (7) The use of vendors or concessions; or
- (8) The use of public streets and rights of way. (Required for public street closure or making certain areas exclusively available to the applicant like Main Street Park, City Hall parking lot etc.)

Any applicant required to provide insurance in accord with this section shall provide the City of Dawsonville with a copy of the Certificate of Insurance from an insurer authorized and licensed by the State of Georgia. The City of Dawsonville shall be added as an additional named insured party for the event on the Certificate of Insurance by the carrier. The minimum policy limits shall be \$1,000,000 (one million) per incident and \$2,000,000 (two million) aggregate for the entire event. All cost for insurance and naming the City of Dawsonville as an additional named insured party shall be borne solely by the applicant. Such insurance shall protect the City of Dawsonville from any and all claims for damages to property and/ or bodily injury or death.

Is the Certificate of Liability Insurance attached? Yes No Not applicable to this event

Additional information/comments about liability insurance: _____

Additional information/comments about this application: _____

APPLICANT'S SIGNATURE FOR THE PERMIT APPLICATION; RELEASE & WAIVER OF LIABILITY; AND AGREEMENT FOR FINANCIAL RESPONSIBILITY. PRIOR TO SIGNING, PLEASE READ THE FOLLOWING OR HAVE IT READ TO YOU:

APPLICATION:

OATH: I hereby swear and affirm that the information provided within this application for parade, public assembly, demonstration, or rally is true and correct to the best of my knowledge. In addition, I agree to abide by all regulations of the ordinance and to advise all participants of the conditions of the permit.

RELEASE & WAIVER OF LIABILITY:

The permit holder shall indemnify and hold the City of Dawsonville, Georgia harmless from any claim, demand, or cause of action that may arise from activities associated with the event, including attorney's fees. I acknowledge that I understand this Release, and I hereby agree for myself and on behalf of the Applicant to indemnify and hold harmless the City of Dawsonville, Georgia and its agents, officers, and employees, individually and jointly, from and against any claim for injury (including, but not limited to, personal injury and property damage), loss, inconvenience, or damage suffered or sustained by any individual, including, but not limited to, business owners, patrons, participants of the parade, public assembly, demonstration, or rally, and spectators participating in and/or occurring during the event, unless the claim for injury is caused by intentional misconduct of an individual, agent, officer, or employee of the City of Dawsonville.

AGREEMENT FOR FINANCIAL RESPONSIBILITY:

The undersigned agrees to be solely responsible for cleaning affected areas littered during the activity, provide sufficient parking and storage areas for motor vehicles, provide temporary toilet facilities, and provide other similar special and extraordinary items deemed necessary for the permitted activity by the City of Dawsonville to keep the area of the event safe and sanitary. In no event shall the City of Dawsonville, Georgia require individuals, organizations or groups of persons to provide personnel for normal governmental functions, such as traffic control, police protection, or other expenses associated with the maintenance of public order. If additional requirements are placed on applicants in accordance with this subsection, and those requirements are not met despite assurances by the applicant, then failure to comply with the aforementioned requirements shall be grounds for revocation of the issued permit and/or denial of any subsequent permit requested by the applicant. The City of Dawsonville, Georgia shall be entitled to recover from the applicant the sums expended by the City of Dawsonville, Georgia for extraordinary expenses agreed to but not provided by the applicant.

I further understand that false statements or omission within the application may result in the denial or disqualification of application.

Cindy Elliott
Applicant's Printed Name

Sworn to and subscribed before me
this 14 day of March 2022

Cindy Elliott
Applicant's Signature

Stanislav Zaverukha
Notary Public, State of Georgia

My Commission Expires: March 21, 2023



Stanislav Zaverukha
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
March 21, 2023

APPLICANT'S SIGNATURE FOR CERTIFICATION AND ACKNOWLEDGEMENT OF ROAD CLOSURE(S), TRASH CLEANUP, PARKING PROVISIONS AND PROVIDING TOILET FACILITIES. PRIOR TO SIGNING, PLEASE READ THE FOLLOWING OR HAVE IT READ TO YOU:

ROAD CLOSURES:

Applicant certifies and acknowledges that any road closures scheduled as part of an event will only take place during the time designated for the road closure and that the applicant will not arrive early, fail to clean up or fail to leave promptly after the event so as to interfere with the normal flow of traffic.

Sworn to and subscribed before me
this 14 day of March 2022

[Signature]
Notary Public, State of Georgia

My Commission Expires: March 21, 2023

Cindy K. Elliott
Applicant's Printed Name

[Signature]
Applicant's Signature



Stanislav Zaverukha
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
March 21, 2023

TRASH CLEANUP, PARKING PROVISION AND TOILET FACILITIES:

The applicant shall be responsible for trash cleanup of affected areas littered during the activity and the provision of temporary toilet facilities, as needed.

Based upon review of the application, the city may require that the applicant be responsible for trash cleanup of affected areas littered during the activity for which a permit is sought, the provision of sufficient parking and storage areas for a large influx of motor vehicles occasioned by the permitted activity, provision of temporary toilet facilities, and other similar special and extraordinary items determined to be necessary for the permitted activity based upon the application's contents. In no event shall the city require individuals, organizations or groups of persons to provide personnel for normal governmental functions, such as traffic control, police protection, or other expenses associated with the maintenance of public order. If additional requirements are placed on applicants in accordance with this subsection, and those requirements are not met despite assurances by the applicant, then failure to comply with the aforementioned requirements shall be grounds for revocation of the issued permit and/or denial of any subsequent permit requested by the applicant. The city shall be entitled to recover against the applicant the sums expended by the city for those extraordinary expenses agreed to but not provided by the applicant.

Sworn to and subscribed before me
This 14 day of March 2022

[Signature]
Notary Public, State of Georgia

My Commission Expires March 21, 2023

Cindy Elliott
Applicant's Printed Name

[Signature]
Applicant's Signature



Stanislav Zaverukha
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
March 21, 2023



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (Dawson County Emergency Services)

Emergency Services: Please complete this sheet and return it to the City of Dawsonville.

Name of Event: Greater Atlanta Auto Auction Date(s) of Event: April 20th-23rd 2022

Any anticipated problems with proposed route? _____

Any anticipated problems with the designated location for participants to assemble? _____

How many personnel will be required for this event? _____

Estimated cost for personnel: _____

Number and type of vehicles required: _____

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns: _____

EMERGENCY SERVICES

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (Dawson County Sheriff Department)

Sheriff Department: Please complete this sheet and return it to the City of Dawsonville.

Name of Event: Greater Atlanta Auto Auction Date(s) of Event: April 20-23, 2022

Any anticipated problems with proposed route? _____

Any anticipated problems with the designated location for participants to assemble? _____

How many officers will be required for this event? _____

Estimated cost for officers: _____

Number of vehicles required: _____

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns/recommendations: _____

SHERIFF DEPARTMENT: (ALSO PROVIDE A WRITTEN STATEMENT FOR EVENTS ON DOT ROADS/ROW'S)

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (Public Works – Environmental Health)

Name of Event: Greater Atlanta Auto Auction Date(s) of Event: April 20 - 23, 2020

PUBLIC WORKS:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____

CITY MANGER:

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____

ENVIRONMENTAL HEALTH:

511-6-1-.02 Provisions. (1) Permit. (a) Valid Permit Required. 1. It shall be unlawful for any person to operate any type of food service operation: fixed food service establishment, mobile food service establishment, extended food service establishment, temporary food service establishment, catering food service establishment, or incubator food service establishment without having first obtained a valid food service permit from the Health Authority pursuant to this Chapter.

Additional comments/concerns/recommendations: _____

APPROVED: YES NO

By: _____ Date: _____



City of Dawsonville
 415 Hwy 53 E, Suite 100
 Dawsonville, GA 30534
 Phone (706)265-3256
 Fax # (706)265-4214

Permit Application for:
 Parades, Public Assemblies,
 Demonstrations, and Rallies in Public Places
 (APPROVALS)

Name of Event: Greater Atlanta Auto Auction Date(s) of Event: April 20-23, 2022

Office Use for Dawsonville City Hall Only: The following departments have reviewed and approved this event as applicable:

Department	Notified Date	Name	Approved	Date
Sheriff Department				
Emergency Services				
Dawsonville Roads Dept.				
Environmental Health				
GA Dept of Transportation (for events on State roads/ROWs)				
Dawson County (for events outside City limits)				
City Manager				
City Council (for Road Closures)				

Request to Waive Permit Fee -
 Approved: _____

 Planning Director or City Manager

 Date

OFFICE USE:

DATE(S)

- | | |
|---|--|
| _____ Permit Fee Received. | _____ Event Entered on Calendar (COZI and City Shared) |
| _____ Insurance Certificate Received. | _____ Route / Map Received. |
| _____ City Council Meeting Date Scheduled | _____ Applicant notified to attend CC meeting. |
| _____ Applicant notified to pick up permit. | _____ OK to Close Permit - Approved by _____ |

ALAN

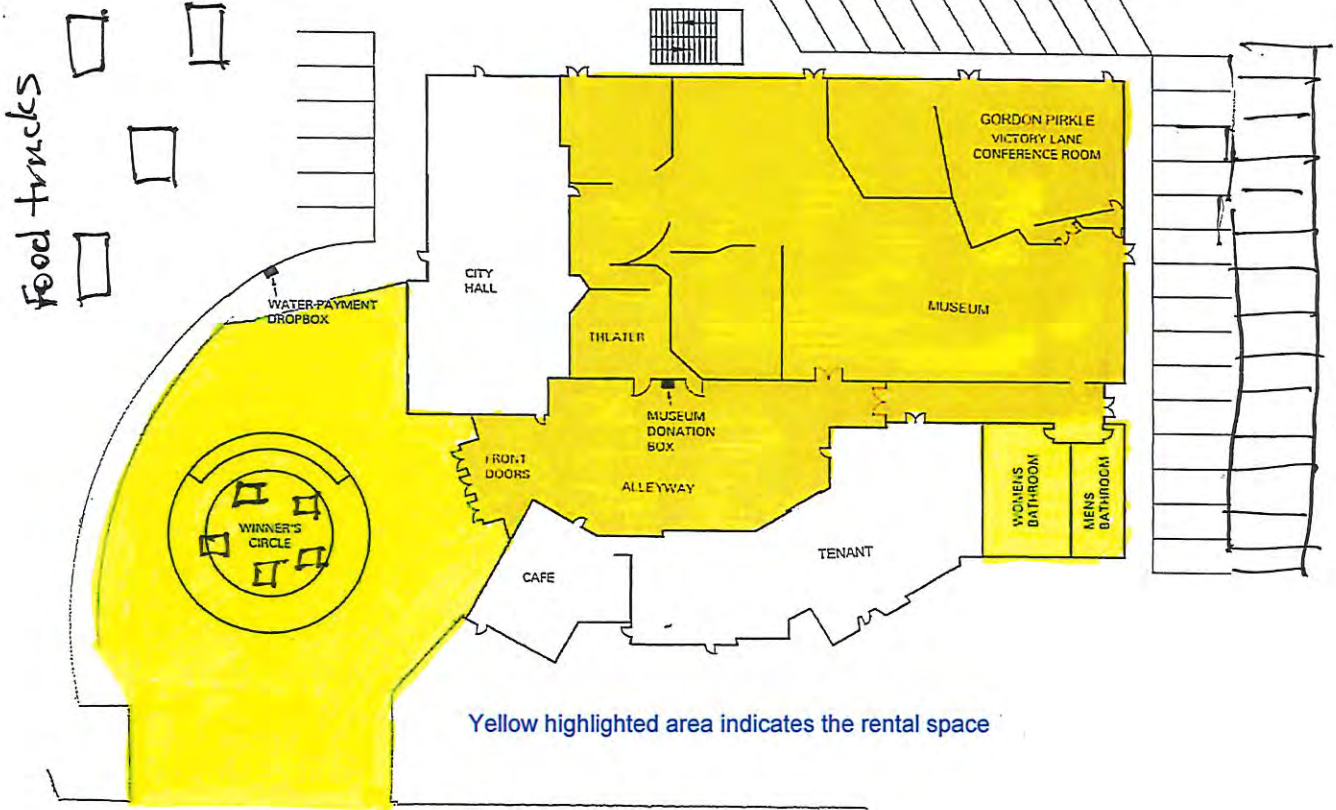
Registration Table

CAR Auction

Farmers Market

Registration Table

DUMPSTER



Yellow highlighted area indicates the rental space

FOOD LION PARKING LOT
Exhibit "A"



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: **SPECIAL EVENT ALCOHOL PERMIT REQUEST - GREATER ATLANTA AUTO AUCTION, APRIL 23 2022**

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget _____ Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO CONSIDER APPROVAL FOR SPECIAL EVENT ALCOHOL PERMIT AND SITE PLAN FOR DAWSONVILLE HISTORY MUSEUM

HISTORY/ FACTS / ISSUES:

- **EVENT TO BE LOCATED AT WINNER CIRCLE AT GEORGIA RACING HALL OF FAME ON SATURDAY, APRIL 23, 2022– STARTS AT 11:00 AM**
- **PERMIT PREVIOUSLY APPROVED FOR THE GEORGIA RACING HALL OF FAME – MOONSHINE FESTIVAL OUTSIDE BAR IN WINNER’S CIRCLE.**
- **REQUEST AND PRESENTATION BY MUSEUM DIRECTOR CINDY ELLIOTT.**
- **STATE AND LOCAL PERMIT APPLICATION IS DONE THROUGH THE STATE LICENSING PORTAL, SO NO PHYSICAL APPLICATION IS AVAILABLE AT THIS TIME.**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

ALAN

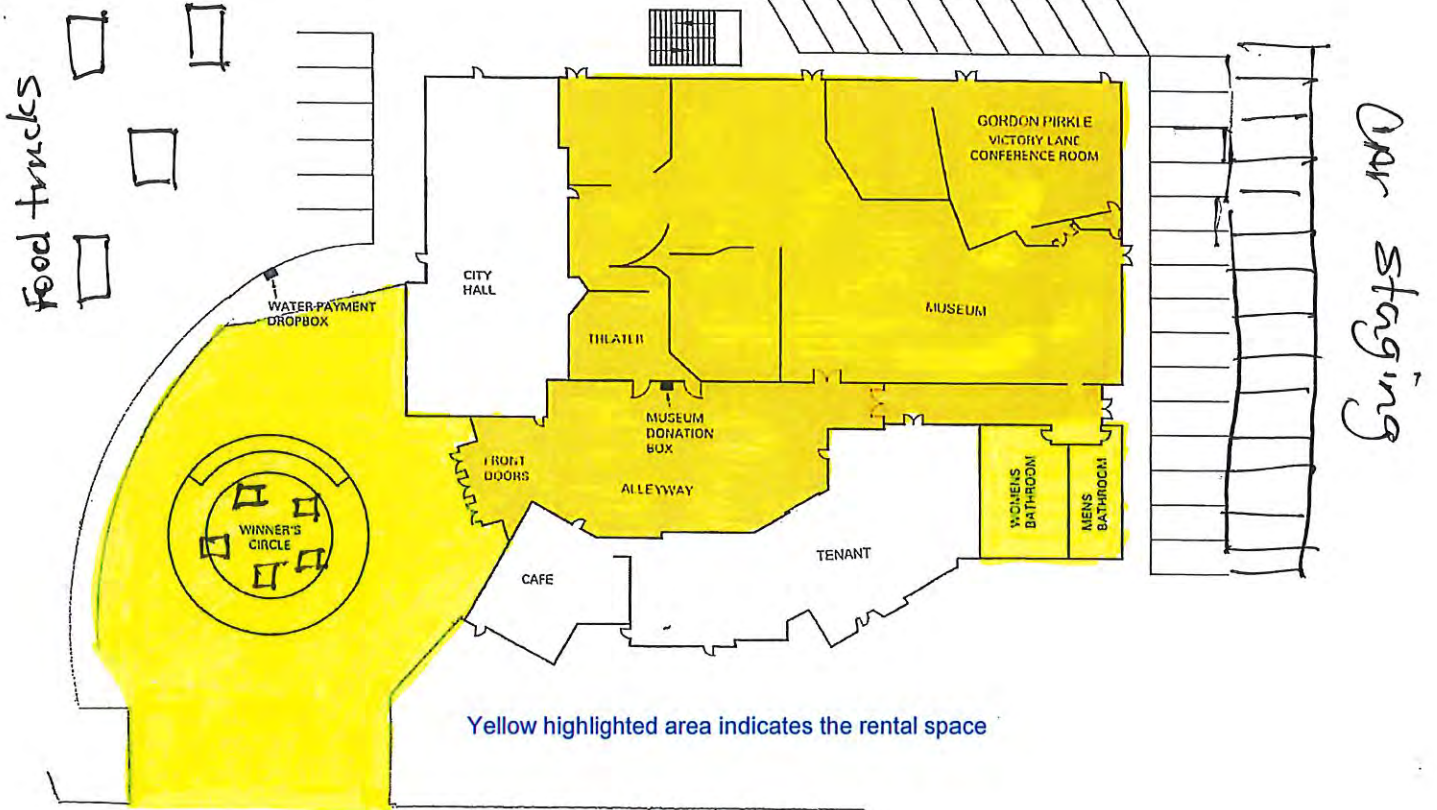
Registration Table

CAR Auction

Farmers Market

Registration Table

DUMPSTER



FOOD LION PARKING LOT

Exhibit "A"



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: PERMIT FEES WAIVER REQUEST FROM DAWSON COUNTY GOVERNMENT

CITY COUNCIL MEETING DATE: 3/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

**TO CONSIDER WAIVING FEES FOR THE DAWSON COUNTY BOARD OF COMMISSIONERS
LAW ENFORCEMENT, DETENTION CENTER AND GOVERNMENT CENTER SECURITY
SYSTEM UPGRADES.**

HISTORY/ FACTS / ISSUES:

- **FEES TOTAL \$300.00 – INVOICE BREAKDOWN ATTACHED.**
-

OPTIONS:

APPROVE, DENY OR POSTPONE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: David Picklesimer, Planning Director



**DAWSON COUNTY
FINANCE DEPARTMENT
REQUEST FOR PERMIT FEE WAIVER**

Vickie Neikirk
Chief Financial Officer

TO : Mayor and City Council
FROM: Melissa Hawk, Purchasing Manager
DATE: February 24, 2022
RE : Permit Fees Waiver Request for Permit No. C2200135

Accounting

At this time, Dawson County Government is requesting that the permit fees associated with Permit No. C2200135, invoice #I2200864, in the amount of \$300.00 are waived. This permit is needed in order to perform a comprehensive security system upgrade to the Law Enforcement Center, Detention Center and the Government Center.

Accounts Payable

Sincerely,

Melissa Hawk

Accounts Receivable

Melissa Hawk
Dawson County – Purchasing Manager
25 Justice Way, Suite 2223
Dawsonville, GA 30534

Budget

Grant Administration

Payroll

Purchasing

Dawson County
Government Center
25 Justice Way, Suite 2214
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-531-3504



City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

ATTN: Beverly Banister, City Clerk
 (706)265-3256

INVOICE #
I2200864

INVOICE DATE: 02/18/22
 DUE DATE: 03/20/22

[REDACTED]

SOUTH WESTERN COMMUNICATIONS
 TRACEY GILLIES
 1608 CHURCH STREET SE
 DECATUR, AL 35601

PERMIT INFORMATION
 PERMIT NO: C2200135
 LOCATION: 25 JUSTICE WAY
 OWNER: DC COURTHOUSE / JAIL / LEC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2200135		
1.0000	P-0002	COMM CERTIFICATE OF COMPLETION Permit No: C2200135	100.000000	100.00
1.0000	P-0107C	COMMERCIAL INSPECTION FEE Permit No: C2200135	100.000000	100.00
1.0000	P-MIN C	MINIMUM PERMIT FEE COMM Permit No: C2200135	100.000000	100.00
		TOTAL DUE:		\$ 300.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
 415 HIGHWAY 53 STE 100
 DAWSONVILLE, GA 30534

INVOICE #: I2200864
 DESCRIPTION: Permit No: C2200135
 ACCOUNT ID: [REDACTED]
 DUE DATE: 03/20/22
 TOTAL DUE: \$ 300.00

SOUTH WESTERN COMMUNICATIONS
 TRACEY GILLIES
 1608 CHURCH STREET SE
 DECATUR, AL 35601





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14

SUBJECT: MAPLE HILL DRIVE DETENTION POND

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

CITY ATTORNEY TO PROVIDE AN UPDATE

HISTORY/ FACTS / ISSUES:

MEETING OCCURRED ON MARCH 3, 2022 WITH PROPERTY OWNERS ON MAPLE HILL DRIVE TO DISCUSS OPTIONS FOR MAINTAINING THE DETENTION POND.

NOTE: NOT ALL PROPERTY OWNERS WERE IN ATTENDANCE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Kevin Tallant, City Attorney

Planning and Zoning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 3/07/2022

To: Maple Hill Drive Property Owners

Reference: Stormwater Detention Pond Agreement

Dear Property Owners, the City Council voted and approved on January 20, 2022 to allow the City Attorney to draft an agreement between the City of Dawsonville and Maple Hill Drive property owners in reference to the current and future maintenance responsibility of the existing detention pond.

City representatives met Thursday March 3, 2022 with seven of the thirteen property owners and discussed options reference to the detention pond agreement.

The City Attorney will present the detention pond agreement options to the City Council for a decision on March 21, 2022. I would like to encourage you to attend the meeting to field any question the Council may have.

Kindest regard,



David Picklesimer
Planning Director

CC: City Manager, Bob Bolz



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15

SUBJECT: GEORGIA STATE PATROL RECRUITING DAY, MAY 11, 2022

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL FOR THE GEORGIA STATE PATROL TO HOLD A RECRUITING EVENT UTILIZING THE FARMERS MARKET AND CITY HALL PARKING LOT AND TO WAIVE THE RENTAL FEE OF THE FARMERS MARKET OF \$225.00

HISTORY/ FACTS / ISSUES:

- **EVENT WILL BE HELD WEDNESDAY, MAY 11TH, 10:00 AM – 2:00 PM**
 - **CARS AND EQUIPMENT WILL BE ON DISPLAY AT THE FARMERS MARKET WITH TROOPERS ON SITE**
 - **HELICOPTER TO LAND AT CITY HALL PARKING LOT OR GRASSY AREA**
 - **FOOD WILL BE PROVIDED**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS APPROVAL OF EVENT AND WAIVING OF THE RENTAL FEE IN SUPPORT OF OUR PARTNERSHIP WITH THE GEORGIA STATE PATROL

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 16

SUBJECT: ZA C2200058

CITY COUNCIL MEETING DATE: 03/21/2022

PURPOSE FOR REQUEST: **CONSIDERATION OF APPROVAL**

Rezoning application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Property is in John Walden Post 3 Council district.
2. The property current use is 27-unit apartments.
3. The current HB (Highway Business District) use is a non-conforming use.
4. Proposed zoning district is CBD (Central Business District).
5. Adjoining property North and East is R3 (Single Family Residential District).
6. Adjoining property West and South is CBD (Central Business District).
7. Applicant chose the CBD (Central Business District) over R6 (Multiple Family Residential District) to reduce the number of variance request. R6 zoning district would have required at minimum five variances between zoning and land development requirements.
8. Planning Commission approved rezoning request on 12/13/21 with no conditions.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Planning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 3/1/2022


To: Mayor and Council

Reference: ZA C2200058 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in John Walden Post 3 Council district.
2. The property current use is 27-unit apartments.
3. The current HB (Highway Business District) use is a non-conforming use.
4. Proposed zoning district is CBD (Central Business District).
5. Adjoining property North and East is R3 (Single Family Residential District).
6. Adjoining property West and South is CBD (Central Business District).
7. Applicant chose the CBD (Central Business District) over R6 (Multiple Family Residential District) to reduce the number of variance request. R6 zoning district would have required at minimum five variances between zoning and land development requirements.
8. Applicant is requesting to eliminate the required 30-foot buffer along the rear and east property lines and reduce the 40-foot setback to 17 feet along the East property line and 20 feet along the rear property line per Zoning Article VIII Sec 802 (1).
9. Planning Commission approved rezoning request on 12/13/21 without conditions.

Kindest regards,


David Picklesimer
Planning Director



City of Dawsonville

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

Zoning Amendment
Application

Application#: ZA C2200058

Applicant Name(s): EVERETT MANAGEMENT, LLC

Address: 2415 STATE BARN ROAD SUITE 103 City: DAWSONVILLE Zip: 30040

Phone: [Redacted] Email: [Redacted]

Signature(s): [Signature] Date: 10-5-21

Property Address: 239 HIGHWAY 9 NORTH, DAWSONVILLE, GA 30537

Directions to Property from City Hall: FROM CITY HALL GO NORTH ON 53 AND TURN RT ON HWY 9, PROPERTY ON LEFT.

Tax Map# D03 Parcel# 010 Current Zoning: HB

Land Lot(s): 441 District: 4TH Section: 1ST

Subdivision Name: Lot#

Acres: 2.732 Current use of property: APARTMENTS

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

The applicant request:

Rezoning to zoning category: CBD Conditional Use permit for:

Proposed use of property if rezoned: APARTMENTS

Residential #of lots proposed: 27 UNITS Minimum lot size proposed (Include Conceptual Plan)

Amenity area proposed NO, if yes, what

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

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

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

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

Road name: Hwy 9a Type of Surface: Asphalt



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

[Signature]
Signature of Applicant

10-5-21
Date

Table with 2 columns: Office Use Only and Application Details. Includes rows for Date Completed, Dates Advertised, Rescheduled for next Meeting, Approved by City Council, and Postponed status.



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We EVERETT MANAGEMENT, LLC BY Rex GRAVITT hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D03-010 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Rex GRAVITT
Signature of Applicant or Agent [Signature] Date 10-5-21
Mailing Address 2415 STAR BARN ROAD SUITE 103 CUMMING GA
City CUMMING State GA Zip 30040
Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS

5 DAY OF October 2021

[Signature]
Notary Public, State of Georgia

My Commission Expires: 2-7-2024





City of Dawsonville

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

**Zoning Amendment
Campaign Disclosure**

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

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

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

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

N/A

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

Amount \$ _____ Date: _____

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

[Signature]
Signature of Applicant / Representative of Applicant

10-5-21
Date

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



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

**Adjacent
 Property Owners**

2A# C220058 TMP# D03-010 Applicant's Name: Rex Gravitt for Everett Management LLC

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

- TMP # D03-009 1. Name(s): Clifton McClure
 Address: 772 Stowers Road W
Dawsonville, GA 30534
- TMP # 092B-013-061 2. Name(s): Allen & Tamara Lyons
 Address: 129 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-062 3. Name(s): Jennifer Baker
 Address: 115 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-063 4. Name(s): Heather Smith & Ezra Crumley
 Address: 97 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-064 5. Name(s): Hermoso Jorge Jose Habobain
 Address: 83 Marmalade Trail
Dawsonville, GA 30534
- TMP # D03-011-007 6. Name(s): James Douglas & Julie Moorehouse Morgan
 Address: 91 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03-011-006 7. Name(s): Sandra Sawyer
 Address: 83 Maple Hill
Dawsonville, GA 30534
- TMP # D03-011-005 8. Name(s): Benjamin & Amber Holloway
 Address: ~~63 Maple Hill Drive~~ P.O. Box 1257
~~Dawsonville, GA 30534~~ Dahlonega, GA 30533
- TMP # D03-011-004 9. Name(s): William Randal Crawford & Valarie Cowart
 Address: 49 Maple Hill Dr
Dawsonville, GA 30534

Adjacent Property Owner notification of a variance request is required.



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

**Adjacent
 Property Owners**

ZA# C2200058 TMP# D03 010 Applicant's Name: Rex GRAVITT
EVERETT MANAGEMENT, LLC

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

TMP # D03-011-003 1. Name(s): Carolyn Rast
 Address: 37 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03-011-002 2. Name(s): Matthew C. Parker + Morgan Parker
 Address: 21 Maple Hill Drive
Dawsonville, GA 30534

D03-011-001

TMP # _____ 3. Name(s): Michael Shannon & Tina Jackie Wise
 Address: 11 Maple Drive
Dawsonville, GA 30534

TMP # D03-026 4. Name(s): Dawsonville Baptist Church Inc
 Address: P.O. Box 207
Dawsonville, GA 30534

TMP # D03-027 5. Name(s): Dawsonville Baptist Church Inc
 Address: P.O. Box 207
Dawsonville, GA 30534

TMP # D03-028 6. Name(s): Cherokee Presbytery Prop Inc
 Address: PO Box 201
Dawsonville, GA 30534

TMP # _____ 7. Name(s): _____
 Address: _____

TMP # _____ 8. Name(s): _____
 Address: _____

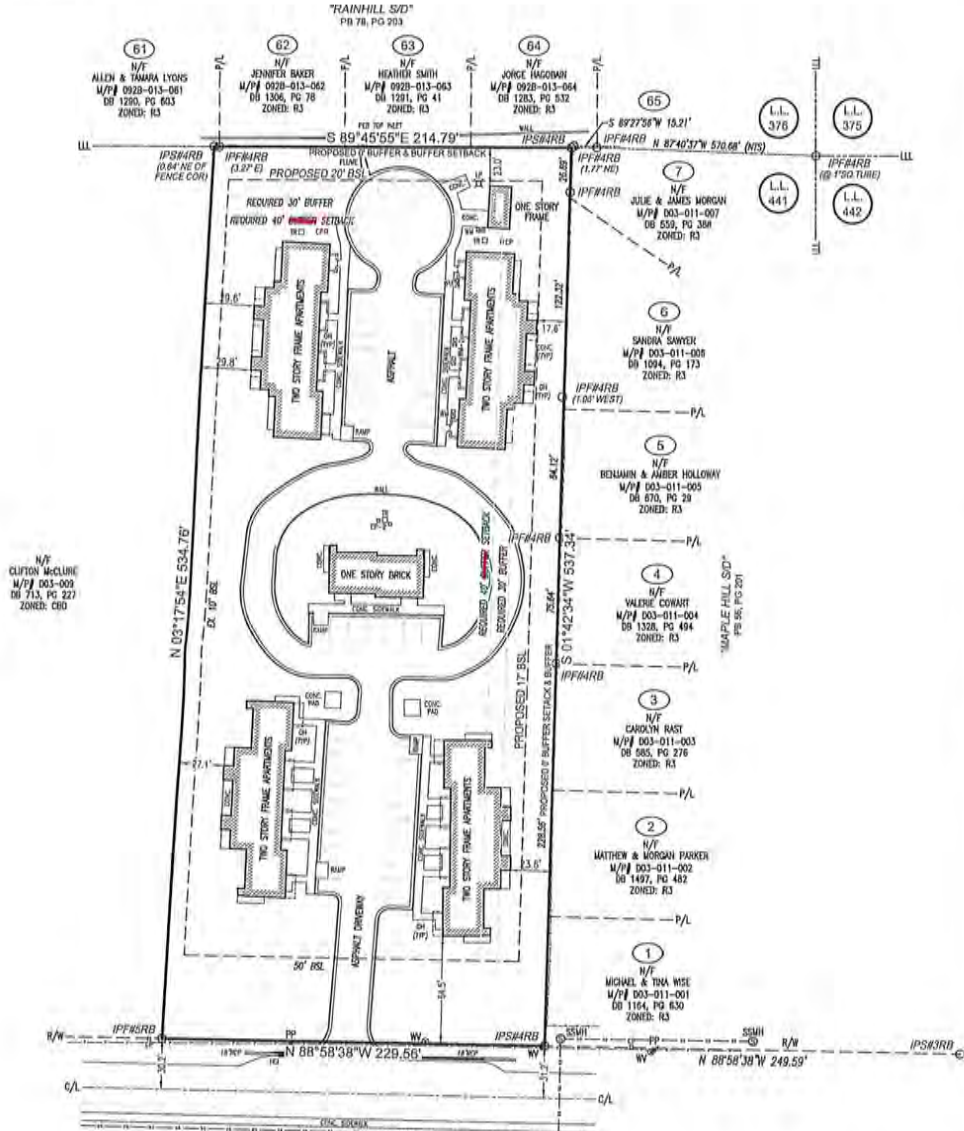
TMP # _____ 9. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a variance request is required.

TOTAL = 2.732 ACRES
119,018.434 SQUARE FEET



- LEGEND**
- BOC = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - N/A = NONE OF KIND
 - LL = LAND LOT
 - N/T = NOW ON FORMERLY
 - M/W = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - MS = NOT TO SCALE
 - RF = IRON ROD FOUND
 - PS = IRON PIN SET
 - CON MON = CONCRETE MONUMENT
 - RS = REBAR
 - CP = CEMENT PIPE
 - OP = OPEN TOP PIPE
 - SO, ROD = SQUARE ROD
 - AF = ANGLE IRON FOUND
 - CMF = CORRUGATED METAL PIPE
 - RCF = REINFORCED CONG. PIPE
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - CP = COMBINATION POST
 - TR = TRANSFORMER
 - ON = OIL/NATURAL GAS/OTHER
 - CO = SEWER CLEAN-OUT
 - SS = SANITARY SEWER
 - MS = MAN HOLE
 - TFE = FINISHED FLOOR ELEV.
 - FI = FIRE HYDRANT
 - = GAS LINE
 - = PORTLAND CEMENT
 - = SANITARY SEWER LINE
 - = SANITARY FORCE MAIN
 - = TELEPHONE LINE
 - = WATER LINE
 - = FENCE LINE

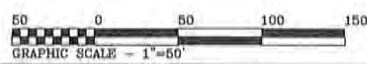


GEORGIA HIGHWAY #9
(±30' ASPH) (60' R/W)

VARIANCE & ZONING SITE PLAN FOR:

EVERETT MANAGEMENT, LLC

LAND LOT 441
4TH DISTRICT
1ST SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA
PLAT DATE: SEPTEMBER 21, 2021
REVISIONS: OCTOBER 11, 2021 (COMMENTS)



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCC LURE SURVEYING, INC. AS LAND SURVEYING. ALL DATA FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS OBTAINED FROM RECORDS, THE CLIENT, OR OTHER SOURCE REFERENCED. NO WARRANTY OF TITLE OR COMMITMENT, NOR RESULTS OF TITLE SEARCHES PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR INSTRUMENTS THAT WOULD AFFECT THIS PROPERTY, AS WITH LAND TRANSACTION, A TITLE SEARCH AND COPY IS RECOMMENDED IN CONNECTION WITH THIS SURVEY. YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 146-7 OF RULES OF GEORGIA BOARD OF REGISTRATION PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN GEORGIA PLAT ACT O.C. 15-6-47, AUTHORITY O.G.S.A. SECS 15-6-43-15-4, 43-15-5, 43-15-15, 43-15-16.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SYSTEMS GEORGIA TO ALL SETBACK REQUIREMENTS APPROVAL OF PLAT DOES NOT GUARANTEE THAT DAWSON COUNTY HEALTH DEPARTMENT WILL BE SATISFIED. S.T.E.M.P.E.R.S.

DATE OF SURVEY: JULY 22 & 26, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A (OPEN) FEET AN ANGULAR ERROR N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN FOOT IN ±161,009 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROB TOTAL STATION, 1512.

THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0111C, DATED 4-4-18.

NOTES & REFERENCES

1. TAX MAP/PARCEL #003-0'
2. CURRENT ZONING = HB
PROPOSED ZONING = CBD
3. REQUIRED SETBACKS
FRONT - 50 FEET
WEST SIDE - 10 FEET
EAST SIDE - 40 FEET
REAR - 40 FEET
REQUIRED BUFFERS
EAST SIDE - 30 FEET
REAR - 30 FEET
PROPOSED SETBACKS
FRONT - 50 FEET
WEST SIDE - 10 FEET
EAST SIDE - 17 FEET
REAR - 20 FEET
4. DEED BOOK 1247 PAGE 54
5. PLAT BOOK 11 PAGE 11
6. PLAT BOOK 56 PAGE 21
7. PLAT BOOK 78 PAGE 21

PROPERTY ADDRESS:
229 HWY 9N
DAWSONVILLE, GA 30534

Surveyor's Certificate
It is hereby certified that all monuments and improvements shown herein exist except as otherwise indicated that their locations, size, type, and area are correctly shown.

Nathan M. McClure

Registered Georgia Land Surveyor No. 3



McCLURE
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF0012003
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

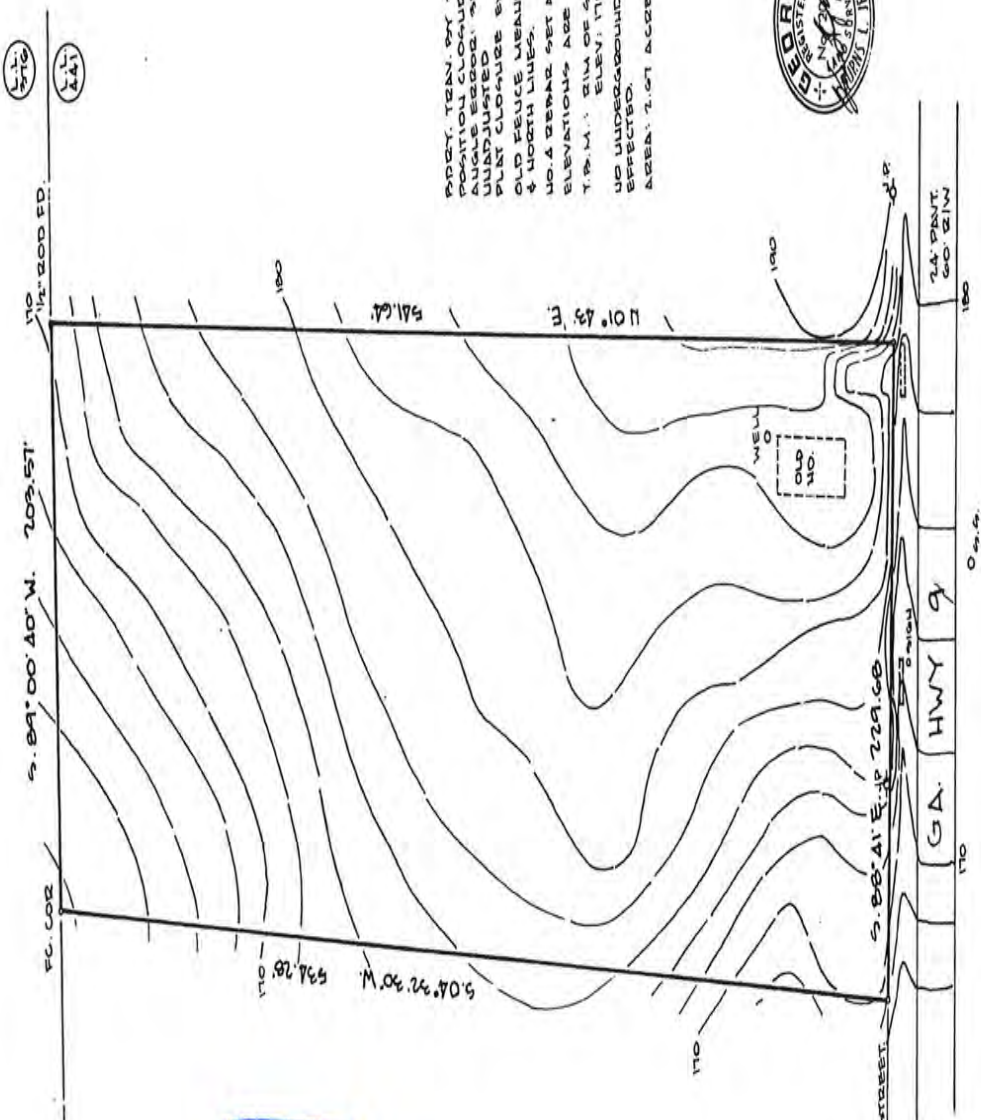
JOB NO. 21181

BOUNDARY AND TOPOGRAPHICAL SURVEY FOR EUGENE T. GRAVITT
 LAND LOT 441, 4th DIST., 1st SECT., DAWSON CO., GEORGIA

GEORGIA, DAWSON COUNTY
 DEPARTMENT OF RECORDS
 RECEIVED FOR RECORD
 JUN 14 1991
 Received in Book 11
 Page 157
 By *[Signature]*
 DAVID H. HARRIS, CLERK

Rbt

RECEIVED
 OCT 20 2021
 BY *[Signature]*



PROT. TRAV. BY TO TRAILHEAD & EDM POSITION. DISTANCE 172,000' UNADJUSTED. S. 1/4 E. 1/4. OLD FENCE MEASURES EAST, WEST & NORTH LINES. NO. 4 BEAR SET AT S.E. & S.W. CORNERS. ELEVATIONS ARE ASSUMED. T. 19. M. RIM OF 4-4. MANHOLE ELEV. 175.00 NO UNDERGROUND EXPLORATION EFFECTED. AREA: 2.07 ACRES



[Signature]
 Burns, Jeffries & Assoc.
 Cumming, Georgia
 (404) 887-0100





LEGAL DESCRIPTION:
TAX MAP/PARCEL #D03-010

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 441, OF THE 4TH DISTRICT, 1ST SECTION, CITY OF DAWSONVILLE, OF DAWSON COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THIRD STREET AND THE NORTHERLY R/W OF GA HWY 9, SAID ROAD HAVING A 60' R/W, THENCE ALONG SAID R/W 678 FEET TO A POINT, THIS BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING: THENCE DEPARTING SAID R/W, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 534.28 FEET TO A FENCE CORNER ON THE LINE COMMON TO LAND LOTS 376 & 441, THENCE ALONG SAID LAND LOT LINE, NORTH 89 DEGREES 00 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 203.57 FEET TO AN IPF ½" ROD, THENCE LEAVING SAID LAND LOT LINE, SOUTH 01 DEGREES 43 MINUTES EAST FOR A DISTANCE OF 541.64 FEET TO A POINT ON THE NORTHERLY R/W OF GA HWY 9, THENCE ALONG SAID R/W, NORTH 88 DEGREES 41 MINUTES WEST FOR A DISTANCE OF 229.68 FEET TO A POINT, THIS BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.67 ACRES.

October 5, 2021

To City of Dawsonville:

Re: Zoning Application for TMP #D03-010

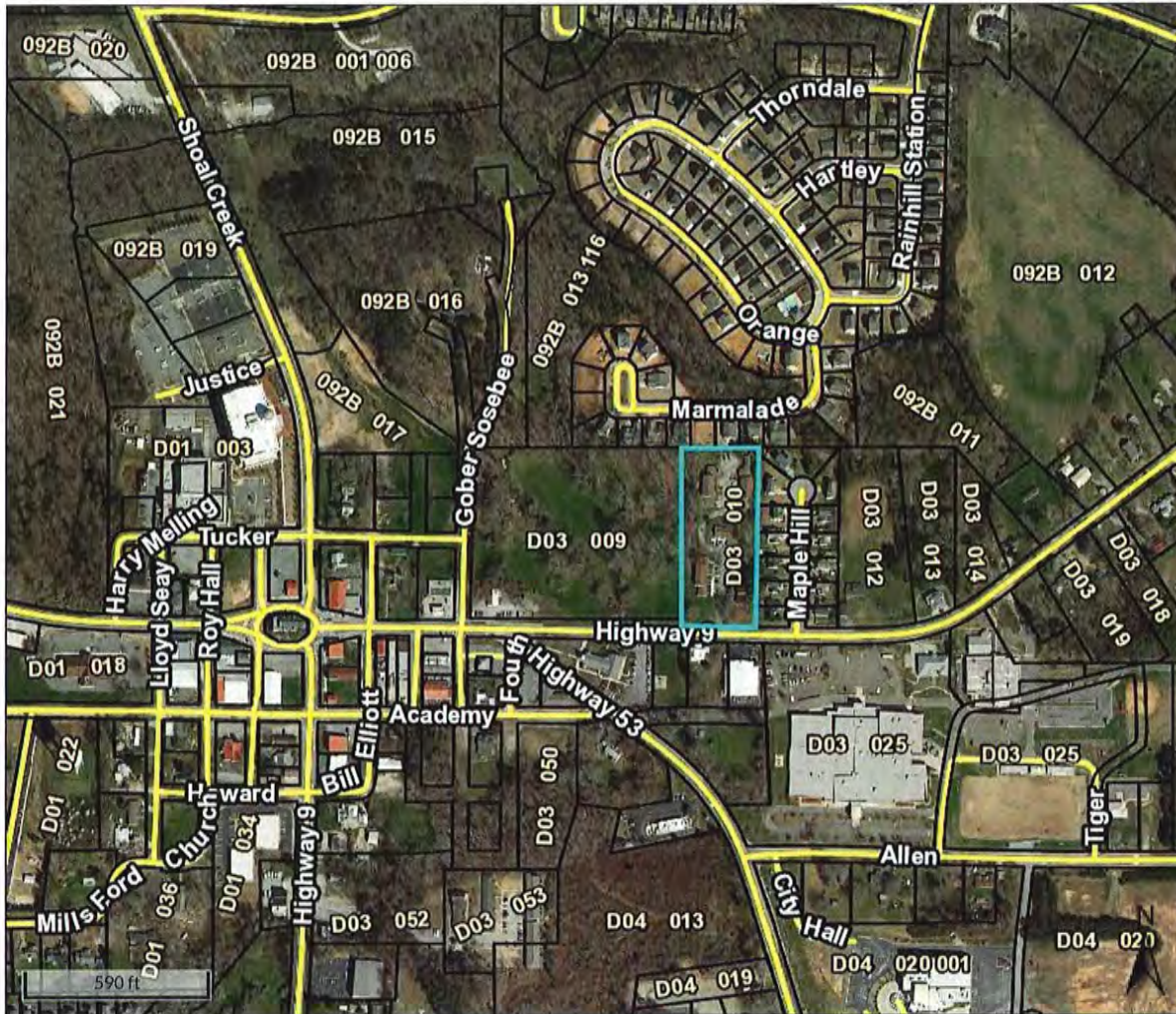
This letter of Intent is to request a rezoning of the above described property which is also know as Dawsonville Apartments. The property was constructed before zoning conditions existed. This property has been used as residential apartments for many years. There are currently 27 apartment units. The property is served by water and sewer and is in compliance with the Fire Marshals office. I have made many improvements since purchasing and have invested a lot of time and money into the property. Currently the property would be considered non-conforming and if a building were destroyed more than 50% of its value then it could not be replaced. I would like to rezone the property and bring it into compliance with the City of Dawsonville Zoning to protect my investment. I wish to leave it as 27 units and have no plans to expand. My only reason for rezoning would be so that I could replace existing units in the event of some unforeseen disaster.

Sincerely,



Rex Gravitt
Everett Management, LLC
[REDACTED]






Overview



Legend

 Parcels

Parcel ID: D03 010
Alt ID: 88
Owner: EVERETT MANAGEMENT LLC
Acres: 2.5
Assessed Value: \$1223500

Date created: 10/8/2021
Last Data Uploaded: 10/8/2021 12:58:52 AM

Developed by  Schneider
GEOSPATIAL

qPublic.net™ Dawson County, GA

Summary

Parcel Number D03 010
 Location Address 239 HWY 9 N
 Legal Description CITY LL 441 LD 4
 (Note: Not to be used on legal documents)
 Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.663
 Acres 2.5
 Neighborhood City (00004)
 Homestead Exemption No (50)
 Landlot/District 441/

[View Map](#)



Owner

EVERETT MANAGEMENT LLC
 2415 STATE BARN RD STE 201
 CUMMING, GA 30040

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	DAWSONVILLE COMMERCIAL	Acres	0	0	2.5	0

Commercial Improvement Information

Description Multi Residence-D-Avg
 Value \$162,500
 Actual Year Built 1985
 Effective Year Built 1995
 Square Feet 3225
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-D-Avg
 Value \$67,900
 Actual Year Built 1985
 Effective Year Built 1995
 Square Feet 1800
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Steel Joists & subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-D-Avg
 Value \$69,700
 Actual Year Built 1985
 Effective Year Built 1995
 Square Feet 1400
 Wall Height 10
 Wall Frames Wood

Exterior Wall Wood
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-D-Avg
 Value \$163,600
 Actual Year Built 1985
 Effective Year Built 1995
 Square Feet 3250
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-D-Avg
 Value \$67,900
 Actual Year Built 1985
 Effective Year Built 1995
 Square Feet 1800
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-D-Avg
 Value \$67,900
 Actual Year Built 1989
 Effective Year Built 1995
 Square Feet 1800
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-D-Avg
 Value \$166,900
 Actual Year Built 1989
 Effective Year Built 1995
 Square Feet 3380
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/2/2017	1247 585	11 151	\$925,000	Not Fair Market	GRAVITT TODD & SWORD GAIL GRAV	EVERETT MANAGEMENT LLC
3/6/2003	498 557	11 121	\$0	Gift	GRAVITT JAMES E	GRAVITT TODD & SWORD GAIL GRAVITT
6/17/1983	66 401		\$20,000	Fair Market Sale (Improved)		DAWSONVILLE APARTMEN

Valuation

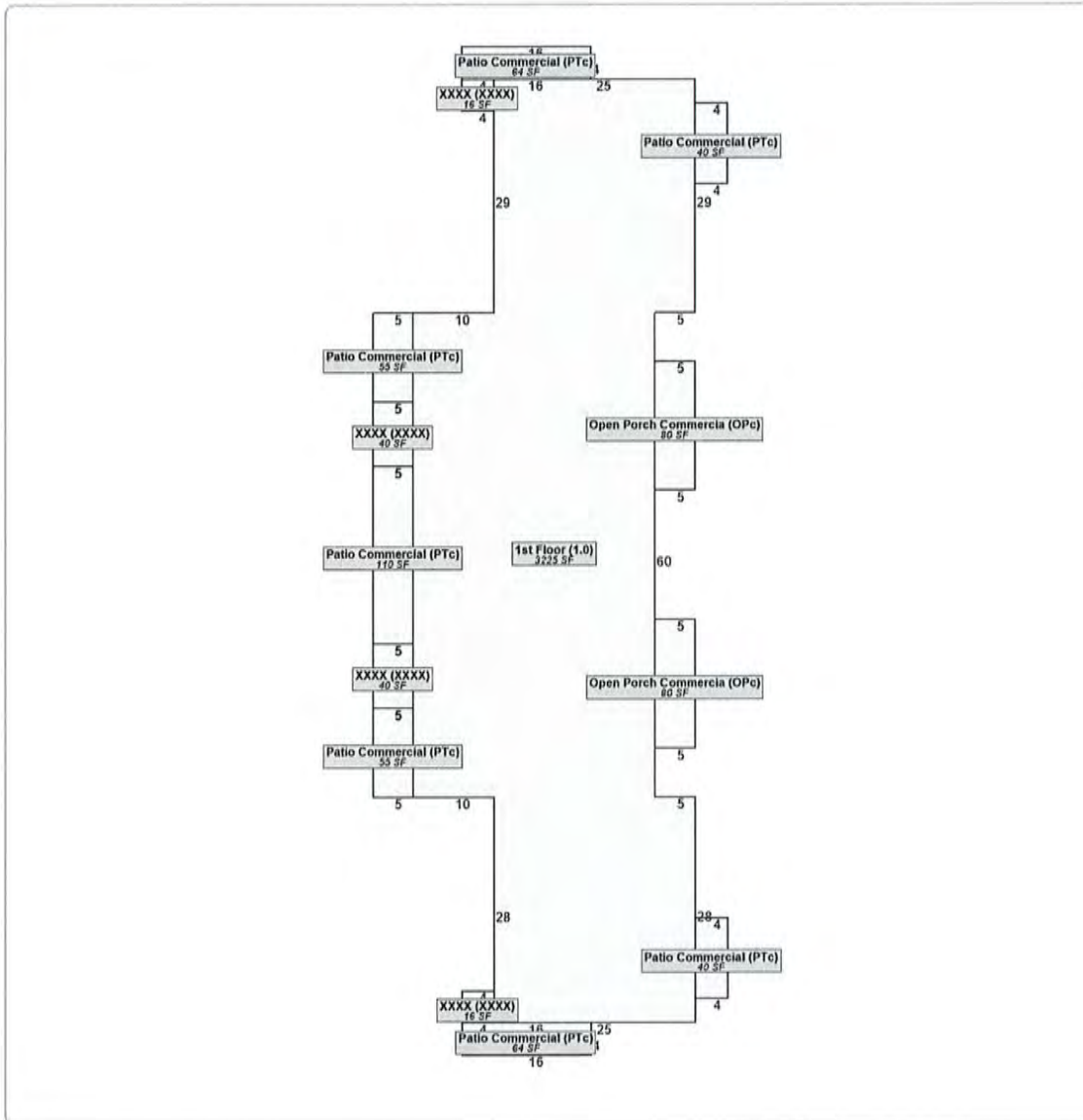
	2021	2020	2019	2018	2017
Previous Value	\$1,223,500	\$1,029,876	\$925,000	\$1,029,876	\$1,005,640
Land Value	\$150,000	\$150,000	\$150,000	\$134,697	\$150,000
+ Improvement Value	\$1,012,500	\$1,012,500	\$818,876	\$735,513	\$818,876
+ Accessory Value	\$61,000	\$61,000	\$61,000	\$54,790	\$61,000
= Current Value	\$1,223,500	\$1,223,500	\$1,029,876	\$925,000	\$1,029,876

Photos





Sketches



City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

ZA-C2200058: Everett Management, LLC has petitioned a zoning amendment for TMP D03 010, Located at 239 Hwy 9 North from HB (High Business) to CBD (Central Business District). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

VAR-C2200060: Everett Management. LLC has petitioned to eliminate the 30' foot buffer along the rear and east property lines and reduce the 40' foot setback to 17 feet along the East property line and 20' feet along the rear property line for TMP D03 010, Located at 239 Hwy 9 North. Public Hearing: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

VAR-C2200069: Adams Homes AEC, LLC has petitioned a rear setback from 20' feet to 16' feet for TMP 084 003 003, Located at 28 Thunder Valley. Public Hearing: Planning Commission on December 13, 2021.

ZA-C2200079: Crawford West Properties, LLC has petitioned a zoning amendment for TMP 091 010, Located at 2279 HWY 9 North from R1 (Restricted Single-Family Residential) to HB (High Business). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

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

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



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 17

SUBJECT: VAR C2200060

CITY COUNCIL MEETING DATE: 03/21/2022

PURPOSE FOR REQUEST: **CONSIDERATION OF APPROVAL**

Variance application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Property is in John Walden Post 3 Council district.
2. Applicant is requesting to eliminate the required 30-foot buffer along the rear and east property lines and reduce the 40-foot setback to 17 feet along the East property line and 20 feet along the rear property line per Zoning Article VIII Sec 802 (1).
3. Planning Commission approved the variance request on 2/14/22 with no conditions.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Planning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 3/1/2022

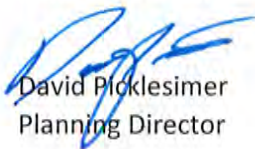
To: Mayor and Council

Reference: VAR C2200060 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in John Walden Post 3 Council district.
2. The property current use is 27-unit apartments.
3. The current HB (Highway Business District) use is a non-conforming use.
4. Proposed zoning district is CBD (Central Business District).
5. Adjoining property North and East is R3 (Single Family Residential District).
6. Adjoining property West and South is CBD (Central Business District).
7. Applicant chose the CBD (Central Business District) over R6 (Multiple Family Residential District) to reduce the number of variance request. R6 zoning district would have required at minimum five variances between zoning and land development requirements.
8. Applicant is requesting to eliminate the required 30-foot buffer along the rear and east property lines and reduce the 40-foot setback to 17 feet along the East property line and 20 feet along the rear property line per Zoning Article VIII Sec 802 (1).
9. Planning Commission approved the variance request on 2/14/22 without conditions.

Kindest regards,


David Picklesimer
Planning Director



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

Variance Application

VAR- C2200060

Application for: Appeal Special Exception Adjustment

Variance Requested: Variance of Article VIII Sec 802(1) Buffer setback (Letter of Intent must fully describe this request)

Applicant Name: Rex Gravitt Company: Everett Management LLC

Address: 2415 State Barn Road City: Cumming Zip: 30040

Phone: 404-391-2488 Cell Phone: [REDACTED] Email: [REDACTED]

Owner Name(s): Everett Management LLC

Address: 2415 State Barn Road City: Cumming Zip: 30040

Phone: 404-391-2488 Cell Phone: [REDACTED] Email: [REDACTED]

Exact Location and Description of Subject Property:

Address: 239 Hwy 9 N Lot # _____

Present/Proposed Zoning: HB Parcel # 010

District: 4 Land Lot: 441 Tax Map # D03

Present and/or Proposed Use of Property: Existing apartments

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Article IX, Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).

FEE SCHEDULE

Variance	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	<u>7-33</u> \$6.99 per adjacent property owner

[Signature]
 Signature of Applicant

10-5-21
 Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>569.98</u> <u>CK</u> Cash
Date of Planning Commission Meeting: <u>10-13-2021</u>	Dates Advertised:
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
	Postponed: YES NO Date:





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

**Property Owner
 Authorization**

VAR# C2200060 TMP# D03-010 Applicant's Name: Rex Gravitt for Everett Management LLC

Property Owner Authorization

I / We Rex Gravitt for Everett Management LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 239 Hwy 9 N, TMP #D3-010

_____ as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of Owner Rex Gravitt

Signature of Owner *Rex Gravitt* Date 10-5-21

Mailing Address 2415 State Barn Road

City Cumming State GA Zip 30040

Telephone Number ██████████

Sworn to and subscribed before me
 this 5 day of October 2021.

Beth M. Holder
 Notary Public, State of Georgia

My Commission Expires: 2-7-24



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet/sheets notarized also.)



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

**Adjacent
 Property Owners**

VAR# C220060 TMP# D03-010 Applicant's Name: Rex Gravitt for Everett Management LLC

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

- TMP # D03-009 1. Name(s): Clifton McClure
 Address: 772 Stowers Road W
Dawsonville, GA 30534
- TMP # 092B-013-061 2. Name(s): Allen & Tamara Lyons
 Address: 129 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-062 3. Name(s): Jennifer Baker
 Address: 115 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-063 4. Name(s): Heather Smith & Ezra Crumley
 Address: 97 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-064 5. Name(s): Hermoso Jorge Jose Habobain
 Address: 83 Marmalade Trail
Dawsonville, GA 30534
- TMP # D03-011-007 6. Name(s): James Douglas & Julie Moorehouse Morgan
 Address: 91 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03-011-006 7. Name(s): Sandra Sawyer
 Address: 83 Maple Hill
Dawsonville, GA 30534
- TMP # D03-011-005 8. Name(s): Benjamin & Amber Holloway
 Address: ~~63 Maple Hill Drive~~ P.O. Box 1257
~~Dawsonville, GA 30534~~ Dahlonega, GA 30533
- TMP # D03-011-004 9. Name(s): William Randal Crawford & Valarie Cowart
 Address: 49 Maple Hill Dr
Dawsonville, GA 30534

Adjacent Property Owner notification of a variance request is required.



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

**Adjacent
 Property Owners**

VAR# C2200060 TMP# D03 010 Applicant's Name: Rex GRAVITT
EVERETT MANAGEMENTS, LLC

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

TMP # D03-011-003 1. Name(s): Carolyn Rast
 Address: 37 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03-011-002 2. Name(s): Matthew C. Parker + Morgan Parker
 Address: 21 Maple Hill Drive
Dawsonville, GA 30534

D03-011-001

TMP # _____ 3. Name(s): Michael Shannon & Tina Jackie Wise
 Address: 11 Maple Drive
Dawsonville, GA 30534

TMP # D03-026 4. Name(s): Dawsonville Baptist Church Inc
 Address: P.O. Box 207
Dawsonville, GA 30534

TMP # D03-027 5. Name(s): Dawsonville Baptist Church Inc
 Address: P.O. Box 207
Dawsonville, GA 30534

TMP # D03-028 6. Name(s): Cherokee Presbytery Prop Inc
 Address: PO Box 201
Dawsonville, GA 30534

TMP # _____ 7. Name(s): _____
 Address: _____

TMP # _____ 8. Name(s): _____
 Address: _____

TMP # _____ 9. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a variance request is required.

City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.

Does This Proposal Qualify For A Variance?

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. **A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.**

Please Answer The Following In Addition to Providing A Letter Of Intent

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

Answer:

One of the existing buildings is located : too close to the east property line. A variance : to allow a side setback of 17 feet would allow this tract to be conforming.

_____ and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

Answer:

Without a variance, I am unable to properly have the survey of my property approved and recorded by the City.

_____ and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

Answer:

The building that is too close to the property line was constructed in 1989. The original footprint has not changed since the initial construction. I am not looking to expand the building any closer, only to bring it into compliance in it's current state.

_____ and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

Answer:

The building that is too close to the property line was constructed in 1989. The original footprint has not changed since the initial construction. I am not looking to expand the building any closer, only to bring it into compliance in it's current state.

_____ and,

5. The special circumstances are not the result of the actions of the applicant;

Answer:

To the best of my knowledge, no special circumstances exist.

_____ and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

Answer:

A variance would allow the proposed setback on the east property line to be 17 feet. Currently, the closest point of the building is 17.6 feet from the property line.

_____ and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

Answer:

This is a request for a building setback variance and not for amending the existing use of the land.

The applicant, or designated agent, MUST* attend the public hearings for the variance request to be considered.

***NOTE:** If the applicant of a petition before the Planning Commission fails to attend the public hearing, then the Planning Commission may deny the subject petition or may require re-advertisement of the subject petition at the expense of the applicant.

September 21, 2021
Revised: October 11, 2021



To City of Dawsonville:

Re: Variance Request for TMP #D03-010

This letter of intent is to request a variance of City Ordinance, Article VIII Sec 802(1) Buffer. I request to eliminate the 40' buffer setback and the 30' buffer along the rear and east side of property. I proposed to provide a 20' rear setback and 17' setback along the east property line. The requested variance will allow the property to comply with the proposed CBD Zoning request. The existing building that is out of compliance was constructed in 1989 and there are no plans to expand the existing footprint.

Sincerely,

A handwritten signature in black ink, appearing to read "Rex E. Gravitt".

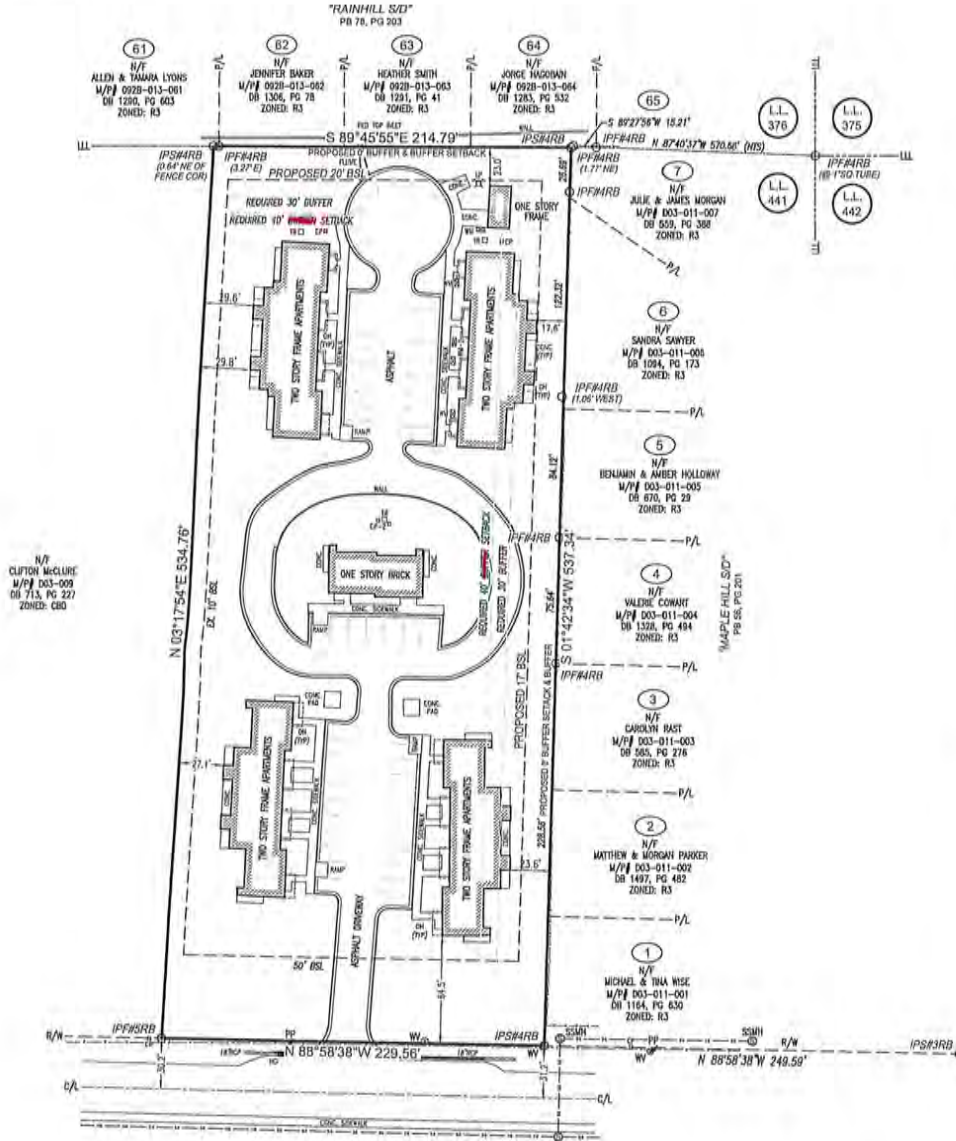
Rex Gravitt
Everett Management, LLC



TOTAL = 2.732 ACRES
119,018.434 SQUARE FEET



- LEGEND**
- BOG = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - N/W = NORTH OF WAY
 - L/L = LAND LOT
 - LL = LAND LOT LINE
 - N/T = NOW OR FORMERLY
 - M/P = TAX MAP / PARCEL NO.
 - ROD = ROAD OF RECORDING
 - HTS = NOT TO SCALE
 - RF = RAIN FIBER FLOOR
 - PS = IRON PIN SET
 - CON MAN = CONCRETE MANHOLE
 - RO = ROAD
 - CIP = CURB TOP FIVE
 - OP = OPEN TOP PIPE
 - SO, ROD = SQUARE ROD
 - AF = ANGLE FROM FOUND
 - CONP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
- LEGEND**
- WV = WATER VALVE
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - CP = COMMUNICATIONS POST
 - TR = TRANSFORMER
 - CH = CHIMNEY/COVERED PORCH
 - CO = COVER CLEAN-OUT
 - SS = SANITARY SINKER
 - ME = MAN HOLE
 - FTE = FINISHED FLOOR ELEV.
 - TH = TREE TRUNK
 - G— = GAS LINE
 - P— = POWER LINE
 - S— = SANITARY SINKER LINE
 - FM— = SANITARY FORCE MAIN
 - T— = TELEPHONE LINE
 - W— = WATER LINE
 - X— = FENCE LINE

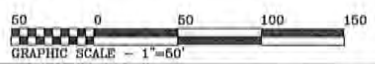


GEORGIA HIGHWAY #9
(±30' ASPH) (60' R/W)

VARIANCE & ZONING SITE PLAN FOR:

EVERETT MANAGEMENT, LLC

LAND LOT 441
4TH DISTRICT
1ST SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA
PLAT DATE: SEPTEMBER 21, 2021
REVISIONS: OCTOBER 11, 2021 (COMMENTS)



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY A LAND SURVEYOR, INC. AS LAND SURVEYING. ALL DATA FOR THE LOCATION OF PROPERTY LINES, EXISTING BUILDINGS, ETC. WAS OBTAINED FROM A RECORDS, THE CLIENT, OR OTHER SOURCE REFERENCED. NO ABSTRACT OF TITLE OR COMMITMENT, NOR RESULTS OF TITLE SEARCHES PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR INSTRUMENTS MAY THAT WOULD AFFECT THIS PROPERTY, AS WITH LAND TRANSFER, A TITLE SEARCH AND CLERK IS RECOMMENDED IN CONNECTION WITH THIS SURVEY. YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 180-7 OF RULES OF GEORGIA BOARD OF REGISTRATION PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN GEORGIA PLAT ACT D.C. 15-6-47, AUTHORITY O.C.G.A. SECS 15-6-43-15-4, 43-15-6, 43-15-11, 43-15-15.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS APPROVED BY PLAT DOES NOT GUARANTEE THAT DAWSON COUNTY HEALTH DEPARTMENT WILL BE SATISFIED. S.Y.T.E.W.P.E.N.B.

DATE OF SURVEY: JULY 22 & 28, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A (OPEN) FEET AN ANGULAR ERROR N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN FOOT IN .161,009 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA R80 TOTAL STATION, 1512.

THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0111C, DATED 4-4-18.

- NOTES & REFERENCES**
1. TAX MAP/PARCEL #003-0
 2. CURRENT ZONING = HB
PROPOSED ZONING = CBD
 3. REQUIRED SETBACKS
FRONT - 50 FEET
WEST SIDE - 10 FEET
EAST SIDE - 40 FEET
REAR - 40 FEET
REQUIRED BUFFERS
EAST SIDE - 30 FEET
REAR - 30 FEET
PROPOSED SETBACKS
FRONT - 50 FEET
WEST SIDE - 10 FEET
EAST SIDE - 17 FEET
REAR - 20 FEET
 4. DEED BOOK 1247 PAGE 5/
 5. PLAT BOOK 11 PAGE 11
 6. PLAT BOOK 56 PAGE 22
 7. PLAT BOOK 78 PAGE 21

PROPERTY ADDRESS:
229 HWY 9N
DAWSONVILLE, GA 30534

Surveyor's Certificate
"I" is hereby certified that all manner and improvements shown hereon are correct and true to the best of my knowledge and belief, and that their locations, size, type, and number are correctly shown.

By: *Nathan McClure*

Registered Georgia Land Surveyor No. 3

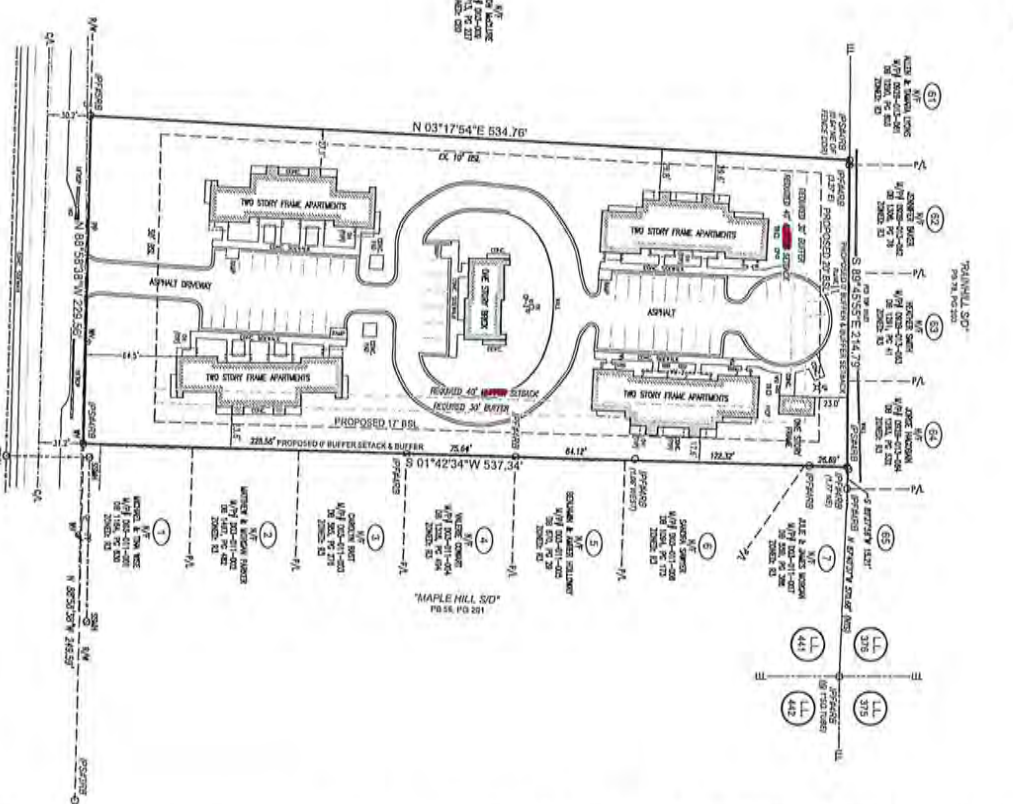


JOB NO. 21181

McCLURE
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

TOTAL = 2.732 ACRES
119,018.434 SQUARE FEET

- 1. LOT 10
- 2. LOT 11
- 3. LOT 12
- 4. LOT 13
- 5. LOT 14
- 6. LOT 15
- 7. LOT 16
- 8. LOT 17
- 9. LOT 18
- 10. LOT 19
- 11. LOT 20
- 12. LOT 21
- 13. LOT 22
- 14. LOT 23
- 15. LOT 24
- 16. LOT 25
- 17. LOT 26
- 18. LOT 27
- 19. LOT 28
- 20. LOT 29
- 21. LOT 30
- 22. LOT 31
- 23. LOT 32
- 24. LOT 33
- 25. LOT 34
- 26. LOT 35
- 27. LOT 36
- 28. LOT 37
- 29. LOT 38
- 30. LOT 39
- 31. LOT 40
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- 91. LOT 100

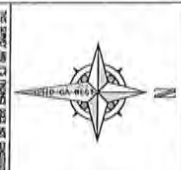


VARIANCE & ZONING SITE PLAN FOR:
EVERETT MANAGEMENT, LLC
LAND LOT 441
4TH DISTRICT
1ST SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA
PLAT DATE: SEPTEMBER 21, 2021
REVISIONS: OCTOBER 11, 2021 (COMMENTS)

Scale: 1" = 50'
GRAPHIC SCALE - 1"=50'



McClure
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30004
O: (478) 297-5892 O: (770) 888-0281
CERTIFICATE OF AUTHORIZATION: LARSVONDA NATHAN@MCCLESURVEYING.COM
WWW.MCCLESURVEYING.COM



NOTES & REFERENCES:
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PROPERTY ADDRESS:
275 HWY 5N
DAWSONVILLE, GA 30034

Surveyor's Certificate:
I, the undersigned, being a duly licensed surveyor in the State of Georgia, do hereby certify that this is a true and correct copy of the original survey as the same appears in my files and records.

Signature: [Signature]
Professional Stamp: [Stamp]

City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

The following public hearings will be heard by the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

ZA-C2200058: Everett Management, LLC has petitioned a zoning amendment for TMP D03 010, Located at 239 Hwy 9 North from HB (High Business) to CBD (Central Business District). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

VAR-C2200060: Everett Management. LLC has petitioned to eliminate the 30' foot buffer along the rear and east property lines and reduce the 40' foot setback to 17 feet along the East property line and 20' feet along the rear property line for TMP D03 010, Located at 239 Hwy 9 North. Public Hearing: Planning Commission on December 13, 2021 and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Postponed by Planning Commission until February 14, 2022.

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

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



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 18

SUBJECT: ZA C2200111

CITY COUNCIL MEETING DATE: 03/21/2022

PURPOSE FOR REQUEST: **CONSIDERATION OF APPROVAL**

Rezoning application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Property is in Mark French Post 4 Council district.
2. City Planning Department and the applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R3 district (Single Family Residential District).
3. Requesting to rezone .60 ac.
4. George Elliott Property was annexed into the city on June 16,1997 with an automatic zoning designation of R1 (Restricted Single-Family District).
5. The subject property adjoins County zoned RA district to the south, city zoned R1 zoning district to the west, city zoned R3 district to the east and city zoned R1 district to the north.
6. 2018 comprehensive plan character area proposes residential use.
7. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R3 (Single family Residential District) to avoid future non-conforming zoning. The July 19,2004 City Council minutes and Annexation file #202 confirms existing zoning as R1 (Restricted Single-Family District).
8. Planning Commission approved the rezoning request with no conditions on 2/14/22.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Planning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov


Date: 2/15/2022

To: Mayor and Council

Reference: ZA C2200111 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Mark French Post 4 Council district.
2. City Planning Department and the applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R3 district (Single Family Residential District).
3. Requesting to rezone .60 ac.
4. George Elliott Property was annexed into the city on June 16, 1997 with an automatic zoning designation of R1 (Restricted Single-Family District).
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8. Planning Commission approved the rezoning request with no conditions on 2/14/22.


David Picklesimer
Planning Director



City of Dawsonville

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

Zoning Amendment Application

Application#: ZA C2200111

Applicant Name(s): Mike Eason

Address: P.O. Box 420 City: Dawsonville Zip: 30534

Phone: [Redacted] Email: [Redacted]

Signature(s) Date

Property Address: 374 Burt Creek Rd

Directions to Property from City Hall:

Tax Map# 092 020 002 Parcel# Current Zoning: R-1

Land Lot(s): 309 District: 4 Section: 1

Subdivision Name: Lot#

Acres: .60 Current use of property: Single Family Residential

Has a past request of Rezone of this property been made before? If yes, provide ZA# ANX 04-0405 file # 0202

The applicant request:

Rezoning to zoning category: R-3 Conditional Use permit for:

Proposed use of property if rezoned: Single Family Residential (correct zoning)

Residential #of lots proposed: Minimum lot size proposed (Include Conceptual Plan)

Amenity area proposed NO, if yes, what

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

Utilities:(utilities readily available at the road frontage): [X] Water [] Sewer [] Electric [] Natural Gas

Proposed Utilities:(utilities developer intends to provide) [] Water [] Sewer [] Electric [] Natural Gas

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

Road name: Type of Surface:

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

[Signature]
Signature of Applicant

1/7/2022
Date

Table with 2 columns: Office Use Only and Application Status. Includes fields for Date Completed, Date of Planning Commission Meeting, Date of City Council Meeting, Amount Paid, Dates Advertised, Rescheduled for next Meeting, Approved by City Council, and Postponed.

* Zoning Map Correction, No Fees
12/20/21

RECEIVED
JAN 07 2022
BY: SLK



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Mike Eason hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 092 020 002, 374 Burt Creek Rd as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Mike Eason
Signature of Applicant or Agent [Signature] Date 1/07/2022
Mailing Address P.O. Box 420
City Dawsonville State GA Zip 30534
Telephone Number _____

SUBSCRIBED AND SWORN BEFORE ME ON THIS
7th DAY OF January 2022

[Signature]
Notary Public, State of Georgia

My Commission Expires: 8/22/2025



Notary Seal



City of Dawsonville

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

**Zoning Amendment
Adjacent Property Owners**

Application # 2A-C220011 TMP#: 092 020 002

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 092001 1. Name(s): Amber Loooper
Address: 1059 Club Place NE
Atlanta, GA 30319

TMP # 092020006 2. Name(s): William + Teresa Coleman
Address: 342 Burt Creek Rd
Dawsonville, GA 30534

TMP # 092-020-004 3. Name(s): Gerald Bennie + Janie McGinnis
Address: 350 Burt Creek Rd
Dawsonville, GA 30534

TMP # 082004 4. Name(s): Peggy Grisson
Address: 359 Burt Creek Rd
Dawsonville, GA 30534

TMP # 092 020 005 5. Name(s): Joni Werth + Richard Parker
Address: 340 Burt Creek Rd
Dawsonville, GA 30534

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.

Planning and Zoning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Hand Delivery

December 6, 2420021

Michael Eason
P.O. Box 420
Dawsonville, GA 30534

Dear Property Owner:

During a recent audit conducted in the Planning and Zoning Department, there were some discrepancies discovered on the 2018 Zoning Map in comparison to the official recorded minutes of the City Council. Unfortunately, your property is included in this discrepancy and is nonconforming. What does this mean? Nonconforming is when your property/structure is not in accordance with the zoning ordinance.

Your property located at TMP 092 020 002; 374 Burt Creek Rd is currently zoned R-1 (Restricted Single Family Residential) per City Council recorded minutes (*enclosed*) and the 2018 zoning map shows R-3 (Single Family Residential). In an attempt to correct this issue, the City is initiating a zoning amendment at no cost to the property owner. Please sign the enclosed zoning application form and return it no later than January 14, 2022.

Should you feel that this is an error and have official documentation stating otherwise, please contact Stacy Harris at 706.203.4923 or stacy.harris@dawsonville-ga.gov.

Kindest regards,

A handwritten signature in blue ink that reads "Stacy Harris".

Stacy Harris, Zoning Administrative Assistant

NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA COMMUNITY PANEL NO. 130304 0125A EFFECTIVE DATE: DECEMBER 15, 1980.

EQUIPMENT USED FOR MEASUREMENT: TOPCON C.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: **0.60 ACRES**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +10,600 FEET AND AN ANGULAR ERROR OF 00'00".03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: RM & JS F.B. LL

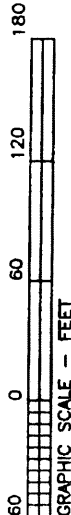
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 241,073 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AD OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

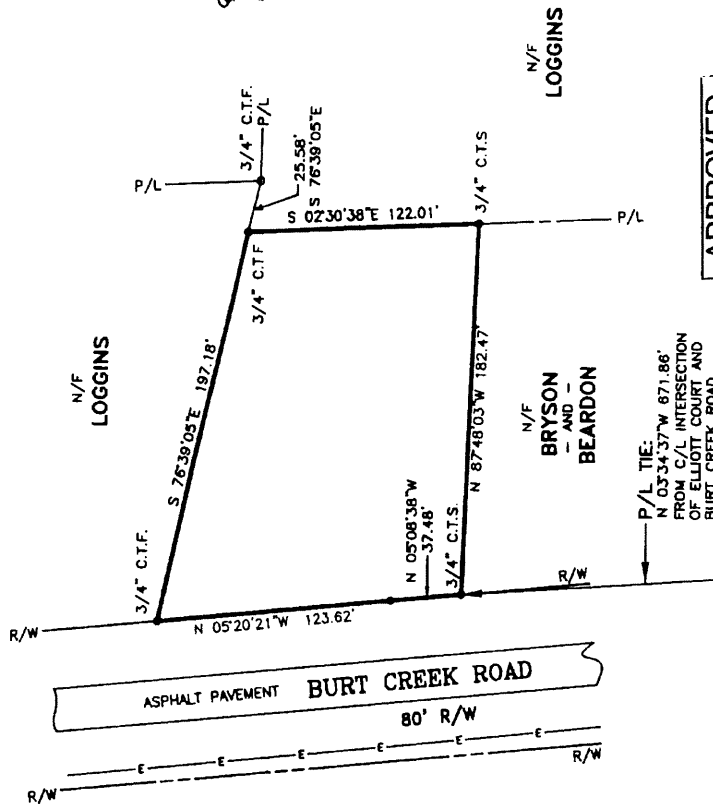
SURVEY FOR:
JIMMY BRYSON
- AND -
PETE BEARDON

LOCATED IN:
LAND LOT - 309
4th LAND DISTRICT
DAWSON COUNTY, GEORGIA

SCALE: 1" = 60' DATE: AUGUST 23, 2001



- LEGEND:**
- I.P.F. --- IRON PIN FOUND
 - C.T.F. --- CRIMPED TOP PIN FOUND
 - R.B.F. --- REBAR FOUND
 - O.T.F. --- OPEN TOP FOUND
 - A.I.F. --- ANGLE IRON FOUND
 - C.M.F. --- CONCRETE MONUMENT FOUND
 - C.T.S. --- CRIMPED TOP PIN SET
 - P/L --- PROPERTY LINE
 - R/W --- RIGHT OF WAY
 - N/W --- NOW OR FORMERLY
 - C/L --- CENTER LINE
 - S/B --- SETBACK
 - L/L --- LAND LOT LINE
 - C.M.P. --- CORRUGATED METAL PIPE
 - R.C.P. --- REINFORCED CONCRETE PIPE
 - C.R. --- CABLE RISER
 - T.R. --- TELEPHONE RISER
 - C.B. --- CATCH BASIN
 - P.B. --- POWER BOX
 - W.M. --- WATER METER
 - P.P. --- POWER POLE
 - S.P. --- SERVICE POLE
 - W.V. --- WATER VALVE
 - X- --- FENCE
 - O- --- CHAIN LINK FENCE
 - E- --- ELECTRICAL LINE
 - W- --- WATER LINE
 - S.S.E. --- SANITARY SEWER EASEMENT
 - M.H. --- MANHOLE
 - S- --- SANITARY SEWER LINE
 - G.P. --- GUY POLE



APPROVED
OCT 13 2001
Chris M. Kolyer
FOR RECORDING

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 9:45 A.M. 10-15-01
Recorded in Plat Book 55 Page 13
This 15th day of October 2001
Chris M. Kolyer, CLERK



Parthian - Boyer, Inc.
LAND SURVEYORS & CIVIL ENGINEERS
470-A WOODS MILL ROAD
GAINESVILLE, GEORGIA 30501
PHONE (770) 807 - 2481
FAX (770) 532 - 6482

JN.98471.04 CRD.97343, DRAFT-2

Filed 09/08/2020 11:35AM
Bk 01435 Pg 0265-0266
Deed Doc: WD
Georgia Transfer Tax Paid : \$249.70
0422020001470
Penalty: \$0.00 Interest: \$0.00
Participants: 2252090439,706792793
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

AFTER RECORDING, RETURN TO:

Taylor Rice
Boling Rice LLC
207 Pirkle Ferry Road
Cumming, GA 30040
#78710

STATE OF GEORGIA

COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE is made as of **September 8, 2020**, between **Thomas F. Wear and Charlotte M. Wear** (hereinafter referred to as “Grantor”) and **Michael M. Eason** (hereinafter referred to as “Grantee”), (“Grantor” and “Grantee” to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 309 of the 4th District, 1st Section of Dawson County, Georgia, being 0.60 acres, more or less, according to a plat of said property recorded in Plat Book 55, Page 13, Dawson County, Georgia Records. Said plat is incorporated herein by reference for a complete description of the subject property.

FYI: Subject property is known as 374 Burt Creek Road, Dawsonville, GA, 30534, according to the present system of numbering houses in Forsyth County, Georgia. Tax Map Reference No. 092 020 002.

TO HAVE AND TO HOLD, the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

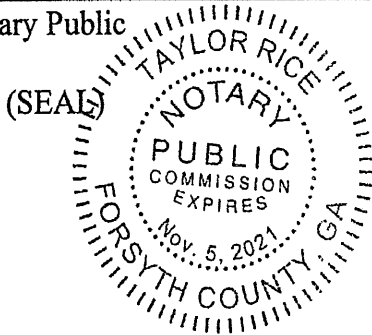
Signed, sealed and delivered
in the presence of:

Melba J Cole
Witness

Thomas F Wear (SEAL)
Thomas F. Wear

[Signature]
Notary Public

Charlotte M Wear (SEAL)
Charlotte M. Wear



City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706)265-3256
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David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

ZA-C2200111: Mike Eason has petitioned a zoning amendment for TMP 092 020 002, Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

ZA-C2200112: Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041, Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

ZA-C2200119: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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

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



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 19

SUBJECT: ZA C2200112

CITY COUNCIL MEETING DATE: 03/21/2022

PURPOSE FOR REQUEST: **CONSIDERATION OF APPROVAL**

Rezoning application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Property is in William Illg Post 2 Council district.
2. City Planning Department and the applicant is requesting to rezone property from R3 district (Single Family Residential District) to R6 district (Multiple Family Residential District).
3. Requesting to rezone 15.84 ac.
4. Property was annexed and zoned into the city on February 6, 2006.
5. The subject property adjoins County zoned RA district to the south, east, west and City zoned R1 district to the north.
6. 2018 comprehensive plan character area proposes residential use.
7. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R6 (Multiple Family Residential District) to avoid future non-conforming zoning. The February 6, 2006 City Council minutes confirms existing zoning as R3 (Single Family Residential District).
8. Existing use is apartments.
9. Planning Commission approved request on 2/14/22 with no conditions.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Planning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 2/15/2022

To: Mayor and Council

Reference: ZA C2200112 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in William Illg Post 2 Council district.
2. City Planning Department and the applicant is requesting to rezone property from R3 district (Single Family Residential District) to R6 district (Multiple Family Residential District).
3. Requesting to rezone 15.84 ac.
4. Property was annexed and zoned into the city on February 6, 2006.
5. The subject property adjoins County zoned RA district to the south, east, west and City zoned R1 district to the north.
6. 2018 comprehensive plan character area proposes residential use.
7. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R6 (Multiple Family Residential District) to avoid future non-conforming zoning. The February 6, 2006 City Council minutes confirms existing zoning as R3 (Single Family Residential District).
8. Existing use is apartments.
9. Planning Commission approved request on 2/14/22 with no conditions.


David Picklesimer
Planning Director



City of Dawsonville

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

Zoning Amendment
Application

Application#: ZAC2200112

Applicant Name(s): Farmington Woods, LP

Address: 38251 Paces Walk SE #100 City: Atlanta Zip: 30339

Cell Phone: [Redacted] Email: [Redacted]

Signature(s): [Signature] Date: 12/20/21

Property Address: 34 Farmington Circle, Dawsonville, GA 30534

Directions to Property from City Hall:

Tax Map# 093 041 Parcel# Current Zoning: R-3

Land Lot(s): 56 511 District: 4 Section: 1

Subdivision Name: Farmington Woods Lot#

Acres: 15.84 Current use of property: Multi-Family (Apartments)

Has a past request of Rezone of this property been made before? YES If yes, provide ZA# 11-05-1212 0607 file#
file#
ANX-05-025-333

The applicant request:

Rezoning to zoning category: R-6 Conditional Use permit for:

Proposed use of property if rezoned: Remain the Same

Residential # of lots existing proposed 72 Minimum lot size proposed (Include Conceptual Plan)

Amenity area existing proposed yes, if yes, what pool, club house

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

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

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

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

Roadname: perimeter rd Type of Surface: Asphalt

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

[Signature]
Signature of Applicant

12/20/21
Date

Table with 2 columns: Office Use Only and Application Details. Includes dates for application completion, meetings, and approval status.



* zoning map Correction, NO Fees 12/20/21



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I/We FARMINGTON WOODS, LP hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093 041

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent FARMINGTON WOODS, LP

Signature of Applicant or Agent [Signature] Date _____

Mailing Address 3825 PAGES WALK, SE STE 100

City ATLANTA State GA Zip 30327

Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS

20th DAY OF December 2021

S. Ann Freeman
Notary Public, State of Georgia



My Commission Expires: 12-20-2024

Notary Seal



City of Dawsonville

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

Zoning Amendment
Adjacent Property Owners

Application # 2A C2200112 TMP#: 093 041

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 093 063 1. Name(s): K K. Turner Estate
Address: 1090 Oak Haven Dr
Roswell, GA 30075

TMP # 093 046 2. Name(s): JSW Gee Corner LLC
Address: 922 Hwy 53 E
Dawsonville, GA 30534

TMP # 093 047 3. Name(s): Curtis Anderson Karen McCord
Address: 2120 Perimeter Rd
Dawsonville GA 30534

TMP # 093 044 4. Name(s): Karen & Harold McCord
Address: 2120 Perimeter Rd
Dawsonville GA 30534

TMP # 093 043 5. Name(s): Curtis R. Anderson
Address: 4171 Summit Chase
Gainesville GA 30506-5399

TMP # 094 010 6. Name(s): Toxic Carl & Sandra Bynum
Address: 804 Collins Ave
Warner Robins, GA 31093

TMP # 094 012 7. Name(s): Sandra Bynum
Address: 804 Collins Ave
Warner Robins, GA 31093

Adjacent Property Owner notification of a zoning amendment request is required.

The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.



City of Dawsonville

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

**Zoning Amendment
Adjacent Property Owners**

Application # 2A C22001112 TMP#: 093 041

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 094 013 1. Name(s): Avm Properties LLC
Address: 2345 Avonleigh Dr
Cumming, GA 30041

TMP # _____ 2. Name(s): _____
Address: _____

TMP # _____ 3. Name(s): _____
Address: _____

TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.

Planning and Zoning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

VIA CERTIFIED MAIL 9590940251699122347319

December 6, 2021

Farmington Woods LP
3825 Paces Walk SE, Ste 100
Atlanta, GA 30339

Dear Property Owner:

During a recent audit conducted in the Planning and Zoning Department, there were some discrepancies discovered on the 2018 Zoning Map in comparison to the official recorded minutes of the City Council. Unfortunately, your property is included in this discrepancy and is nonconforming. What does this mean? Nonconforming is when your property/structure is not in accordance with the zoning ordinance.

Your property located at TMP 093 041 is currently zoned R-3 (Single Family Residential) per City Council recorded minutes (*enclosed*) and the 2018 zoning map shows R-6 (Multiple Family Residential). In an attempt to correct this issue, the City is initiating a zoning amendment at no cost to the property owner. Please sign the enclosed zoning application form and return it no later than January 14, 2022.

Should you feel that this is an error and have official documentation stating otherwise, please contact Stacy Harris at 706.203.4923 or stacy.harris@dawsonville-ga.gov.

Kindest regards,

Stacy Harris, Zoning Administrative Assistant

10
GEORGIA, DAWSON COUNTY.



86
SURVIVORSHIP (WARRANTY) DEED

THIS INDENTURE, Made this 30 day of March, 1980 between MRS. ETHEL L. ANDERSON of the first part, and HOYT C. GOSWICK & ROSE ANDERSON GOSWICK of the second part.

W I T N E S S E T H: That said party of the first part as a Gift of Love and Affection and Other Valuable Consideration at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said parties of the second part as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

TRACT F: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lots 56 and 511 in the 4th District of Dawson County, Georgia, consisting of 8.84 acres, more or less, and being more fully described as follows:

BEGINNING at an iron pin which marks the original Southeast corner of Land Lot 511 and the original Southwest corner of Land Lot 56, thence N 87° 40' W 314.96 feet along the original Southern boundary of Land Lot 511 to an iron pin, thence N 26° 12' W 638.32 feet to an iron pin located on the Southeastern right-of-way of Ridge Road, thence the following courses and distances along said right-of-way: N 60° 58' E 39.31 feet, N 64° 56' E 39.24 feet, N 66° 15' E 58.45 feet, N 70° 30' E 58.76 feet, N 75° 19' E 58.19 feet, N 77° 00' E 89.67 feet, and N 77° 49' E 274.17 feet to an iron pin, thence leaving said right-of-way and into Land Lot 56, S 12° 49' E 783.51 feet to an iron pin on the original Southern boundary of Land Lot 56, thence N 87° 40' W 167.85 feet to an iron

and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID PARTY of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year above written.

Mrs. Ethel L. Anderson [SEAL]
MRS. ETHEL L. ANDERSON

Signed, sealed and delivered

in the presence of:

Mrs. Ralph Maddox

Notary Public

My Commission Expires:

Ralph Maddox, C.S.S.

of the State of Georgia and County of Dawson of the second part,

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of \$10 and other good and valuable consideration

RECEIVED
JAN 11 2022
BY: Page

Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in

All that tract or parcel of land lying and being in Land Lot 511 of the 4th District, 1st Section of Dawson County, Georgia, containing 7 acres, more or less, being Tract G, shown on a certain plat prepared by Jimmy D. Bullock, Surveyor, dated March 17, 1980, recorded in Plat Book 10, page 45, Dawson County Deed Records, to which plat this reference is made for a more particular description, and described according to said plat as follows:

BEGINNING at an iron pin located on the original southwest corner of Land Lot 511; thence along the original western boundary of said Land Lot N 3-00 E 41.03 feet to a point on the southeastern right-of-way of Ridge Road; thence along said right-of-way N 71-16 E 36.87 feet; N 67-34 E 59.81 feet; N 61-38 E 131.73 feet; N 52-36 E 111.67 feet; N 55-22 E 392.85 feet; and N 55-52 E 37.89 feet; N 56-35 E 39.52 feet; N 54-36 E 39.50 feet; N 59-28 E 39.66 feet; and N 59-53 E 39.67 feet; thence leaving said right-of-way S 26-12 E 638.32 feet to an iron pin located on the original south boundary of Land Lot 511; thence along said boundary N 37-40 W 1072.43 feet to an iron pin and point of beginning.

Dawson County, Georgia
Real Estate Transfer Tax
Paid \$ 10.50
Date 1-26-81
Rae Maddy
Clark of Superior Court

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID part y of the first part, for himself, his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in presence of:

[Signature]

[Signature] (Seal)
Scott Singleton

NOTARY PUBLIC
[Signature]
Notary Public

GEORGIA, DAWSON COUNTY (Seal)
CLERK'S OFFICE, SUPERIOR COURT

FILED FOR RECORD (Seal)

11:20 A.M. 1-26-81
Recorded in Book 54 Page 554
Date 12 day of Feb 1981

tor, and

Jimmy Jenkins

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of

-----Five Hundred----- (\$ 500.00-----) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract of land in Land Lot 446 of the 4th District of Dawson County, Georgia situate in the City Limits of Dawsonville and more particularly described as follows:

The One Half of D (Outside) 60 3
The Whole 333 of Plot A & B of Block 60 of Section 3

of Dawsonville Memorial Gardens according to Plat by McGill-Grogan & Associates dated October 15, 1978 and filed in City Hall, Dawsonville, Georgia, and in Plat Book 8, Page 55, Dawson County, Georgia records.

This conveyance and all subsequent conveyances are subject to certain rules, regulations, and restrictions as set out in an ordinance adopted by the City of Dawsonville and recorded in Deed Book 46, Pages 275-277 Dawson County, Georgia records. Said ordinance is incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
3:15 P.M. 1-26-81
Recorded in Book 54 Page 555
This 12 day of Feb 19 81
Ralph Maddox
C.C.C.

Signed, sealed and delivered in presence of:

Paul Jantz
WITNESS

Harold Rosen (Seal)
MAYOR

Frances Rippe

Jimmy Jenkins (Seal)

Judy S. Cox N.P.
NOTARY PUBLIC
My Comm Exp. 1-14-85

Helen S. Bearden (Seal)
CITY CLERK

**EXHIBIT "A"
LEGAL DESCRIPTION**



Property Description

All that tract of land lying or being in Land Lots 56 and 511 in the 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

Beginning at an axel at the southwest corner of the said Land Lot 511 and thence running along the west line of said Land Lot:

North 00° 54' 19" East, 39.33 feet to a point found on the south right of way line of Perimeter Road (having an apparent variable right of way); thence, running with the said right of way of Perimeter Road the following:

- North 67° 05' 23" East, 53.89 feet to a point; thence,
- North 64° 07' 05" East, 40.21 feet to a point; thence,
- North 61° 49' 53" East, 52.58 feet to a point; thence,
- North 58° 03' 29" East, 79.82 feet to a point; thence,
- North 55° 02' 15" East, 64.29 feet to a point; thence,
- North 52° 58' 23" East, 192.30 feet to a point; thence,
- North 53° 07' 34" East, 333.39 feet to a point; thence,
- North 56° 36' 23" East, 114.77 feet to an axel; thence,
- North 60° 13' 14" East, 97.35 feet to a point; thence,
- North 67° 23' 49" East, 101.30 feet to a point; thence,
- North 73° 00' 12" East, 100.23 feet to a point; thence,
- North 75° 15' 31" East, 98.41 feet to a point; thence,
- North 75° 59' 16" East, 97.75 feet to a point; thence,

North 75° 17' 50" East, 121.03 feet to a ¾" open top pipe; thence, leaving the said right of way line of Perimeter Road and running with the property now or formerly belonging to K. K. Turner (said property shown on Plat Book 10, Page 45 of the Dawson County Land Records)

South 15° 13' 36" East, 788.28 feet to an axel found on the south line of the said Land Lot 56; thence, running with the said south line of Land Lot 56 and the property now or formerly belonging to Howard J. and Theo C. Burt (as described in Deed Book 20, Page 28 of the aforesaid records)

North 89° 59' 04" West, 167.05 feet to a ¾" open top pipe at the southwest corner of the said Land Lot 56, said point also being the southeast corner of the said Land Lot 511; thence, running with the south line of the said Land Lot 511 and the property now or formerly belonging to Sandra L. Bynum (as described in Deed Book 577, Page 269 of the aforesaid records)

South 89° 52' 33" West, 316.58 feet to an axel; thence, continuing with the said south line of Land Lot 511

North 89° 45' 41" West, 1073.61 feet to an axel at the southwest corner of the said Land Lot 511 and the **TRUE POINT OF BEGINNING**, containing 693,893 square feet or 15.9296 acres of land, more or less.

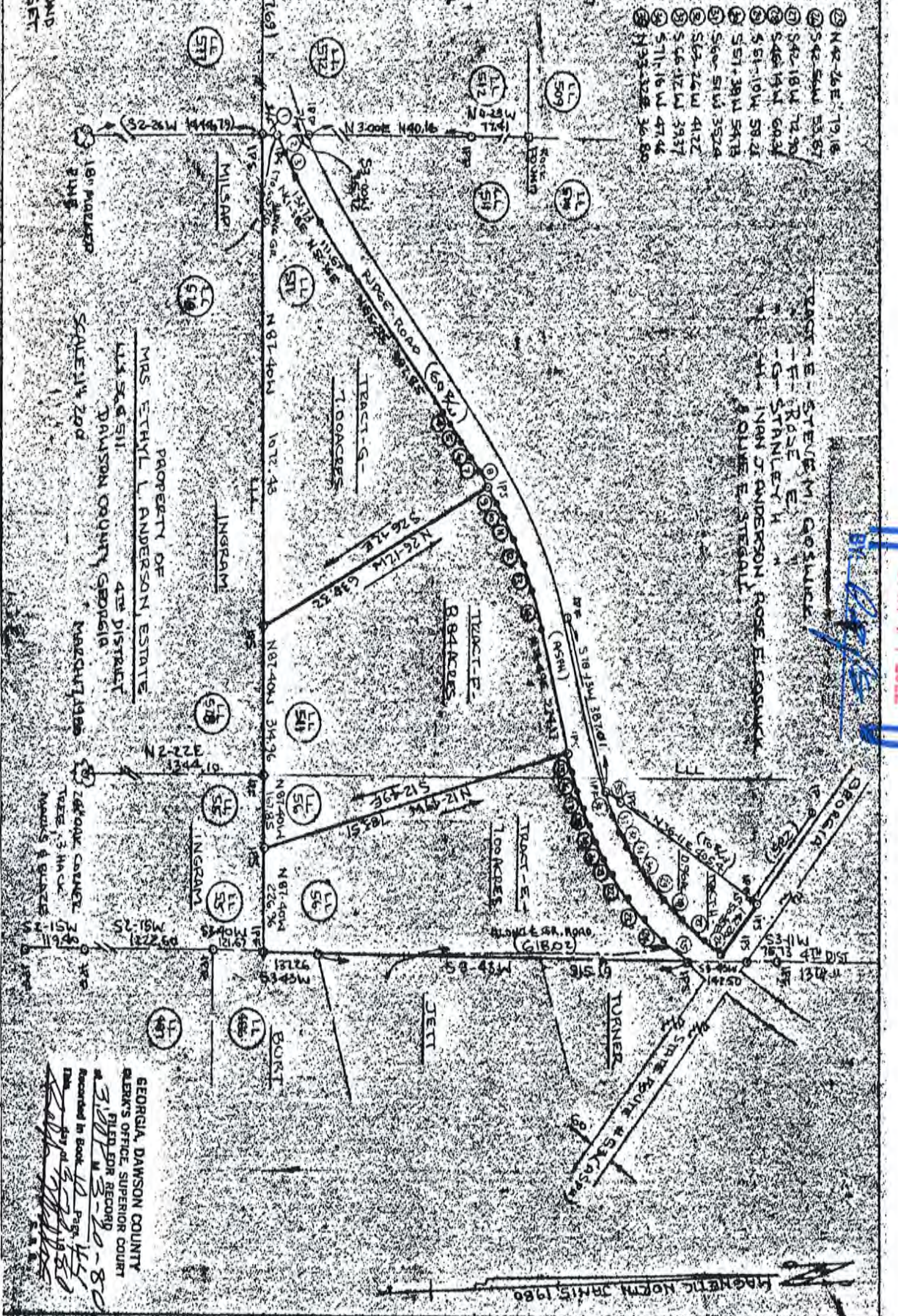
The herein described tract or parcel of land is subject to all rights of way and easements, both recorded and unrecorded.

RECEIVED
 JAN 11 2022

- ① N 33.00° E 41.03'
- ② N 12.4° E 44.42'
- ③ N 87.44° E 58.91'
- ④ N 66.42° E 51.87'
- ⑤ N 56.25° E 39.52'
- ⑥ N 54.36° E 39.80'
- ⑦ N 59.28° E 39.44'
- ⑧ N 60.50° E 39.31'
- ⑨ N 64.84° E 39.24'
- ⑩ N 64.15° E 38.45'
- ⑪ N 70.30° E 38.11'
- ⑫ N 75.19° E 38.19'
- ⑬ N 74.00° E 39.67'
- ⑭ N 76.12° E 40.11'
- ⑮ N 74.41° E 44.48'
- ⑯ N 73.96° E 41.04'
- ⑰ N 67.34° E 41.24'
- ⑱ N 66.15° E 40.64'
- ⑲ N 63.36° E 41.81'
- ⑳ N 61.20° E 42.94'
- ㉑ N 57.31° E 41.02'
- ㉒ N 51.11° E 41.34'
- ㉓ N 46.22° E 42.51'
- ㉔ N 42.26° E 44.51'
- ㉕ N 42.26° E 44.51'
- ㉖ S 42.54° W 53.87'
- ㉗ S 40.18° W 74.70'
- ㉘ S 46.14° W 60.83'
- ㉙ S 51.10° W 58.21'
- ㉚ S 51.38° W 54.73'
- ㉛ S 50.51° W 35.24'
- ㉜ S 43.24° W 41.22'
- ㉝ S 46.12° W 38.37'
- ㉞ S 71.16° W 47.44'
- ㉟ S 32.32° E 36.80'



18" PLASTER RING SET
 3" ROPE PIN ROUND SET



PROPERTY OF
 MRS EHYL L. ANDERSON, ESTATE
 4th DISTRICT
 DAWSON COUNTY, GEORGIA
 MARCH 21, 1980
 SCALE 1" = 200'

24' CURVE RADIUS
 25' CURVE RADIUS
 26' CURVE RADIUS

INGRAM

TURNER

BURT

JETT

MRS. J. M. ...

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD
 M 3-20-80
 Recorded in Book 10 Page 45
 This day of 3-20-80
 M. B.

FRONTING NORTH JAN 15, 1980

City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

ZA-C2200111: Mike Eason has petitioned a zoning amendment for TMP 092 020 002, Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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ZA-C2200119: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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

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



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 20

SUBJECT: ZA C2200119

CITY COUNCIL MEETING DATE: 03/21/2022

PURPOSE FOR REQUEST: **CONSIDERATION OF APPROVAL**

Rezoning application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Property is in Caleb Phillips Post 1 Council district.
2. Applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R3 district (Single Family Residential District).
3. Applicant is requesting to rezone 121.11 acres.
4. Proposed 235 units with a density of 1.94/units per acres.
5. Minimum 1500 heated square foot homes.
6. Annexed into the city on January 5, 2004.
7. The subject property adjoins County zoned RSR district to the south, County RA district to the west, County RA district and City R3 district to the north and City R1 district to the east.
8. 2018 comprehensive plan character area proposes residential use.
9. DRI findings recommended potential connections to future trails or sidewalks outside of the subdivision and pedestrian connectivity network within the development and requested additional best environmental practices and explicit protection for the Etowah River water shed. City code will require sidewalks on both side of the interior streets and sidewalk connectivity to Thunder Ridge development along HWY 9S frontage.
10. If approved the Planning Department recommends additional 50-foot undisturbed stream buffers on each side of the existing streams. Exception of 20-foot sanitary sewer easement and installation in back 20 feet.
11. If approved the Planning Department recommends the installation of nature trail network system in the open space areas and have connectivity to the Thunder Ridge development nature trails.
12. If approved the Planning Department recommends a no access easement adjoining the HWY 9S frontage boundary.

13. If approved the Planning Department recommends not to exceed 235 units and a density of 1.94 units/acre.
14. If approved the Planning Department recommends the applicant request a stream study in Shoal Creek Tributary Number 14 and 14.1 from the US Fish and Wildlife Service to determine the existence of the threatened Cherokee or Etowah Darter. If Darters exist in either tributary the applicant must request a formal consultation meeting with the US Fish and Wildlife Service and provide the City with FWS recommended protection action plan.
15. If approved the Planning Department recommends a 40-foot undisturbed buffer adjoining Apple Ridge parcels.
16. If approved the Planning Department recommends the installation of a right turn lane at HWY 9N and Perimeter Road and or dedicate funds for a future Round About.
17. Planning Commission denied the request on 2/14/22.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Planning Department
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 2/28/2022

To: Mayor and Council

Reference: ZA C2200119 Planning and Zoning Department Summary

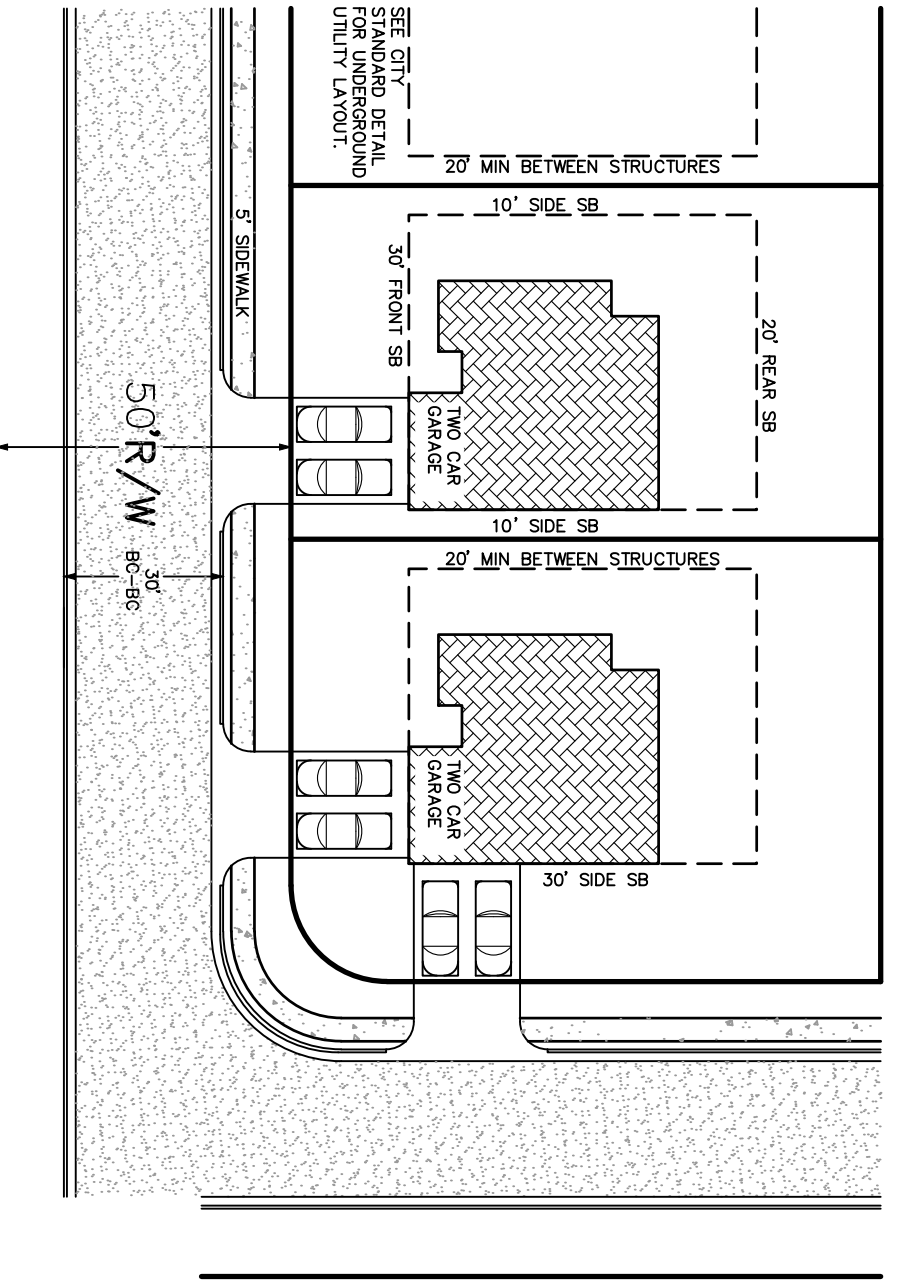
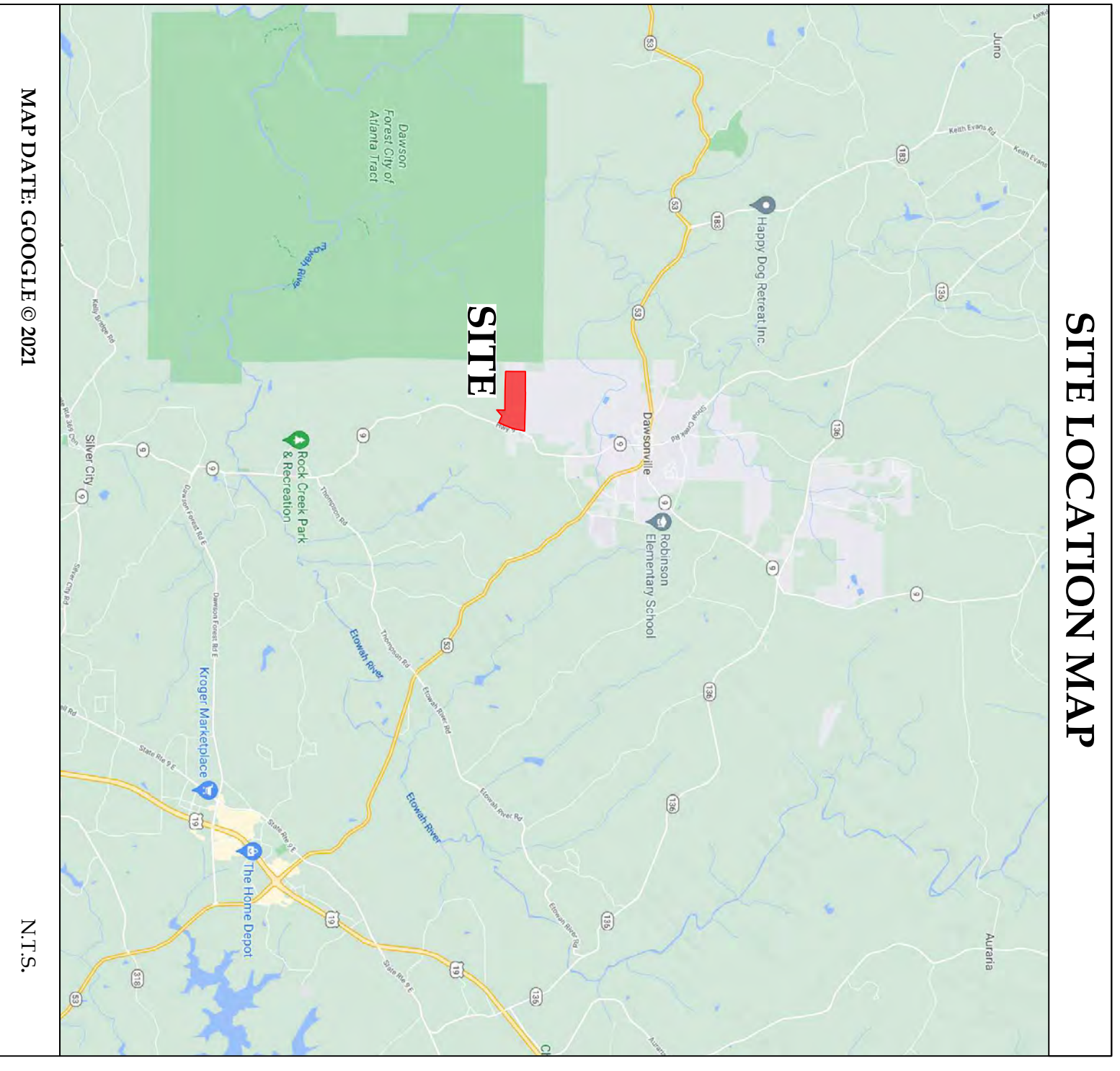
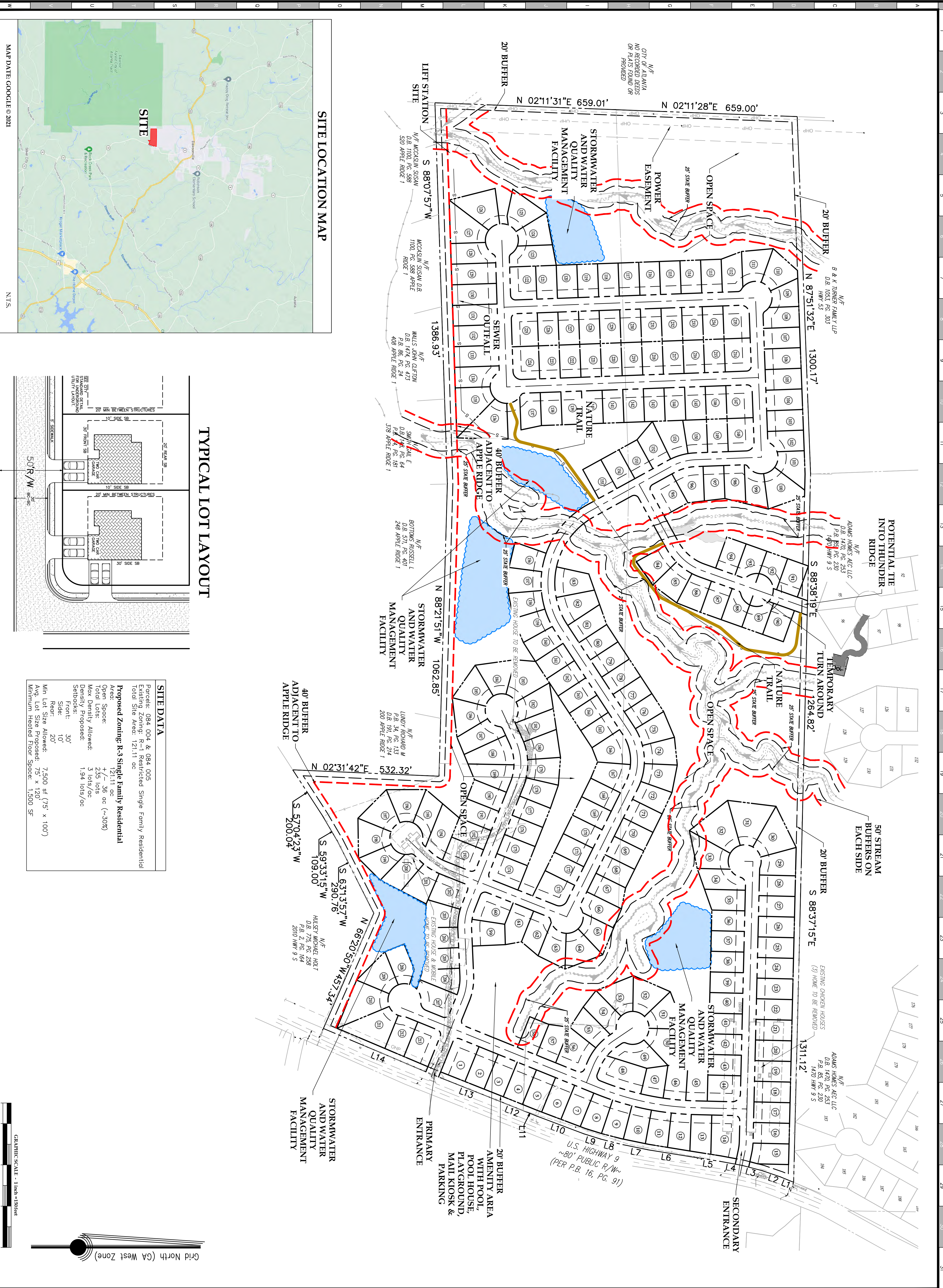
The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Caleb Phillips Post 1 Council district.
2. Applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R3 district (Single Family Residential District).
3. Applicant is requesting to rezone 121.11 acres.
4. Proposed 235 units with a density of 1.94/units per acres.
5. Minimum 1500 heated square foot homes.
6. Annexed into the city on January 5, 2004.
7. The subject property adjoins County zoned RSR district to the south, County RA district to the west, County RA district and City R3 district to the north and City R1 district to the east.
8. 2018 comprehensive plan character area proposes residential use.
9. DRI findings recommended potential connections to future trails or sidewalks outside of the subdivision and pedestrian connectivity network within the development and requested additional best environmental practices and explicit protection for the Etowah River water shed. City code will require sidewalks on both side of the interior streets and sidewalk connectivity to Thunder Ridge development along HWY 9S frontage.
10. If approved the Planning Department recommends additional 50-foot undisturbed stream buffers on each side of the existing streams. Exception of 20-foot sanitary sewer easement and installation in back 20 feet.
11. If approved the Planning Department recommends the installation of nature trail network system in the open space areas and have connectivity to the Thunder Ridge development nature trails.
12. If approved the Planning Department recommends a no access easement adjoining the HWY 9S frontage boundary.
13. If approved the Planning Department recommends not to exceed 235 units and a density of 1.94 units/acre.

14. If approved the Planning Department recommends the applicant request a stream study in Shoal Creek Tributary Number 14 and 14.1 from the US Fish and Wildlife Service to determine the existence of the threatened Cherokee or Etowah Darter. If Darters exist in either tributary the applicant must request a formal consultation meeting with the US Fish and Wildlife Service and provide the City with FWS recommended protection action plan.
15. If approved the Planning Department recommends a 40-foot undisturbed buffer adjoining Apple Ridge parcels.
16. If approved the Planning Department recommends the installation of a right turn lane at HWY 9S and Perimeter Road and or dedicate funds for a future Round About.
17. Planning Commission denied the request on 2/14/22.



David Picklesimer
Planning Director



TYPICAL LOT LAYOUT

SITE DATA

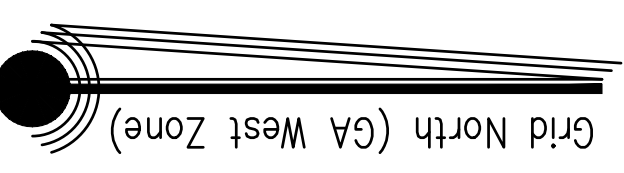
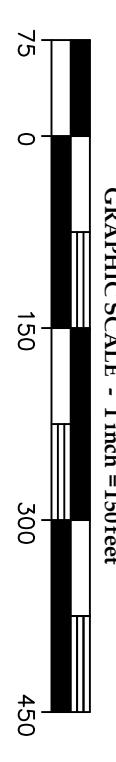
Parcels: 084 004 & 084 005
 Existing Zoning: R-1 Restricted Single Family Residential
 Total Site Area: 121.11 ac

Proposed Zoning: R-3 Single Family Residential

Acres: 52.11
 Open Space: 4.36 ac (~30%)
 Total Lots: 235 lots
 Max Density Allowed: 3 lots/ac
 Density Proposed: 1.94 lots/ac

Setbacks:
 Front: 30'
 Side: 10'
 Rear: 20'

Min Lot Size Allowed: 7,500 sf (75' x 100')
 Avg. Lot Size Proposed: 75' x 120'
 Minimum Heated Floor Space: 1,500 SF



<p>EN SITE ESI Consulting, LLC 131 Promenade Court, Suite 200 Dawsonville, GA 30098 Mobile: 770-597-8813 Contact: Corey Calhoun, PE Email: Corey.Calhoun@esiconsulting.com</p>	<p>OWNER/DEVELOPER: SDH ATLANTA, LLC 110 VILLAGE TRAIL, SUITE 215 WOODSTOCK, GA 30188 PHONE: 770-372-3020 EMAIL: kadams@sdhatlanta.com</p>	<p>PROJECT: SR9 ~ COLEMAN TRACT</p>	<p>LOCATED IN: LAND LOTS 641, 642, 643 4th DISTRICT, 1st SECTION DAWSONVILLE, GEORGIA</p>	<p>SHEET TITLE: CONCEPT PLAN</p>	<p>STAMP: Core Calhoun Call before you dig.</p>	<p>DRAWING DATE: 2022-03-04</p> <p>SHEET REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE				<p>SHEET: 1 of 1</p>
NO.	DESCRIPTION	DATE											

FOR REVIEW ONLY



City of Dawsonville

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

Zoning Amendment
Application

Application#: 2A-C2200119

Applicant Name(s): SDH Atlanta, LLC

Address: 110 Village Trail, Suite 215 City: Woodstock Zip: 30188

Cell Phone: [Redacted] Email: [Redacted]

Signature(s): [Handwritten Signature] Date: 1-11-22

Property Address: 1694 Hwy 9 S, 1768 Hwy 9 S

Directions to Property from City Hall: From 53 W, Turn right on Perimeter Road. Proceed .5 miles. Turn left on SR 9. The project is located .75 miles on the right, adjacent to Thunder Ridge development

Tax Map Parcel #: 084 004, 084 005 Current Zoning: R-1

Land Lot(s): 641, 642, 643 District: 4th Section: 1st

Subdivision Name: Lot #

Acres: 121.11 Current use of property: Single family residences, cattle farming, 3 unused poultry buildings and woods

Has a past request of Rezone of this property been made before? No If yes, provide ZA# ANX 04-01-05-1 File 210 ANX 04-01-05-2 File 203

The applicant request:

Rezoning to zoning category: R-3 Conditional Use permit for:

Proposed use of property if rezoned: 236 lot residential development

Residential #of lots proposed: 236 Minimum lot size proposed 7500 sqft (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Pool, Pool house, Playground

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

Utilities:(utilities readily available at the road frontage): [X] Water [X] Sewer [X] Electric [] Natural Gas

Proposed Utilities:(utilities developer intends to provide) [X] Water [X] Sewer [X] Electric [] Natural Gas

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

Road name: SR 9 Type of Surface: Asphalt

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

[Handwritten Signature]
Signature of Applicant

1-11-22
Date

Table with 2 columns: Office Use Only (Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Date of City Council Meeting, Approved by Planning Commission) and Financial/Approval (Amount Paid, Dates Advertised, Rescheduled for next Meeting, Approved by City Council, Postponed)



City of Dawsonville

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

Zoning Amendment
Application

Application#: 2A-C2200119

Applicant Name(s): SDH Atlanta, LLC

Address: 110 Village Trail, Suite 215 City: Woodstock Zip: 30188

Cell Phone: [Redacted] Email: [Redacted]

Signature(s): [Signature] Date: 1-11-22

Property Address: 1694 Hwy 9 S, 1768 Hwy 9 S

Directions to Property from City Hall: From 53 W, Turn right on Perimeter Road. Proceed .5 miles. Turn left on SR 9. The project is located .75 miles on the right, adjacent to Thunder Ridge development

Tax Map Parcel #: 084 004, 084 005 Current Zoning: R-1

Land Lot(s): 641, 642, 643 District: 4th Section: 1st

Subdivision Name: Lot#

Acres: 121.11 Current use of property: Single family residences, cattle farming, 3 unused poultry buildings and woods

Has a past request of Rezone of this property been made before? No If yes, provide ZA# ANX 04-01-05-1 File 210 ANX 04-01-05-2 File 203

The applicant request:

Rezoning to zoning category: R-3 Conditional Use permit for:

Proposed use of property if rezoned: 236 lot residential development

Residential #of lots proposed: 236 Minimum lot size proposed 7500 sqft (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Pool, Pool house, Playground

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

Utilities:(utilities readily available at the road frontage): [X] Water [X] Sewer [X] Electric [] Natural Gas

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[Signature]
Signature of Applicant

1-11-22
Date

Table with 2 columns: Office Use Only and Application Details. Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, and Approved by Planning Commission.



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We April Baker Coleman hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 1694 HWY 9 S (Parcel Number 084 004) and 1768 HWY 9 S (Parcel Number 084 005) as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent SDH ATLANTA LLC

Signature of Applicant or Agent [Signature] Date 1-11-22

Mailing Address 110 Village Trail, Suite 215

City Woodstock State GA Zip 30188

Sworn and subscribed before me on this

11th day of January 2022

Brenda Kviton Schumaker
Notary Public, State of Georgia

My Commission Expires: 10/21/2025

Notary Seal





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

**Zoning Amendment
 Adjacent Property Owners**

Application # ZA-C2200119 TMP#: 084004, 084005

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

- TMP # _____ 1. Name(s): See attached list of adjoining property owners
 Address: _____
- TMP # _____ 2. Name(s): _____
 Address: _____
- TMP # _____ 3. Name(s): _____
 Address: _____
- TMP # _____ 4. Name(s): _____
 Address: _____
- TMP # _____ 5. Name(s): _____
 Address: _____
- TMP # _____ 6. Name(s): _____
 Address: _____
- TMP # _____ 7. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.

Adjoiner#	TMP #	Property Owner(s)	Physical Address	Mailing Address
1	083 025	B & K Turner Family LLP	Hwy 53	1090 Oakhaven Drive, Roswell Ga 30075
2	084 003	Adams Homes AEC LLC	1470 Hwy 9 S, Dawsonville Ga. 30534	3000 Gulf Breeze Pkwy, Gulf Breeze, FL 32563
3	084 006	Mark Byrd	1821 Hwy 9 S, Dawsonville Ga. 30534	5040 Hwy 53 East
4	084 011	Michael Holt Hulsey	2010 Hwy 9 S, Dawsonville Ga. 30534	PO Box 355, Dawsonville Ga. 30534
5	084 014	Richard M & Mary S Lundy	200 Apple Ridge 1, Dawsonville Ga. 30534	200 Apple Ridge 1, Dawsonville Ga
6	084 015	Russell & Phyll Bottoms	248 apple Ridge 1, Dawsonville Ga. 30534	248 apple Ridge 1, Dawsonville Ga. 30534
7	084 017	Smith Gaile	378 Apple Ridge 1, Dawsonville Ga. 30534	378 Apple Ridge 1, Dawsonville Ga. 30534
8	084 018	John Clifton Walls	408 Apple Ridge 1, Dawsonville Ga. 30534	8170 Cleveland Court, Cumming Ga. 30028
9	084 020	Susan Mccaslin	520 Apple Ridge 1, Dawsonville Ga. 30534	520 Apple Ridge 1, Dawsonville Ga. 30534
10	084 021	Susan Mccaslin	520 Apple Ridge 1, Dawsonville Ga. 30534	520 Apple Ridge 1, Dawsonville Ga. 30534
11	087 003	City of Atlanta	N/A	Attn: Jennifer Andrews, Properties and Airline Affairs, PO Box 20509, Atlanta Ga. 30320
12	094 049	Mark Byrd	5040 Hw 9 S, Dawsonville Ga. 30534	5040 Hw 9 S, Dawsonville Ga. 30534
13	094 050	Marcus & Kayla Byrd	1661 Hwy 9 S, Dawsonville Ga. 30534	1661 Hwy 9 S, Dawsonville Ga. 30534
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City of Dawsonville

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

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

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

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

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

This notice and acknowledgement shall be public record.

[Signature]
Signature of Applicant / Representative of Applicant

1-11-22
Date

Sworn to and subscribed before me on this

11th day of January 2022.

Brenda Kviton Schumaker
Notary Public, State of Georgia

My Commission Expires: 10/21/2025

Notary Seal





City of Dawsonville

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

**Zoning Amendment
Campaign Disclosure**

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

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

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

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

N/A

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

Amount \$

Date:

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

N/A

Buss B. [Signature]
Signature of Applicant / Representative of Applicant

1-11-22
Date

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



January 12, 2022

VIA HAND DELIVERY

City of Dawsonville
Mayor and Council Members
Planning and Zoning Department
415 Highway 53 East, Suite 100
Dawsonville, GA 30534



Re: **Applicant, SDH Atlanta LLC, Letter of Intent
Zoning Amendment Parcels 084 004 & 084 005**

The Applicant is hereby submitting this Letter of Intent to the City of Dawsonville to provide a written summary of the proposal to rezone parcel numbers 084 004 and 084 005, having addresses of 1694 Highway 9 S and 1768 Highway 9 S, respectively. The Applicant is proposing to rezone both parcels which total 121.1 acres, as shown on the Concept Plan, attached hereto and incorporated herein, to R-3 zoning category.

The total number of lots conceptually planned for is two hundred thirty-six (236) residential units, yielding a residential density of 1.95 unit/acre and having approximately 28% (34 acres) of the project in open space. With a proposed density of only 1.95 units/acre, the project is well below the allowable density of 3 units/acre under the R-3 zoning category. Furthermore, the minimum lot size required under the R-3 zoning category is 7,500 sf (75' x 100') and the Concept Plan, as shown, depicts an average lot size of 9,000 sf (75' x 120'). The proposed minimum house size is 1,500 square feet.

The property is currently zoned R-1, as shown on the Official Zoning Map of the City of Dawsonville. To the south of the subject property is unincorporated residential lots zoned RSR. The entire western boundary is the Dawson Forest Wildlife Management Area, having an unincorporated zoning of RA. The northern property boundary is a combination of unincorporated RA zoned land and City of Dawsonville zoned R-3 parcels. The majority of the northern property boundary is City of Dawsonville zoned R-3 property, better known as the Thunder Ridge subdivision. The entire eastern boundary is Georgia Department of Transportation (GDOT) Highway 9 frontage.



With the subject property having over 1,800 linear feet of frontage along Highway 9, the primary and secondary entrances are conceptually planned for access to Highway 9. A traffic impact study has been conducted to evaluate the impacts of the development and the study has been included as part of the submittal package. Based on the report's findings and implementing the recommended primary driveway configuration, the roadway improvements are expected to operate at an acceptable level of service during the AM and PM peak hours.

Both potable water and sanitary sewer will serve the Property and will be provided by Etowah Water and Sewer Authority (Etowah). Etowah provides the water and sewer service for the existing Thunder Ridge subdivision to the north, making Etowah the logical provider of the water and sewer services given the existing infrastructure in place along Highway 9. Etowah has both water and sanitary sewer infrastructure within the Highway 9 right-of-way. Stormwater and water quality management facilities will be provided onsite to be compliant with the City of Dawsonville regulations.

In addition to preserving approximately 34 acres (28%) of the project area in open space, the Applicant is also proposing an amenity area to include pool, pool house, and playground. The required mail kiosk and associated parking and infrastructure will be provided within the designated amenity area as shown on the Concept Plan.

The Applicant, better known as Smith Douglas Homes, has been active building in the City for several years now. Smith Douglas offers a quality craftsman style product utilizing a variety of exterior facades such as brick, stone, and fiber cement siding. Smith Douglas looks forward to continuing to provide quality housing to both current and future City residents and believes the proposed development will meet the needs of the community without negative impacts. Approval of the Applicants rezoning would not cause a safety hazard nor reduce property values in the surround area, and therefore would promote the health, safety, morals and general welfare of the public.

The Applicant hereby reserves all other rights and privileges under the Constitution of the United States and the State of Georgia, and available at law and in equity, in all aspects of this rezoning request. The Applicant respectfully asks that the Application be approved as requested and reserves the right to amend this Letter of Intent and the Application by supplementing additional responses and documents.

Thank you sincerely and respectfully for your consideration of this request.

Applicant:
SDH Atlanta LLC (aka Smith Douglas Homes)

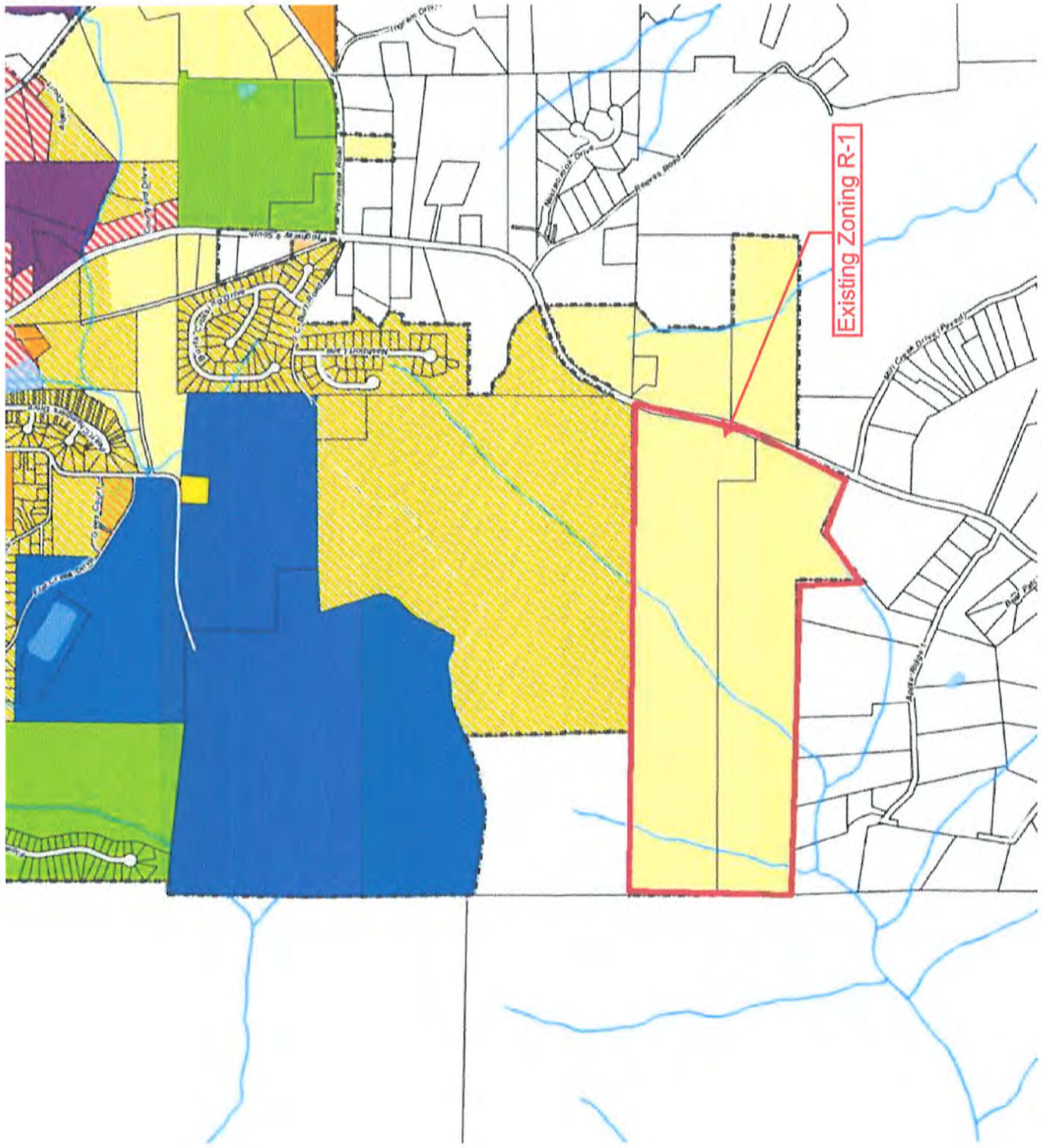
LEGAL DESCRIPTION
1694 & 1768 Highway 9 S., Dawsonville, Georgia 30534

All those tracts or parcels of land lying and being in Land Lots 641, 642, 643, 650 and 651, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch crimp top pipe found at the corner common to Land lots 584, 585, 640 and 641; thence along the North line of Land lot 641 North 87°51'32" East a distance of 1300.17 feet to a ½ inch rebar found at the corner common to Land Lots 583, 854, 641 and 642; thence along the North line of land lot 642 South 88°38'19" East a distance of 1264.82 feet to a rock found at the corner common to land lots 582, 583, 642 and 643; thence along the North line of Land lot 643 South 88°37'15" East a distance of 1311.12 feet to a ½ inch rebar set on the Westerly right-of-way of Georgia Highway 9; thence along said right-of-way the following courses and distances: South 22°23'00" West a distance of 49.95 feet to a calculated point; thence South 18°59'21" West a distance of 70.81 feet to a calculated point; thence South 14°43'30" West a distance of 75.11 feet to a calculated point; thence South 10°29'55" West a distance of 83.22 feet to a calculated point; thence South 08°55'40" West a distance of 112.63 feet to a calculated point; thence South 09°14'00" West a distance of 153.81 feet to a calculated point; thence South 11°38'26" West a distance of 102.86 feet to a calculated point; thence South 14°27'31" West a distance of 73.42 feet to a calculated point; thence South 17°23'45" West a distance of 64.94 feet to a calculated point; thence South 20°40'11" West a distance of 184.18 feet to a calculated point; thence South 21°52'07" West a distance of 49.55 feet to a calculated point; thence South 21°52'07" West a distance of 74.87 feet to a calculated point; thence South 21°38'55" West a distance of 287.13 feet to a calculated point; thence South 22°55'26" West a distance of 423.82 feet to a calculated point; Thence leaving said right-of-way North 66°20'50" West a distance of 457.34 feet to a ½ inch open top pipe found; thence South 63°13'57" West a distance of 290.76 feet to a calculated point; thence South 59°33'15" West a distance of 109.00 feet to a ½ inch open top pipe found; thence South 57°04'23" West a distance of 200.04 feet to a ½ inch open top pipe found; thence North 02°31'42" East a distance of 532.32 feet to a ½ inch open top pipe found on the South line of Land lot 642; thence along the South line of Land lot 642 the following courses and distances: North 88°21'51" West a distance of 1062.85 feet to a rock found; thence South 88°07'57" West a distance of 1386.93 feet to a ½ inch open top pipe found on the corner common to Land Lots 640, 641, 652 and 653; thence along the West line of Land lot 641 North 02°11'31" East a distance of 659.01 feet to a calculated point; thence continuing along said Land Lot Line North 02°11'28" East a distance of 659.00 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tracts or parcels of land containing 121.109 acres.

EXISTING ZONING MAP



Existing Zoning R-1

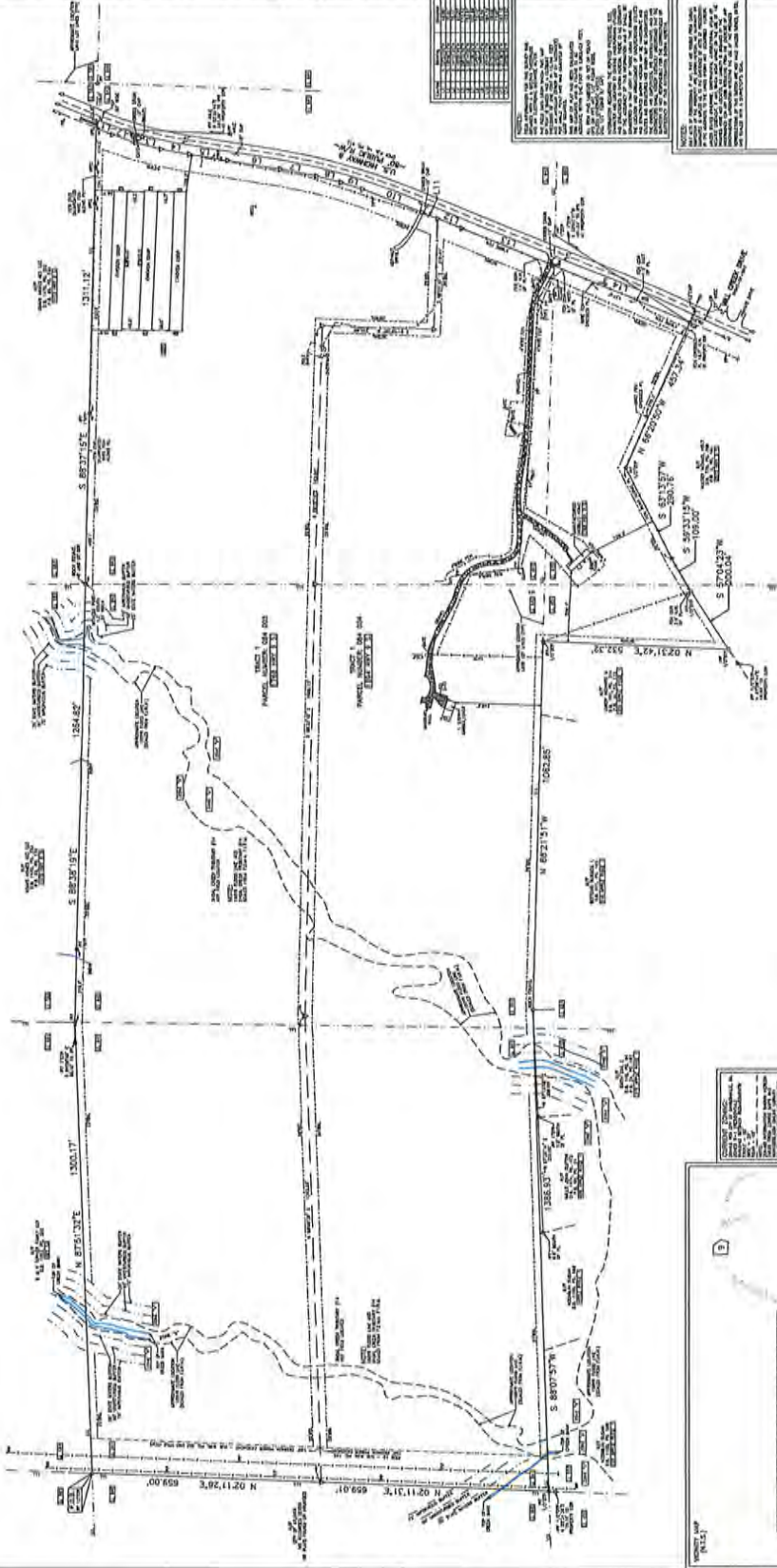


ADAM & LEE LAND SURVEYING
5940 GA. HWY. 50 S.
LOGANVILLE, GA. 30002 (770)554-8995
www.adamandlee.com

FOR THE PURPOSES OF THIS SURVEY, THE FOLLOWING ASSUMPTIONS WERE MADE:
1. ALL DISTANCES WERE MEASURED IN FEET AND INCHES.
2. ALL ANGLES WERE MEASURED IN DEGREES, MINUTES AND SECONDS.
3. ALL CURVES WERE MEASURED BY THE CHORD METHOD.
4. ALL POINTS WERE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.
5. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE ROAD.
6. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE RAILROAD.
7. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE CANAL.
8. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE DITCH.
9. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE FENCE.
10. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE BOUNDARY.

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1847 AND 1858, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF GEORGIA.
ALL DISTANCES WERE MEASURED IN FEET AND INCHES.
ALL ANGLES WERE MEASURED IN DEGREES, MINUTES AND SECONDS.
ALL CURVES WERE MEASURED BY THE CHORD METHOD.
ALL POINTS WERE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.
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ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE CANAL.
ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE DITCH.
ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE FENCE.
ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE BOUNDARY.

THE TOTAL AREA OF THE SURVEYED LAND IS 173,139 SQUARE FEET, OR 3.97 ACRES.
THE TOTAL AREA OF THE SURVEYED CANAL IS 1,234,567 SQUARE FEET, OR 28.3 ACRES.
THE TOTAL AREA OF THE SURVEYED DITCH IS 1,234,567 SQUARE FEET, OR 28.3 ACRES.
THE TOTAL AREA OF THE SURVEYED FENCE IS 1,234,567 SQUARE FEET, OR 28.3 ACRES.
THE TOTAL AREA OF THE SURVEYED BOUNDARY IS 1,234,567 SQUARE FEET, OR 28.3 ACRES.

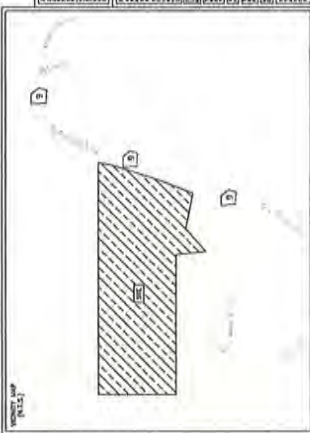


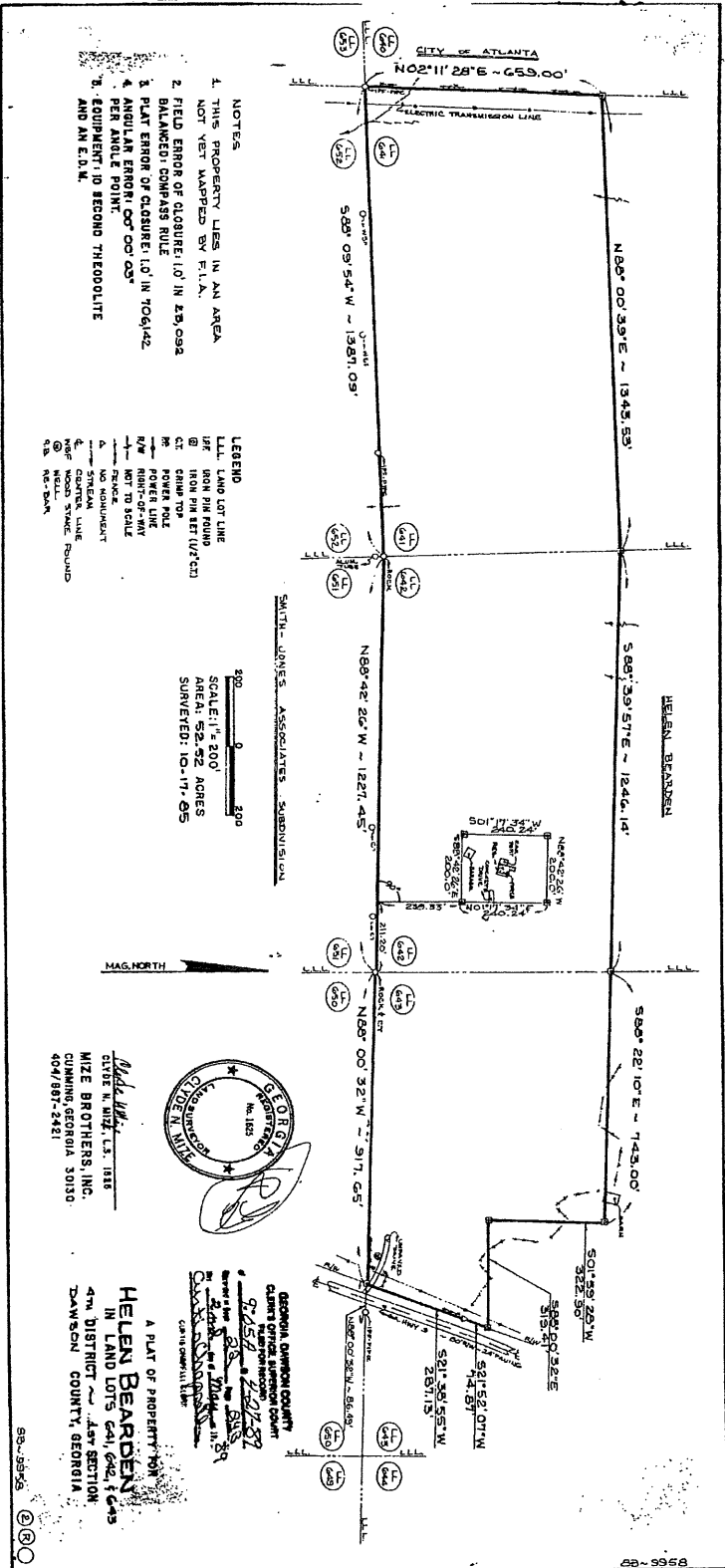
LEGEND
1. IRON PIPE
2. CONCRETE MONUMENT
3. BOUNDARY
4. ROAD
5. RAILROAD
6. CANAL
7. DITCH
8. FENCE
9. EASEMENT

NOTES
1. ALL DISTANCES WERE MEASURED IN FEET AND INCHES.
2. ALL ANGLES WERE MEASURED IN DEGREES, MINUTES AND SECONDS.
3. ALL CURVES WERE MEASURED BY THE CHORD METHOD.
4. ALL POINTS WERE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.
5. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE ROAD.
6. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE RAILROAD.
7. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE CANAL.
8. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE DITCH.
9. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE FENCE.
10. ALL DISTANCES WERE MEASURED ALONG THE CENTERLINE OF THE BOUNDARY.



AREA
173,139 SQ. FEET
3.97 ACRES
TOTAL AREA
173,139 SQ. FEET
3.97 ACRES





- NOTES**
1. THIS PROPERTY LIES IN AN AREA NOT YET MAPPED BY F.L.A.
 2. FIELD ERROR OF CLOSURE: 1.0 IN 23,032
 3. BALANCED COMPASS RULE
 4. PLANT ERROR OF CLOSURE: 1.0 IN 706,42
 5. ANGLE ERROR OF CLOSURE: 00' 00" 00"
 6. PER ANGLE POINT
 7. EQUIPMENT: 10 SECOND THEODOLITE AND AN E.D.M.

- LEGEND**
- LLL LAND LOT LINE
 - IRF IRON PIPE FOUND
 - W WIRE
 - CT CURB TOP
 - PC POWER POLE
 - R/W RIGHT-OF-WAY
 - NOT TO SCALE
 - TRUCK
 - STAKE
 - CONCRETE LINE
 - OF NEED STAKE ROUND
 - NE-DRAW

SCALE: 1" = 200'
 AREA: 52.22 ACRES
 SURVEYED: 10-17-05

MAG. NORTH

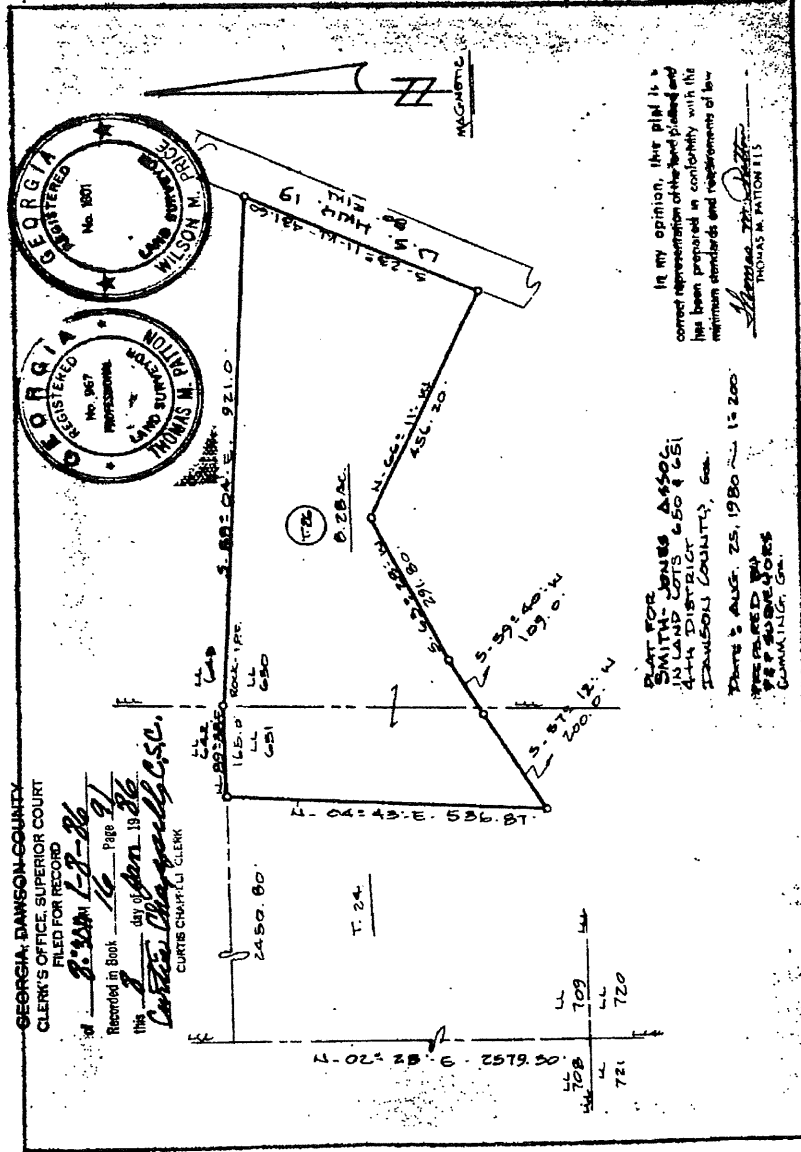


State of Georgia
 Surveyor General
 MIZE BROTHERS, INC.
 DAWSON COUNTY, GEORGIA 30130
 404/801-2421

GEORGIA, DAWSON COUNTY
 CLERK OF SUPERIOR COURT
 HELLEN BEARDEN
 IN LAND LOTS 641, 642, 643 & 645
 4TH DISTRICT - 1ST SECTION
 DAWSON COUNTY, GEORGIA

89-3925

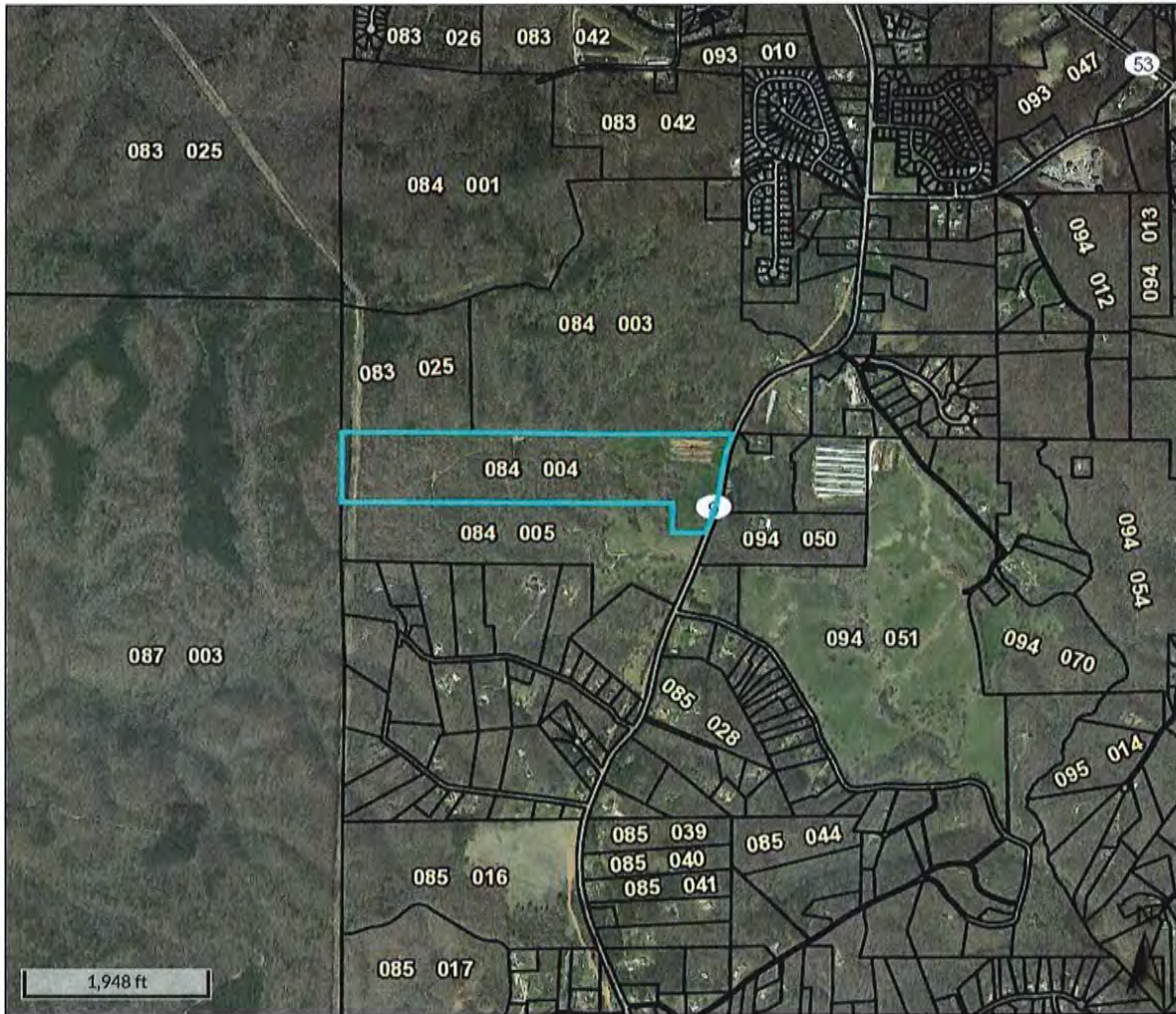




GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 of 2:28 PM 1-17-26 Page 27
 Recorded in Book 16 Day of Jan 19 26
 This Curtis Chapman, Clerk

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
 Thomas W. Brice
 SURVEYOR
 DAWSON COUNTY, GA.

PLAT FOR
 SWARTHOUTS ASSOCIATES
 INLAND LOTS 650 & 651
 4TH DISTRICT
 DAWSON COUNTY, GA.
 Done & Aug. 25, 1920
 15 200
 PREPARED BY
 J. P. WOODRUFF
 CUMMING, GA.



Overview



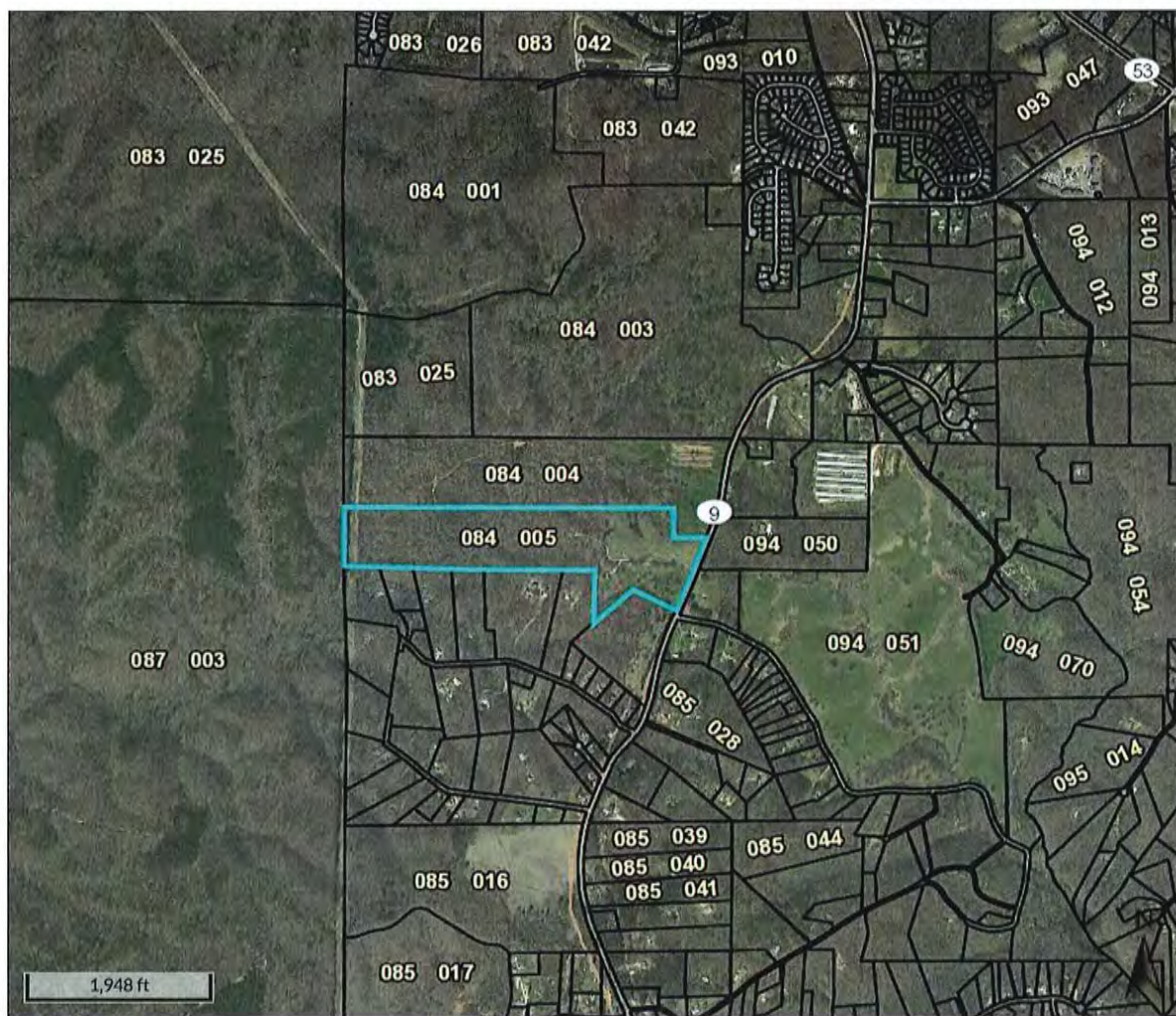
Legend

 Parcels

Parcel ID: 084 004
Alt ID: 5862
Owner: COLEMAN JANET BAGLEY
Acres: 60.47
Assessed Value: \$325140

Date created: 1/12/2022
Last Data Uploaded: 1/11/2022 10:56:01 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

□ Parcels

Parcel ID: 084 005
Alt ID: 5863
Owner: COLEMAN JANET BAGLEY
Acres: 60.8
Assessed Value: \$345000

Date created: 1/12/2022
Last Data Uploaded: 1/11/2022 10:56:01 PM

Developed by  Schneider
GEOSPATIAL

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 1/12/2022

To: Planning Commission

Reference: ZA C2200119 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Matt Fallstrom Post 1 commission district.
2. Applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R3 district (Single Family Residential District).
3. Applicant is requesting to rezone 121.11 acres.
4. 236 units with a density of 1.95/units per acres.
5. Minimum 1500 heated square foot homes.
6. Annexed into the city on January 5, 2004.
7. The subject property adjoins County zoned RSR district to the south, County RA district to the west, County RA district and City R3 district to the north and City R1 district to the east.
8. 2018 comprehensive plan character area proposes residential use.
9. If approved the Planning Department recommends a no access easement adjoining the HWY 9S frontage boundary.
10. If approved the Planning Department recommends not to exceed 236 units and a density of 1.95 units/acre.


David Picklesimer
Planning Director

City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

ZA-C2200111: City of Dawsonville and Mike Eason has petitioned a zoning amendment for TMP 092 020 002, Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

ZA-C2200112: City of Dawsonville and Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041, Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

ZA-C2200119: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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

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



MEMORANDUM

TO: Bob Bolz, Manager
City of Dawsonville
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director

DATE: February

SUBJECT: DRI Project Review, Dawsonville

PROJECT: **DRI-3575: SR-9 COLEMAN TRACT**

The Georgia Mountains Regional Commission (GMRC) has received a request from **Dawson County** to review a proposed residential development as a *Development of Regional Impact (DRI)*. The GMRC agrees that the project is a DRI under the standards and procedures provided for in the Georgia Planning Act of 1989 and established by the Department of Community Affairs (DCA).

Based on the data submitted to GMRC, our preliminary assessment is that there are potential positive and negative impacts or inter-jurisdictional conflicts that would be created by this project. A summary of the project, site maps and a response form are enclosed for your use in reviewing this project.

Information provided to GMRC will be used to help complete the analysis of the project to determine any potential adverse inter-jurisdictional impacts resulting from the development. Please complete the enclosed comment form and return it by the date indicated to have your comments reflected in the final assessment.



MEMORANDUM



TO: Bob Bolz, Manager
City of Dawsonville
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director *AH*

DATE: February 25, 2022

SUBJECT: DRI Project Review, Dawsonville

PROJECT: DRI-3575: SR-9 COLEMAN TRACT

The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affairs' Procedures for the Review of Developments of Regional Impact, the GMRC finds that the proposed action does NOT present any potential adverse inter-jurisdictional impacts. Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.



DRI #3575 – SR-9 COLEMAN TRACT
STATEMENT OF FINDING

Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis finds that this project does NOT present any potential adverse inter-jurisdictional impacts. The finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

Summary of Staff Review

- Proposed project is a residential subdivision with approximately 236 units on 121 acres.
- The project is just south of downtown Dawsonville, located along GA 9, a rural arterial roadway. This area is experiencing some development and is within the general service area for local utilities. Dawsonville and Dawson County are experiencing general suburban development pressures as the area receives more interests pushing northward from metropolitan Atlanta. Minor extension of service lines will be needed, however: 12-inch main to be extended across the GA 9 property frontage (0.35 miles) and 0.50 miles of 8-inch gravity sewer; a sewer outfall line will have to be constructed through property to an existing pump station on the adjoining tract to the north. *No regional concerns regarding utilities.*
- The site features wetlands and floodplains, with at least one perennial stream and other intermittent stream channels present. According to the application: *“the site will maintain stream buffers and direct storm drainage into detention and water quality facilities. Any impacts to streams or wetlands, if necessary, will be permitted following all section 404 regulations (army corps nationwide permit 29). ... Impacts to the watershed will be minimized utilizing water quality features to achieve 80% tss removal project wide. Additionally, all stormwater discharges will travel through opens spaces within the proposed development after either being detained or flow through a plunge pool and not directly into the streams or wetlands.”* The site is projected to retain 70% pervious surface/ undeveloped, and pockets of greenspace will be used as natural amenity areas for the residents. Runoff from the property, however, will drain into the State-protected Etowah River. As a result, the City and the developer should take every precaution to ensure best practices are in place to mitigate any contamination from runoff or erosion. *Assuming compliance with all applicable federal, State*



and local regulations, there are no regional concerns regarding environmental protection. However, the City is strongly encouraged to ensure best environmental practices are encouraged regarding stormwater management and in inclusion of explicit protection measures for the Etowah River.

- The development is a limited entrance subdivision, with both entrances off GA 9. The developer proposes “*left and right turn lanes are required at the project's primary entrance, with separate left/right turn lanes for the exit onto GA 9; right and left turn lanes for the access on GA 9.*” A possible third, rear access point is being offered as a connection with an adjoining development to the north of this subdivision. Traffic projections suggest approximately 2,259 trips per day, with the southernmost access point receiving almost double the activity as the northern entry.

There is an amenity area included in the development, so internal circulation should include pedestrian infrastructure. A potential option for connecting to future trails or sidewalks outside the subdivision is also recommended.

There are no regional concerns regarding traffic or transportation infrastructure, however the City should ensure the presence of a pedestrian connectivity network within the development.



CONSISTENCY REVIEW	
Is the proposed DRI compliant with ...	Comment
<i>The GMRC Regional Plan?</i>	Yes, but pedestrian infrastructure within the development is strongly encouraged.
<i>Other State or regional plans for the area?</i>	Yes
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was raised or identified by staff.

Outside Comments Received

(Copies of full comments can be found as submitted attached to this report.)

NA



Developments of Regional Impact

[DRI Home](#)

[Tier Map](#)

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Application Details:

Project Name: SR-9 COLEMAN TRACT
 Submitting Local Government: Dawsonville
 Developer: SMITH DOUGLAS HOMES
 Current Status: Completed
 Projected Process Completion Date: 3/27/2022
 RDC: Georgia Mountains RDC
 DRI Tier: Nonmetro
 GRTA Jurisdiction?: No

Application History:

Initial DRI Information Form Submitted: 1/13/2022 [View Initial Form](#)
 Additional DRI Information Form Submitted: 1/13/2022 [View Additional Form](#)
 DRI Determination: 1/14/2022 Warrants regional review
 Completeness Certification: 2/2/2022
 Request for Comments: 2/3/2022
 RDC Finding: 2/25/2022
 GRTA Finding:



[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)



Developments of Regional Impact

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 [Tier Map](#)
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DRI #3575

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: CITY OF DAWSONVILLE

Individual completing form: S.HARRIS

Telephone: 706.203.4923

E-mail: STACY.HARRIS@DAWSONVILLE-GA.GOV

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: SR-9 COLEMAN TRACT

Location (Street Address, TMP 084 004; 1694 HIGHWAY 9 SOUTH; LAND LOTS 641, 642, 643, 650 & 651, 4TH GPS Coordinates, or Legal DISTRICT 1ST SEC Land Lot Description):

Brief Description of Project: 121.1 ACRES SUBVISION FOR 236 UNITS 1.95 UNITS PER ACRES

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input checked="" type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 236 UNITS

Developer: SMITH DOUGLAS HOMES

Mailing Address: 110 VILLAGE TRAIL

Address 2: STE 215

City:WOODSTOCK State: GA Zip:30188

Telephone: 770-372-3020

Email: KADAMS@SMITHDOUGLAS.COM

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: JANET BAGLEY COLEMAN

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following Project Name:

information: Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2025 Overall project:

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[DRI Site Map](#) | [Contact](#)



Developments of Regional Impact

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DRI #3575

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: CITY OF DAWSONVILLE

Individual completing form: S.HARRIS

Telephone: 706.203.4923

Email: STACY.HARRIS@DAWSONVILLE-GA.GOV

Project Information

Name of Proposed Project: SR-9 COLEMAN TRACT

DRI ID Number: 3575

Developer/Applicant: SMITH DOUGLAS HOMES

Telephone: 770-372-3020

Email(s): KADAMS@SMITHDOUGLAS.COM

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$70,800,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$850,000.00

Is the regional work force sufficient to fill the demand created by the proposed project? (not selected) Yes No

Will this development displace any existing uses? (not selected) Yes No

If yes, please describe (including number of units, square feet, etc): YES, SOME AGRICULTURE

Water Supply

Name of water supply provider for this site: ETOWAH WATER & SEWER AUTHORITY

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.064 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required?
12-INCH MAIN TO BE EXTENDED ACROSS THE SR HWY 9 PROPERTY FRONTAGE 0.35 MILES

Wastewater Disposal

Name of wastewater treatment provider for this site: ETOWAH WATER & SEWER AUTHORITY

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.054 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity: AN EXISTING PUMP STATION IS ADJACENT TO THE PROPERTY, TO BE RELOCATED

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? 0.50 MILES OF 8-INCH GRAVITY SEWER; A SEWER OUTFALL LINE WILL HAVE TO BE CONSTRUCTED THROUGH PROPERTY TO RELOCATED AN EXISTING PUMP STATION ON THE ADJOINING TRACT TO THE NORTH.

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 2,259 ADT, PM IN = 150, PM OUT = 88

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below: LEFT AND RIGHT TURN LANES ARE REQUIRED AT THE PROJECT'S PRIMARY ENTRANCE, WITH SEPARATE LEFT/RIGHT TURN LANES FOR THE EXIT ONTO SR HWY 9; RIGHT AND LEFT TURN LANES FOR THE ACCESS ON SR HWY 9.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 870 TONS/YEAR

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 30%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: THE SITE WILL MAINTAIN STREAM BUFFERS AND DIRECT STORM DRAINAGE INTO DETENTION AND WATER QUALITY FACILITIES. ANY IMPACTS TO STREAMS OR WETLANDS, IF NECESSARY, WILL BE PERMITTED FOLLOWING ALL SECTION 404 REGULATIONS (ARMY CORPS NATIONWIDE PERMIT 29)

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
IMPACTS TO THE WATERSHED WILL BE MINIMIZED UTILIZING WATER QUALITY FEATURES TO ACHIEVE 80% TSS REMOVAL PROJECT-WIDE. ADDITIONALLY, ALL STORMWATER DISCHARGES WILL TRAVEL THROUGH OPENS SPACES WITHIN THE PROPOSED DEVELOPMENT AFTER EITHER BEING DETAINED OR FLOW THROUGH A PLUNGE POOL AND NOT DIRECTLY INTO THE STREAMS OR WETLANDS.

[Back to Top](#)

RECEIVED
JAN 11 2022
BY: *Rep*



Coleman Tract

Traffic Impact Study

Prepared for:

Ensite Civil Consulting, LLC

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

www.kci.com

678.990.6200

January 2022

KCI Project #242108551



1-10-2022



RISE TO THE
CHALLENGE

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed *Coleman Tract* residential development. The site is in the City of Dawsonville and located along the west side of State Route 9. Based on the concept plan (dated 01/10/2022), the +/-124-acre development will include a total of 236 detached single-family homes. The concept plan (see Appendix B) for the development illustrates the conditions in the study area, including the proposed development and the proposed primary driveway location on State Route 9. Two additional potential access locations are shown on the concept plan, which may be limited to emergency-only access. One is a potential connection to the adjacent northern residential development (Thunder Ridge) while another is a secondary driveway near the northern property line along SR 9. For the purpose of this study, the one primary driveway was analyzed as the sole access to the development.

State Route 9 is a two-lane roadway with a 45-mph posted speed limit in the area of the proposed development. The existing site is undeveloped and access to the site is proposed via one driveway.

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2025. This study performed an analysis of future traffic conditions at the proposed driveway location. The future conditions analysis was performed for the year 2025 Build Conditions (with the Coleman Tract development). The traffic study also included a review of Georgia DOT requirements for turn lanes at the site driveway along State Route 9.

The results of the traffic analysis indicate that the proposed driveway, operating as unsignalized (side-street stop-control), is expected to operate at an acceptable level of service during the AM and PM peak hours in the future year 2025 Build Conditions.

The traffic impact study identified the following geometric improvements needed to accommodate the proposed development. Based on estimated traffic volumes in the year 2025 Build year conditions, the following driveway geometric recommendations are provided:

- State Route 9 at Proposed Driveway:
 - Provide a full-movement intersection; driveway to be stop-control
 - Add a southbound right-turn deceleration lane along SR 9
 - Add a northbound left-turn deceleration lane along SR 9
 - Provide one entry lane and two exit lanes (one left-turn lane and one right-turn lane)

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Appendix

A: Figures

Figure 1 – Location Map

Figure 2 – Aerial & Access Locations

Figure 3 – Existing (Year 2021) Traffic Conditions

Figure 4 – Build (Year 2025) Traffic Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

G: GDOT ICE Report

1. Existing Conditions

1.1 Site Conditions

The proposed development is located on undeveloped property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the primary driveway location on State Route 9. (Figures included in Appendix A) Access to the property is proposed to be provided at the primary driveway location. Two additional potential access locations are shown on the concept plan, which may be limited to emergency-only access. One is a potential connection to the adjacent northern residential development (Thunder Ridge) while another is a secondary driveway near the northern property line along SR 9. For the purpose of this study, the one primary driveway was analyzed as the sole access to the development. (The site plan is included in Appendix B). The proposed development will be residential and is surrounded by primarily residential and agricultural uses.

1.2 Roadway Conditions

State Route 9 is a two-lane roadway with a 45mph posted speed limit in the area of the proposed development. State Route 9 is a north-south oriented roadway in the vicinity of the development. Georgia DOT classifies State Route 9 as a major collector. The roadway has grassed, rural shoulders, with no sidewalks.

1.3 Traffic Volumes

Traffic counts were collected on Tuesday, December 14, 2021, for use in the traffic analysis. Dawson County public schools were in session. The traffic data collected included:

- 24-hour volume count on State Route 9, at the proposed driveway location
- The data indicated the AM peak hour was 7:00-8:00AM and the PM peak hour was 5:00-6:00 PM
- The daily volume recorded was 6,835 vehicles

Historical traffic volume data available from the GDOT TADA source were utilized to inform the annual growth factor. The two locations are indicated in Appendix D. The two locations are:

- GDOT Count Station #085-0103 located on SR 9, just south of Mill Creek Dr
- GDOT Count Station #085-0105 located on SR 9, just north of Perimeter Rd

Figure 3 (in Appendix A) illustrates the existing 2021 traffic volumes collected on December 14, 2021. These volumes were used in the traffic analysis. The traffic counts are included in the Appendix C. The 2021 traffic volumes are indicated in the Intersection Volume Development table included in the Appendix E.

1.4 Crash Review

Crash history was performed at the proposed site driveway for use in the GDOT ICE Policy review. GDOT's Numetric database was used to analyze historical crash data at or near the proposed site driveway along State Route 9. A total of 11 non-injury crashes involving deer/drivers veering off into trees were found within the past 5 years.

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future traffic volumes on State Route 9 were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Two GDOT count stations in the area were reviewed. The annual historic compound growth rate was 5.63%, and 29.15% (this higher percentage is due to an outlier in the data) at the two GDOT count stations. The calculations are included in Appendix D. Dawson County's population growth rate was most recently reported as 3.62% percent per year in 2021. Over the past five years the population growth rate has been in the range of 2.95% per year to 3.90% per year. After reviewing this information, a 3.0% per year growth rate to account for background traffic volume growth was used in the traffic study.

For the purposes of this study the proposed development is expected to be completed and opened by 2025. A 3.0% per year growth rate was applied to the 2021 volumes to calculate the future traffic volumes on SR 9.

2.2 Future Roadway Conditions

A review of Georgia DOT planned, and programmed transportation projects was performed. There are no ongoing projects near the development however, there was one long range project found:

Long-Range Project:

Project Name: SR 9 passing lanes from Thompson Rd to Jenkins Rd. GDOT project ID: 0003627. This long-range project is programmed in year 2051 as a reconstruction/rehabilitation of State Route 9.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist’s perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 2** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service “E” is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 2: Level of Service Criteria		
Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Tenth Edition. The development will include up to 236 single-family residential homes. For the purposes of the traffic study, ITE land use code 210 (Single-Family Detached) was used.

Since this is a residential development, no pass-by reductions or internal capture rates were included.

Table 1 below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached (210)	236	2,291	43	129	172	146	86	232

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns, the directional volumes along SR 9, and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the development driveway.

The directional distribution for the proposed development is estimated to be:

- Residential use:
 - 65% to/from the south along SR 9
 - 35% to/from the north along SR 9

3.3 Future Build Traffic Volumes

The 2025 future Build traffic volumes were calculated by adding the proposed development (Coleman Tract) traffic volumes to the projected year 2025 No-Build traffic volumes. **Figure 4** (in Appendix A) illustrates the year 2025 Build traffic volumes.

4.1 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2025 Future Conditions and includes the No-Build traffic volumes plus the Coleman Tract development volumes. The Build traffic conditions and volumes are illustrated in **Figure 4**. **Table 3** summarizes the results of the capacity analysis.

Table 3: Future Year (2025) Build Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
State Route 9 at Proposed Driveway	Side-street Stop-control	Eastbound (Driveway)	C (22)	C (17)

**Average vehicle delay in seconds*

The Proposed Driveway is expected to operate with an acceptable level of service during both the AM and PM peak hours, with the driveway geometry recommended in section 5.2.

5. Recommendations

Recommendations for access for the proposed development are based on existing conditions, the proposed development use, and expected traffic volumes. The need for dedicated turn lanes at the proposed development driveway and appropriate traffic control (i.e. stop control) were reviewed. Recommendations included reviewing Georgia DOT requirements for required turn lanes, knowledge of general transportation standards, and engineering judgment. Specifics of the driveway design will need to follow Georgia Department of Transportation requirements for the main site driveway located along Dawson Forest Road.

5.1 Turn Lane Analysis at Site Driveways

The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed driveway along SR 9. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2025 Build traffic volumes were compared to the Georgia DOT driveway requirements for right-turn and left-turn deceleration lanes. The most recently collected daily volume on State Route 9 was 6,835 vehicles per day.

Right-Turn Deceleration Lane Criteria

Based on the 45mph speed limit, two-lane roadway, and more than 6,000 ADT (Average Daily Traffic) on State Route 9, Table 4-6 indicates a dedicated right-turn lane is required if there are more than 75 right-turn vehicles per day. The estimated daily southbound right-turn entering the site at the proposed driveway is 401 vehicles per day (2,291 daily x 0.5 enter x 0.35 distribution = 401). This volume meets the GDOT criteria to install a right-turn deceleration lane at the proposed driveway.

Left-turn Lane Criteria

Based on the 45mph speed limit, two-lane roadway, and more than 6,000 ADT (Average Daily Traffic) on State Route 9, Table 4-7a indicates a dedicated left-turn lane is required if there are more than 175 left-turn vehicles per day. The estimated daily northbound left-turn entering the site at the proposed driveway is 745 vehicles per day (2,291 daily x 0.5 enter x 0.65 distribution = 745). This volume meets the GDOT criteria to install a dedicated left-turn deceleration lane at the proposed driveway.

5.2 Recommended Driveway Geometry

Based on estimated traffic volumes in the year 2025 Build year conditions, the following driveway geometric recommendations are provided:

- State Route 9 at Proposed Driveway:
 - Provide a full-movement intersection; driveway to be stop-control
 - Add a southbound right-turn deceleration lane along SR 9
 - Add a northbound left-turn deceleration lane along SR 9
 - Provide one entry lane and two exit lanes (one left-turn lane and one right-turn lane)

5.3 GDOT ICE Report

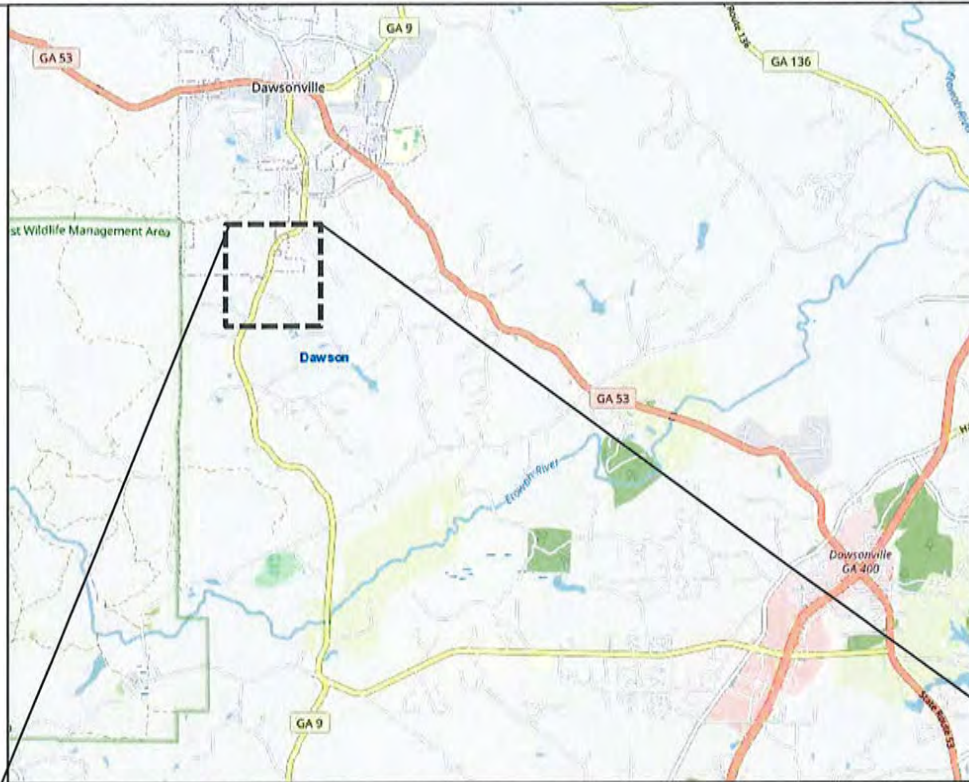
The GDOT Intersection Control Evaluation (ICE) policy was reviewed at the proposed site driveway along SR 9. The GDOT ICE Report is included in Appendix G and can be submitted to GDOT when the driveway encroachment permit is requested from GDOT.

The purpose of the ICE process is to consider traffic control alternatives at intersections, analyze the options, and select the alternative that reflects the overall best value and balances the need to address operations, safety, project cost and environmental impacts. At proposed driveways to development, this process includes inputting the traffic and crash history conditions, completing the Stage 1 screening form. For the proposed driveway, the most appropriate traffic control is a T-intersection with stop-control for the driveway.

Appendices

- Appendix A
 - Figures 1-4
- Appendix B
 - Concept Plan
- Appendix C
 - Raw Traffic Count Data
- Appendix D
 - GDOT Traffic Data
- Appendix E
 - Intersection Volume Development
- Appendix F
 - Capacity Analysis Reports
- Appendix G
 - GDOT ICE Report

Appendix A
Figures



Development Site



Not to Scale




Traffic Impact Study
 Coleman Tract Development
 City of Dawsonville, Georgia

Location
 Map

Figure
 1

Legend:

 Study Intersection



Not to Scale



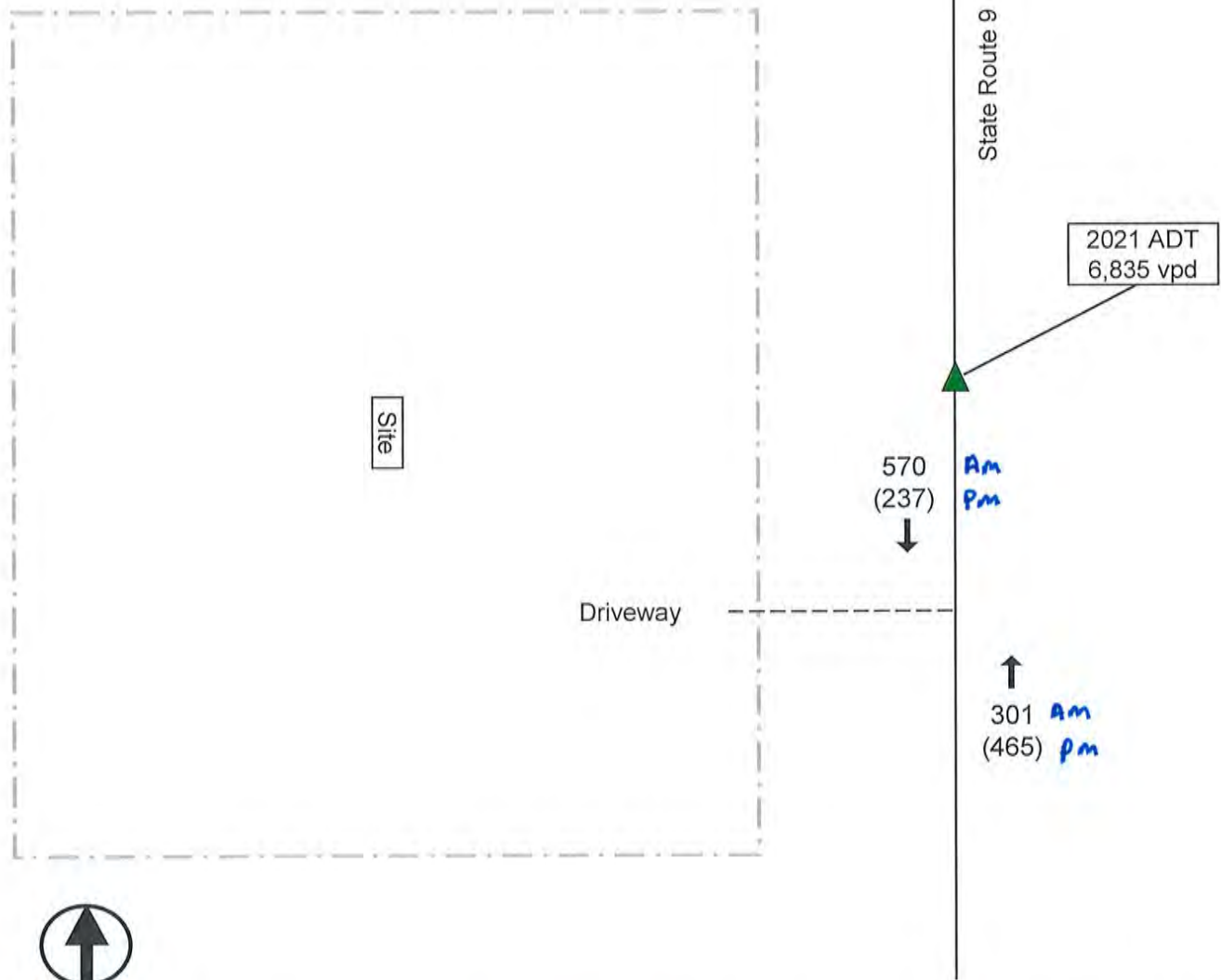
**Traffic Impact Study
Coleman Tract Development
City of Dawsonville, Georgia**

**Aerial &
Access
Locations**

**Figure
2**

LEGEND:

- Existing Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



Not to Scale



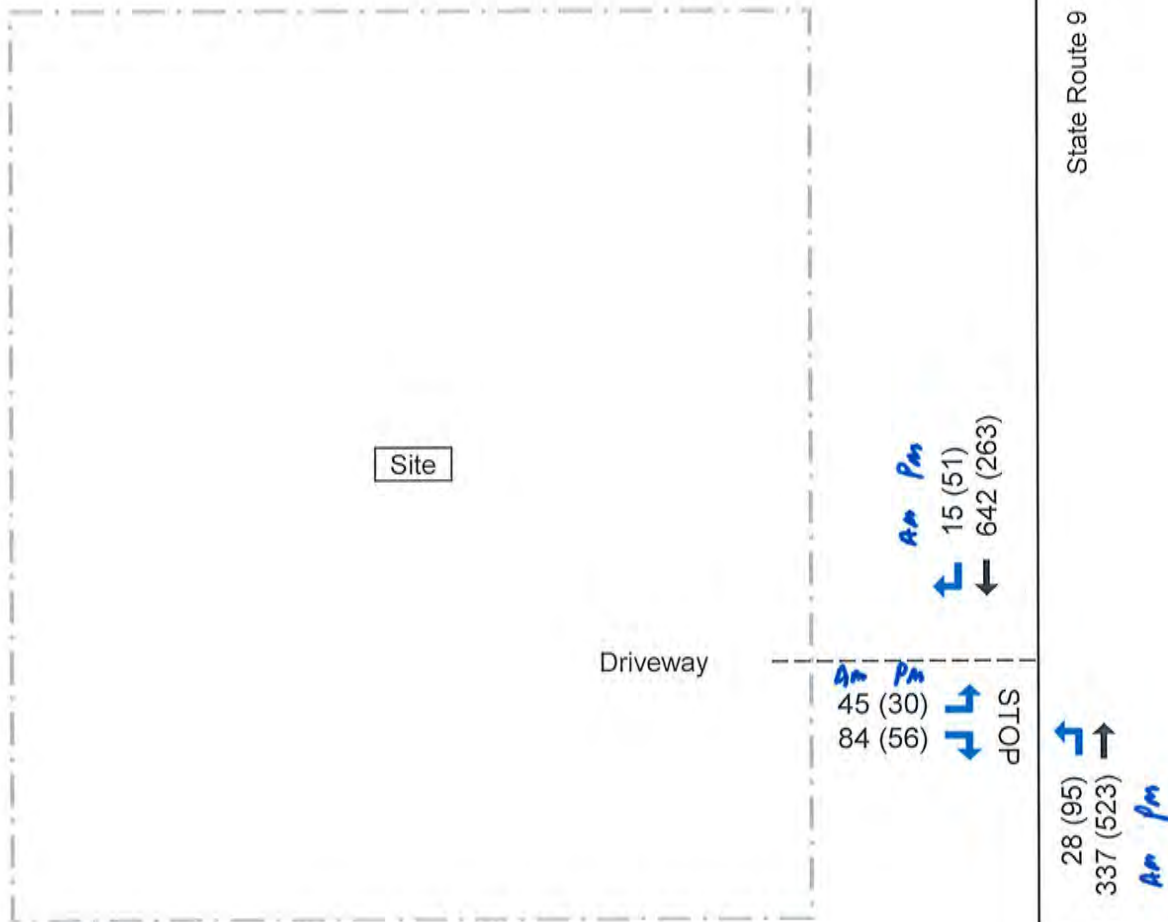
**Traffic Impact Study
Coleman Tract Development
City of Dawsonville, Georgia**

**Existing
(Year 2021)
Traffic Conditions**

**Figure
3**

LEGEND:

- Existing Roadway Laneage
- ➔ Proposed Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



Not to Scale



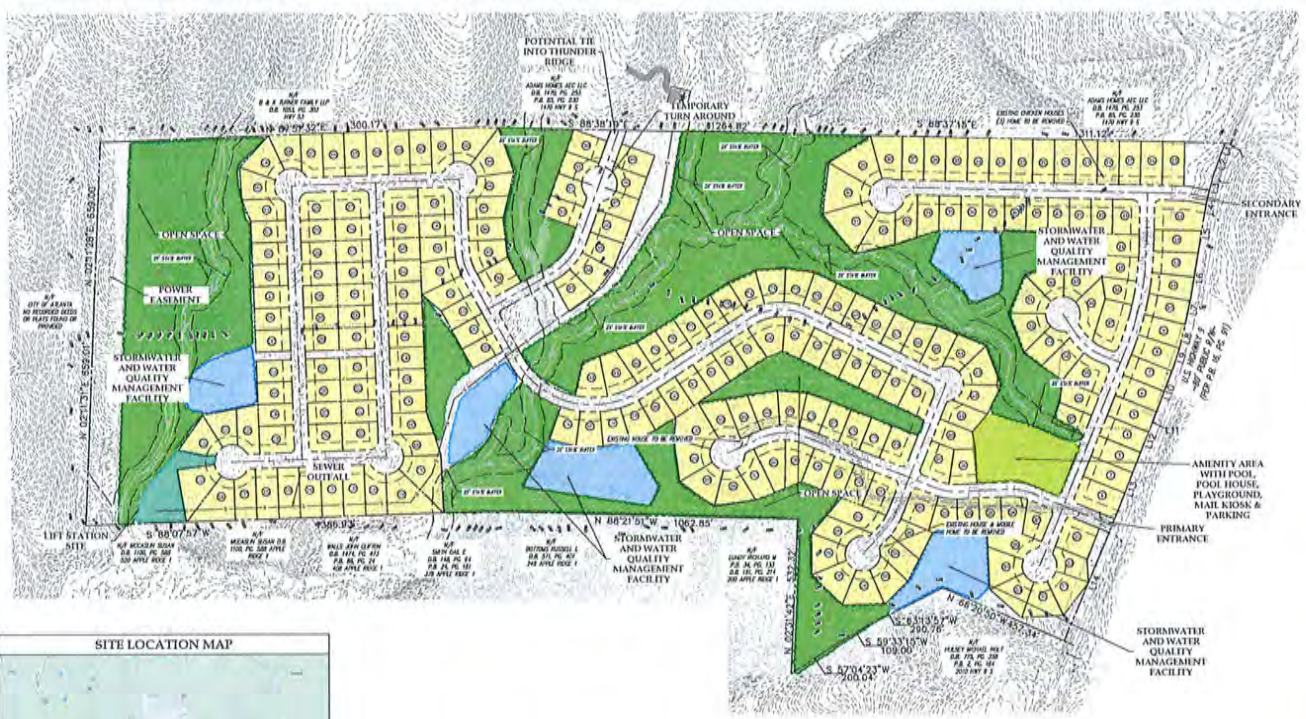
Traffic Impact Study
Coleman Tract Development
City of Dawsonville, Georgia

Build
(Year 2025)
Traffic Conditions

Figure
4

Appendix B

Concept Plan



INSITE
 1111 Peachtree Street, N.E.
 Decaturville, GA 30030
 404.276.7811
 Contact: Corey Gathorn, PE
 Email: corey@insitega.com

OWNER/DEVELOPER:
SDH ATLANTA, LLC
 18 VILLAGE TRAIL, SUITE 213
 WOODSTOCK, GA 30188
 PHONE: 770-372-3028
 EMAIL: kladnath@sdhga.com

PROJECT:
SR9 - COLEMAN TRACT

LOCATING:
 LAND LOT 19441, 142, 443
 4th DISTRICT, 1st SECTION
 HANCOCKVILLE, GEORGIA

SHEET TITLE:
CONCEPT PLAN

GEORGIA 8M
 1200 W. 20th Street
 Marietta, GA 30060
 770.247.4444
 www.georgiam.com

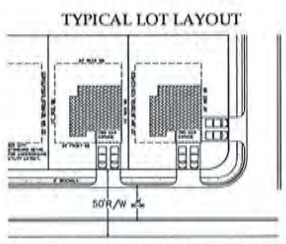
STAMP:
FOR REVIEW ONLY

DRAWING DATE: 2024-01-10

SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET:
1 of 1



SITE DATA

Parcel:	084 004 & 084 005
Existing zoning:	R-11 Residential Single Family Residential
Total Site Area:	121.11 ac
Proposed Zoning:	R-1 Single Family Residential
Area:	13.11 ac
Open Space:	2.72 ac (4.38%)
Lot Area:	2.67 ac
Max Density Allowed:	3 units/acre
Density Proposed:	1.85 units/acre
Setback:	Front: 30'
Side:	10'
Rear:	30'
Min Lot Size Allowed:	2000 sf (18' x 100')
Avg. Lot Size Proposed:	75 x 100'



Appendix C

Traffic Count Data

Bi-Directional Class Count || Volume Summary 15min



www.marrtraffic.com

Dawson County, GA

Site 1

GA-9 Hwy 9,
south of Driveway

Date

14 December 2021

Weather

Fair
52°F

Lat/Long

34.400764°, -84.121545°

0000 - 2400 (24h Session) (12-14-2021)

Volume Summary 15min

TIME	Volume Summary 15min		15min Total	60min Total
	NB	SB		
0000 - 0015	5	8	13	
0015 - 0030	5	1	6	
0030 - 0045	3	2	5	
0045 - 0100	1	2	3	27
0100 - 0115	1	0	1	
0115 - 0130	0	0	0	
0130 - 0145	1	0	1	
0145 - 0200	4	1	5	7
0200 - 0215	1	2	3	
0215 - 0230	0	1	1	
0230 - 0245	0	0	0	
0245 - 0300	0	0	0	4
0300 - 0315	1	4	5	
0315 - 0330	1	3	4	
0330 - 0345	0	1	1	
0345 - 0400	0	3	3	13
0400 - 0415	1	1	2	
0415 - 0430	2	5	7	
0430 - 0445	1	9	10	
0445 - 0500	1	10	11	30
0500 - 0515	0	13	13	
0515 - 0530	3	15	18	
0530 - 0545	1	40	41	
0545 - 0600	5	50	55	127
0600 - 0615	10	47	57	
0615 - 0630	15	51	66	
0630 - 0645	17	88	105	
0645 - 0700	27	92	119	347
0700 - 0715	49	132	181	
0715 - 0730	105	163	268	
0730 - 0745	77	165	242	
0745 - 0800	68	110	178	869
0800 - 0815	51	79	130	
0815 - 0830	30	47	77	
0830 - 0845	22	53	75	
0845 - 0900	35	37	72	354
0900 - 0915	34	41	75	
0915 - 0930	17	43	60	
0930 - 0945	45	33	78	
0945 - 1000	37	37	74	287
1000 - 1015	35	42	77	
1015 - 1030	44	36	80	
1030 - 1045	36	36	72	
1045 - 1100	33	33	66	295
1100 - 1115	40	38	78	
1115 - 1130	39	31	70	
1130 - 1145	26	42	68	
1145 - 1200	24	36	60	276

Time	Volume Summary 15min		15min Total	60min Total
	NB	SB		
1200 - 1215	47	28	75	
1215 - 1230	40	29	69	
1230 - 1245	40	26	66	
1245 - 1300	40	30	70	280
1300 - 1315	38	43	81	
1315 - 1330	34	52	86	
1330 - 1345	38	46	84	
1345 - 1400	49	39	88	339
1400 - 1415	65	51	116	
1415 - 1430	55	50	105	
1430 - 1445	46	108	154	
1445 - 1500	69	87	156	531
1500 - 1515	97	67	164	
1515 - 1530	83	40	123	
1530 - 1545	81	45	126	
1545 - 1600	92	63	155	568
1600 - 1615	67	54	121	
1615 - 1630	88	54	142	
1630 - 1645	105	54	159	
1645 - 1700	97	47	144	566
1700 - 1715	109	60	169	
1715 - 1730	133	75	208	
1730 - 1745	103	55	158	
1745 - 1800	120	44	164	699
1800 - 1815	96	37	133	
1815 - 1830	103	43	146	
1830 - 1845	75	48	123	
1845 - 1900	56	34	90	492
1900 - 1915	42	32	74	
1915 - 1930	32	42	74	
1930 - 1945	49	37	86	
1945 - 2000	50	33	83	317
2000 - 2015	41	13	54	
2015 - 2030	27	9	36	
2030 - 2045	29	20	49	
2045 - 2100	32	15	47	186
2100 - 2115	37	17	54	
2115 - 2130	13	13	26	
2130 - 2145	21	12	33	
2145 - 2200	13	5	18	131
2200 - 2215	16	8	24	
2215 - 2230	6	6	12	
2230 - 2245	5	2	7	
2245 - 2300	6	5	11	54
2300 - 2315	3	4	7	
2315 - 2330	5	4	9	
2330 - 2345	6	3	9	
2345 - 0000	8	3	11	36

Session Total	3460	3375	6835
Session Average	36.04	35.16	71.20
Session Percentage	50.62	49.38	

Appendix D

GDOT Traffic Data

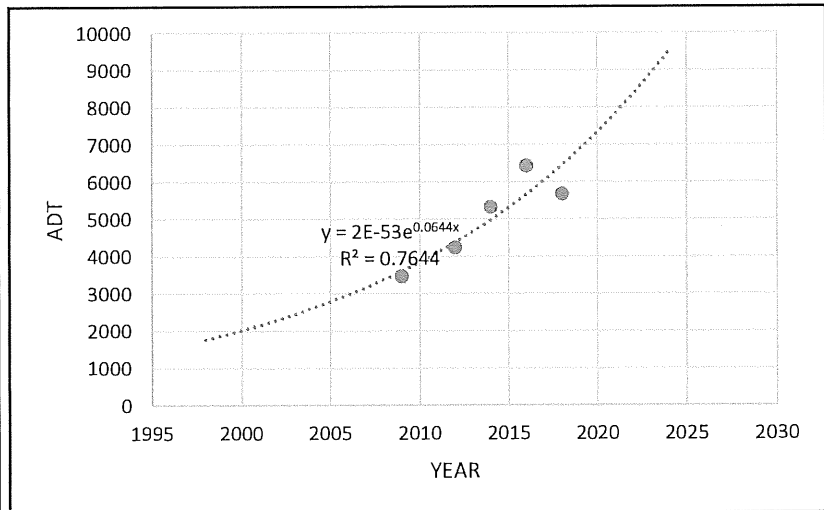
Count Station: GDOT #085-0103
 Street: SR 9
 Location: South of Mill Creek Dr
 Source: GDOT

YEAR	ADT	TREND
1998		1800
1999		1900
2000		2000
2001		2200
2002		2300
2003		2500
2004		2600
2005		2800
2006		3000
2007		3200
2008		3400
2009	3484	3600
2010		3900
2011		4100
2012	4256	4400
2013		4700
2014	5335	5000
2015		5300
2016	6445	5700
2017		6100
2018	5694	6500
2019		6900
2020		7300
2021		7800
2022		8400
2023		8900
2024		9500

9-Years of Count Data

Trend Annual Historic Compound Growth Rate

29.15%



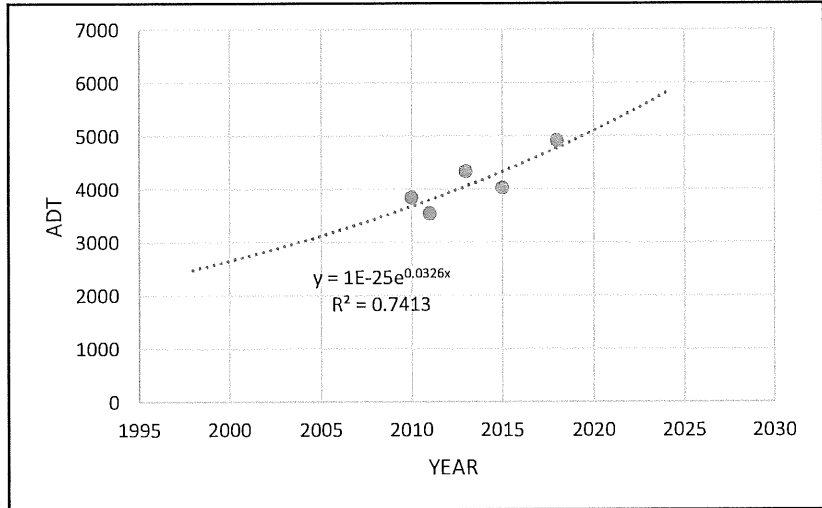
Count Station: GDOT #085-0105
 Street: SR 9
 Location: North of Perimeter Rd
 Source: GDOT

YEAR	ADT	TREND
1998		2500
1999		2600
2000		2700
2001		2700
2002		2800
2003		2900
2004		3000
2005		3100
2006		3200
2007		3300
2008		3500
2009		3600
2010	3858	3700
2011	3554	3800
2012		3900
2013	4349	4100
2014		4200
2015	4042	4300
2016		4500
2017		4600
2018	4921	4800
2019		4900
2020		5100
2021		5300
2022		5500
2023		5600
2024		5800

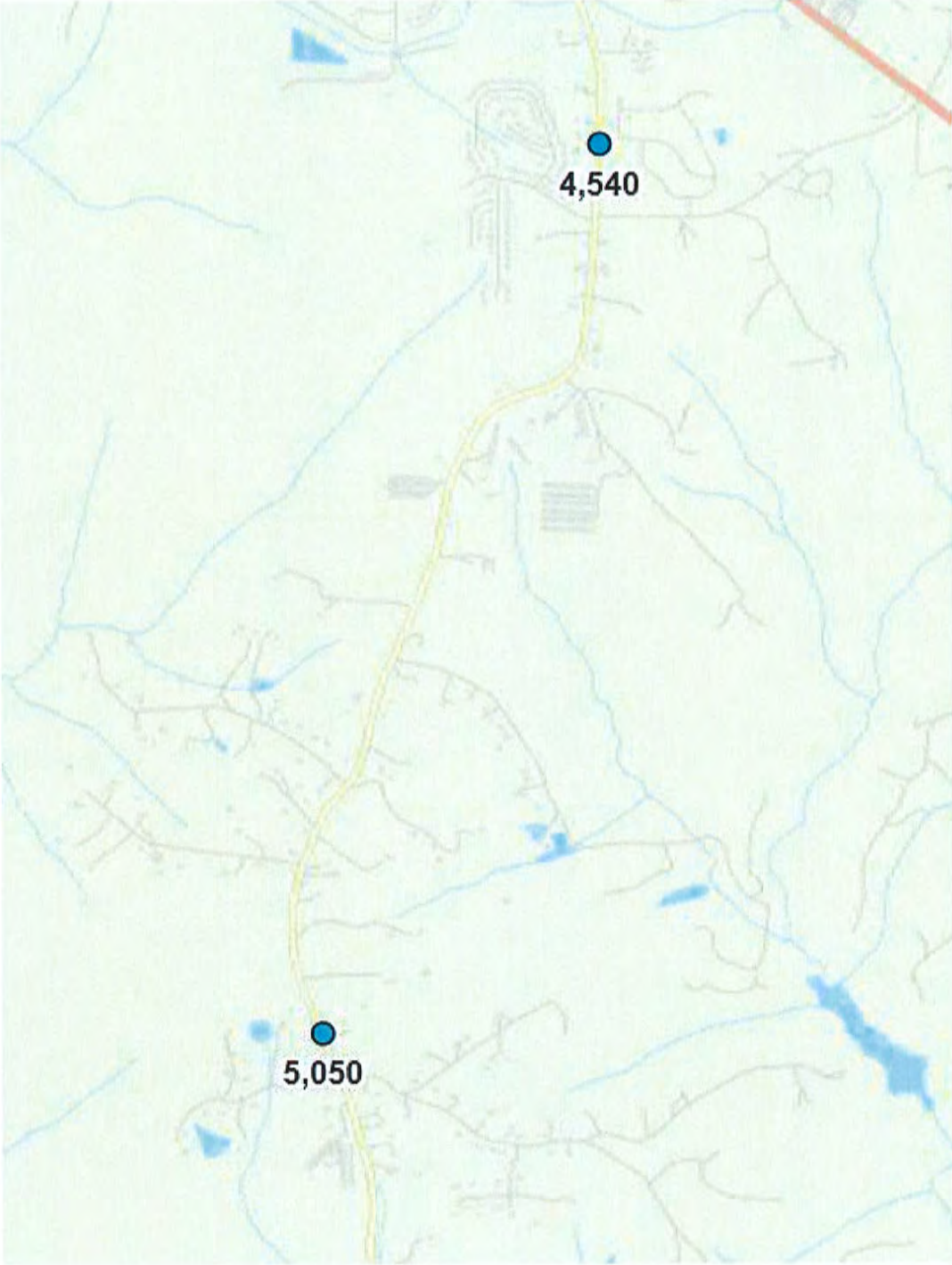
8-Years of Count Data

Trend Annual Historic Compound Growth Rate

5.63%



Location Map of GDOT Count Stations



000085_0103 - 085-0103
Description: CRX 019400LCR0252R
County: Dawson
Route number: 00000900
LRS section: 0851000900
Functional class: 6U - Minor Collector (Urban)
Coordinates: 34.38683229, -84.12552669



Count History

Year	Month	Count type	Duration	Count
2020	May	Volume	48 hours	5621
2018	September	Class	48 hours	5694
2016	August	Volume	48 hours	6445
2014	May	Volume	48 hours	5335
2012	June	Volume	48 hours	4256
2009	April	Class	48 hours	3484

000085_0105 - 085-0105
Description: CRX 038500LCR0426R
County: Dawson
Route number: 00000900
LRS section: 0851000900
Functional class: 3R - Principal Arterial - Other (Rural)
Coordinates: 34.4101712167512, -84.116618291201



Count History

Year	Month	Count type	Duration	Count
2018	October	Class	48 hours	4921
2015	May	Class	48 hours	4042
2013	November	Volume	48 hours	4349
2011	September	Volume	48 hours	3554
2010	July	Volume	48 hours	3858

Appendix E

Intersection Volume Development

Traffic Impact Study
Coleman Tract Development
Intersection Traffic Volumes

Intersection: #1 - SR 9 at Proposed Driveway

A.M. PEAK HOUR

Condition	SR 9 Northbound				SR 9 Southbound				Driveway Eastbound			N/A Westbound		
	U-turn	L	T	R	U-turn	L	T	R	L	T	R	L	T	R
Existing Volumes (2021)			299				570							
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126
Base Condition (2025)	0	0	337	0	0	0	642	0	0	0	0	0	0	0
Project Trips:														
Trip Distribution IN		65%						35%						
Trip Distribution OUT									35%		65%			
Residential Trips	0	28	0	0	0	0	0	15	45	0	84	0	0	0
Total Project Trips	0	28	0	0	0	0	0	15	45	0	84	0	0	0
Buildout Total (2025)	0	28	337	0	0	0	642	15	45	0	84	0	0	0

P.M. PEAK HOUR

Condition	SR 9 Northbound				SR 9 Southbound				Driveway Eastbound			N/A Westbound		
	U-turn	L	T	R	U-turn	L	T	R	L	T	R	L	T	R
Existing Volumes (2021)			465				234							
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126
Base Condition (2025)	0	0	523	0	0	0	263	0	0	0	0	0	0	0
Project Trips:														
Trip Distribution IN		65%						35%						
Trip Distribution OUT									35%		65%			
Residential Trips	0	95	0	0	0	0	0	51	30	0	56	0	0	0
Total Project Trips	0	95	0	0	0	0	0	51	30	0	56	0	0	0
Buildout Total (2025)	0	95	523	0	0	0	263	51	30	0	56	0	0	0

Appendix F
Capacity Analysis Reports
Future Build Conditions – Year 2025

HCM 6th TWSC
1: Proposed Driveway & SR 9

Build 2025
AM Peak Hour

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔	↔	↔	↑	↑	↔
Traffic Vol, veh/h	45	84	28	337	642	15
Future Vol, veh/h	45	84	28	337	642	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	235	-	-	175
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	54	100	33	401	764	18

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1231	764	782	0	-	0
Stage 1	764	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.236	-	-	-
Pot Cap-1 Maneuver	194	401	827	-	-	-
Stage 1	456	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	186	401	827	-	-	-
Mov Cap-2 Maneuver	186	-	-	-	-	-
Stage 1	438	-	-	-	-	-
Stage 2	627	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	22.2	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	827	-	186	401	-	-
HCM Lane V/C Ratio	0.04	-	0.288	0.249	-	-
HCM Control Delay (s)	9.5	-	32	16.9	-	-
HCM Lane LOS	A	-	D	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.1	1	-	-

HCM 6th TWSC
1: Proposed Driveway & SR 9

Build 2025
PM Peak Hour

Intersection						
Int Delay, s/veh	2.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↘	↗	↘	↗	↗	↘
Traffic Vol, veh/h	30	56	95	523	263	51
Future Vol, veh/h	30	56	95	523	263	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	235	-	-	175
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	36	67	113	623	313	61

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1162	313	374	0	-	0
Stage 1	313	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.236	-	-	-
Pot Cap-1 Maneuver	214	723	1174	-	-	-
Stage 1	737	-	-	-	-	-
Stage 2	416	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	193	723	1174	-	-	-
Mov Cap-2 Maneuver	193	-	-	-	-	-
Stage 1	666	-	-	-	-	-
Stage 2	416	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.5	1.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1174	-	193	723	-	-
HCM Lane V/C Ratio	0.096	-	0.185	0.092	-	-
HCM Control Delay (s)	8.4	-	27.8	10.5	-	-
HCM Lane LOS	A	-	D	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.7	0.3	-	-

Appendix G

GDOT ICE Report

GDOT PI #	n/a	Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2							
Project Location:	SR 9 @ Site Dwy	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><i>1. Does alternative address the project need in a balanced manner and in scale with the project?</i></p> <p><i>2. Does alternative improve safety performance in terms of reducing severe crashes?</i></p> <p><i>3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?</i></p> <p><i>4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?</i></p> <p><i>5. Does alternative appear feasible given the site characteristics, constraints & location context?</i></p> <p><i>6. Does alternative appear feasible with respect to other project factors?</i></p> <p><i>7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?</i></p> </div> <div style="width: 45%; text-align: right;"> <p>Screening Decision Justification:</p> </div> </div>							
Existing Control:	New Intersection or Other								
Prepared by:	KCI Technologies								
Date:	1/1/2022								
Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column									
Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)									
Unsignalized Intersections	Conventional (Minor Stop)	Yes	No	No	Yes	Yes	Yes	Yes	Proposed condition
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Not appropriate for SR 9 with 45mph speed limit
	Mini Roundabout	No	No	No	No	No	No	No	Not appropriate for SR 9 with 45mph speed limit
	Single Lane Roundabout	No	No	No	No	No	No	No	Driveway has less than 10% of intersection volume
	Multilane Roundabout	No	No	No	No	No	No	No	SR 9 is not a multi-lane highway
	RCUT (stop control)	No	No	No	No	No	No	No	SR 9 is a two-lane highway
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	No u-turn location available
	High-T (unsignalized)	No	No	No	No	No	No	No	No u-turn location available
	Offset-T Intersections	No	No	No	No	No	No	No	Does not fit geometry
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	Add LT Lanes on Fulton Mill Rd No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	RCUT (signalized)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Continuous Green-T	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Jughandle	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Quadrant Roadway	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
Other Signalized (provide description):	No	No	No	No	No	No	No	N/A	

☐ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record



GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.2 | Revised 12/01/2021

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
 - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
 - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
 - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
 - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information: Location: SR 9 @ Site Dwy
 County: Dawson
 GDOT District: 1 - Gainesville
 Area Type: Rural
 Existing Intersection Control: New Intersection or Other

GDOT PI # (or N/A): n/a
 Requested By: Developer
 Prepared By: KCI Technologies
 Date: 1/1/2022
 Waiver Request Type: Driveway Permit

Traffic and Operations Data:^{1,2}

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	6,835	
Existing Minor Street Avg Daily Traffic (ADT):	2,148	
Analysis Period:	AM Peak	PM Peak
2025 Opening Yr Peak Hour Intersection Delay:	22.2 sec	16.5 sec
2025 Opening Yr Peak Hour Intersection V/C:	0.29	0.19
2025 Design Yr Peak Hour Intersection Delay:	22.2 sec	16.5 sec
2025 Design Yr Peak Hour Intersection V/C:	0.29	0.19

Crash Data (Required): ³						
Crash Type	Crash Severity					
	K*	A*	B*	C*	O	
Crash Data: Enter most recent 5 years of crash data						
Angle	0	0	0	0	0	#DIV/0!
Head-On	0	0	0	0	0	#DIV/0!
Rear End	0	0	0	0	0	#DIV/0!
Sideswipe - same	0	0	0	0	0	#DIV/0!
Sideswipe - opposite	0	0	0	0	0	#DIV/0!
Not Collision w/Motor Veh	0	0	0	0	0	#DIV/0!
TOTALS:	0	0	0	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required):	New proposed site driveway for 236 unit single-family home development; left-turn and right-turn deceleration lane proposed along SR 9; stop-control
Proposed Intersection Control:	Conventional (Minor Stop)

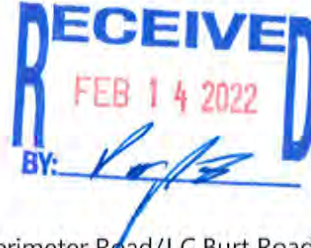
REQUESTED BY: Andrew Antweiler Date: 1/10/2022
 Title: Consultant Traffic Engineer

APPROVED BY: _____ Date: _____
 Name: _____
 District Engineer or (Approved Delegate)

¹ Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2
² ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.
³ Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)



MEMORANDUM



TO: Corey Gutherie, PE, Ensite Civil Consulting, LLC.

FROM: Andrew Antweiler, PE, PTOE, KCI Technologies, Inc.

DATE: February 8, 2022

RE: Coleman Tract – Additional Intersection Analysis at SR 9 at Perimeter Road/J C Burt Road

The purpose of this memorandum is to perform a traffic analysis to identify if any improvements are needed at the study intersection of SR 9 at Perimeter Road / J C Burt Road to mitigate current traffic operations or the traffic impacts associated with the proposed *Coleman Tract* residential development. The City of Dawsonville requested an evaluation of this additional intersection, with a focus on whether a SR 9 northbound right turn deceleration lane is warranted or not. A traffic impact study was previously completed for the Coleman Tract development, which proposes 236 detached single-family homes and primary access located on SR 9 south of the subject intersection.

At the intersection, SR 9 is the north-south oriented roadway, with both Perimeter Road and J C Burt Road being stop-control approaches. The side streets are slightly offset from each other. Additionally, all intersection approaches are one-lane (i.e. no additional turn lanes).

Intersection Traffic Volumes

An intersection turning movement count was collected at the intersection of SR 9 at Perimeter Road / J C Burt Road on Tuesday, January 25, 2022, during 7-9AM and 4-6PM periods. Dawson County public schools were in session. The traffic count data is included in Appendix A.

Future traffic volumes were developed by utilizing the same methodology discussed in the previously completed traffic impact study. A 3.0% per year growth rate to account for background traffic growth was applied to the year 2022 volumes to calculate the year 2025 No Build Conditions traffic volumes. The year 2025 Build Conditions traffic volumes include the traffic from the Coleman Tract development. Based on the traffic impact study, a directional distribution of 35% to/from the north along SR 9 was determined for the proposed development. At the subject intersection, it is estimated that 20% will continue north along SR 9 and 15% will turn onto Perimeter Road. The traffic volume calculations are indicated in the Intersection Volume Development table included in Appendix B.

The Coleman Tract development’s traffic volume impact to the study intersection is very low. **Table 1** summarizes the existing and expected future year intersection traffic volumes.

Period	Condition	SR 9			SR 9			J C Burt Road			Perimeter Road		
		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM Peak Hour	Existing	4	166	154	7	417	3	6	30	21	106	6	9
	No Build	4	181	168	8	456	3	7	33	23	116	7	10
	Build	4	207	187	8	465	3	7	33	23	122	7	10
PM Peak Hour	Existing	11	300	134	9	153	6	3	14	3	60	20	16
	No Build	12	328	146	10	167	7	3	15	3	66	22	17
	Build	12	345	159	10	196	7	3	15	3	88	22	17

Intersection Capacity Analysis

Capacity analysis was performed at the study intersection for Existing Conditions, No Build Conditions, and Build Conditions. **Table 2** summarizes the Level of Service (LOS) and average vehicle delay results for the stop-control approaches. Capacity analysis reports are included in Appendix C.

Intersection	Intersection Control	Condition	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 9 at Perimeter Road / J C Burt Road	Side-Street Stop-Control	Existing	Eastbound (J C Burt Road)	C (19)	B (14)
			Westbound (Perimeter Rd)	E (41)	C (16)
		No Build	Eastbound	C (22)	C (15)
			Westbound	F (67)	C (18)
		Build	Eastbound	C (23)	C (16)
			Westbound	F (94)	C (22)

*Average vehicle delay in seconds

The J C Burt Road approach is shown to operate at an acceptable LOS for all scenarios. The Perimeter Road approach is shown to operate with long average vehicle delay during the AM peak hour for all scenarios. Low level of service (i.e. LOS E or F) for stop-control approaches are not uncommon at major cross-streets. Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. (Note: The threshold for LOS E is 35 seconds and for LOS F is 50 seconds.)

SR 9 Northbound Right-turn

The SR 9 northbound right turn movement is currently one of the higher volume movements at the intersection. GDOT does not provide specific criteria for when adding a right-turn deceleration lane at an intersection is required. GDOT does provide criteria when adding a right-turn deceleration lane is required at development driveways. If Perimeter Road was treated as a driveway, the existing year volume would exceed the threshold (AADT \geq 6,000 and 45-mph, is 75 right-turning vehicles a day). Additionally, the need for a northbound right-turn was evaluated based on national guidance in *NCHRP Report 457: Evaluating Intersection Improvements*. Based on the combination of right-turn volumes and main street volumes, the guidance states that traffic operations and safety would benefit from adding a dedicated right-turn lane.

The addition of a northbound right-turn lane would help intersection operations by decreasing delay in the Perimeter Road westbound approach by approximately 10 seconds in the AM peak hour for year 2022 existing conditions. In the year 2025 Build Conditions, the Perimeter Road westbound approach average delay would decrease by approximately 35 seconds (LOS F = 59 seconds).

Findings

The following findings are provided based on performing the traffic capacity analysis for Existing Conditions, No Build Conditions, and Build Conditions at the study intersection:

1. The Perimeter Road westbound approach is currently operating with approximately 41 seconds average vehicle delay during the AM peak hour.
2. In the future year 2025 No Build Conditions (without the development traffic), the westbound approach is expected to increase to approximately 67 seconds average vehicle delay during the AM peak hour.
3. In the future year 2025 Build Conditions (with the Coleman Road development traffic), the westbound approach is expected to increase to approximately 94 seconds average vehicle delay during the AM peak hour.
4. The addition of a northbound right-turn deceleration lane would improve traffic operations both with and without the development.
5. The proposed development is estimated to add approximately 19 (AM peak) and 13 (PM peak) northbound right-turning vehicles at the study intersection. The development trips are approximately 10% of the AM peak right-turn total volume and 8% of the PM peak right-turn total volume.

Appendixes:

- A. Raw Traffic Count Data
- B. Intersection Volume Development
- C. Capacity Analysis Reports

If there are any questions, please contact me.

Andrew Antweiler, PE, PTOE,
KCI Technologies, Inc.
2160 Satellite Blvd, Suite 130
Duluth, GA 30097
770-490-9526

Appendix A

Raw Traffic Count Data



[Click here for Map](#)

Peak Hour Turning Movement Count - Motorized Vehicles

Dawsonville, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Tuesday, January 25, 2022	
Period	0700 - 0900
Peak Hour	0700 - 0800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



J C Burt Rd

Eastbound

Westbound

Perimeter Rd



[Click here for Map](#)

Peak Hour Turning Movement Count - Motorized Vehicles

Dawsonville, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Tuesday, January 25, 2022	
Period	1600 - 1800
Peak Hour	1700 - 1800

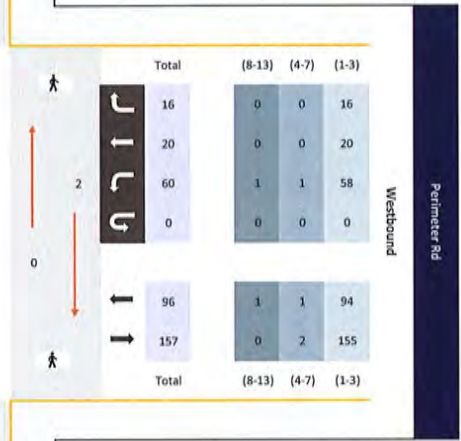
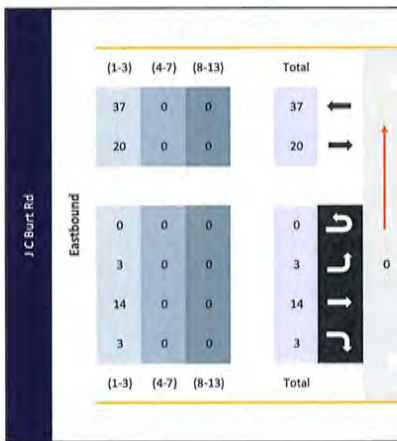
* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



Classes	(1-3)	(4-7)	(8-13)	Total
Volume	713	14	2	729
PHF				0.9443

Classified Turn Movement Count || All vehicles



www.marrtraffic.com

Dawsonville, GA

Site 1 of 1
 GA-9 Hwy 9 (South)
 GA-9 Hwy 9 (North)
 J C Burt Rd
 Perimeter Rd

Date
 Tuesday, January 25, 2022
 Lat/Long
 34.408296°, -84.116770°

Weather
 Cloudy
 52°F

0700 - 0900 (Weekday 2h Session) (01-25-2022)

All vehicles

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	GA-9 Hwy 9 (South)					GA-9 Hwy 9 (North)					J C Burt Rd					Perimeter Rd					
	Left	Thru	Right	U-Turn	App Total	Left	Thru	Right	U-Turn	App Total	Left	Thru	Right	U-Turn	App Total	Left	Thru	Right	U-Turn	App Total	
0700 - 0715	0	26	25	0	51	1	88	0	0	89	3	9	9	0	21	19	1	2	0	22	183
0715 - 0730	0	39	66	0	105	3	135	1	0	139	1	8	3	0	12	22	2	3	0	27	283
0730 - 0745	1	48	36	0	85	2	124	2	0	128	1	9	6	0	16	36	0	2	0	38	267
0745 - 0800	3	53	27	0	83	1	70	0	0	71	1	4	3	0	8	29	3	2	0	34	196
Hourly Total	4	166	154	0	324	7	417	3	0	427	6	30	21	0	57	106	6	9	0	121	929
0800 - 0815	2	40	12	0	54	4	68	1	0	73	4	5	1	0	10	19	5	3	0	27	164
0815 - 0830	0	21	9	0	30	0	46	0	0	46	1	1	3	0	5	15	2	3	0	20	101
0830 - 0845	1	24	11	0	36	5	27	1	0	33	0	4	1	0	5	10	0	2	0	12	86
0845 - 0900	1	26	9	0	36	1	28	1	0	30	0	8	0	0	8	9	1	3	0	13	87
Hourly Total	4	111	41	0	156	10	169	3	0	182	5	18	5	0	28	53	8	11	0	72	438
Grand Total	8	277	195	0	480	17	586	6	0	609	11	48	26	0	85	159	14	20	0	193	1367
Approach %	1.67	57.71	40.63	0.00	-	2.79	96.22	0.99	0.00	-	12.94	56.47	30.59	0.00	-	82.38	7.25	10.36	0.00	-	
Intersection %	0.59	20.26	14.26	0.00	35.11	1.24	42.87	0.44	0.00	44.55	0.80	3.51	1.90	0.00	6.22	11.63	1.02	1.46	0.00	14.12	
PHF	0.33	0.78	0.58	0.00	0.77	0.58	0.77	0.38	0.00	0.77	0.50	0.83	0.58	0.00	0.68	0.74	0.50	0.75	0.00	0.80	0.82

1600 - 1800 (Weekday 2h Session) (01-25-2022)

All vehicles

TIME	Northbound					Southbound					Eastbound					Westbound					Int Total
	GA-9 Hwy 9 (South)					GA-9 Hwy 9 (North)					J C Burt Rd					Perimeter Rd					
	Left	Thru	Right	U-Turn	App Total	Left	Thru	Right	U-Turn	App Total	Left	Thru	Right	U-Turn	App Total	Left	Thru	Right	U-Turn	App Total	
1600 - 1615	1	61	21	0	83	3	32	3	0	38	0	2	2	0	4	9	3	4	0	16	141
1615 - 1630	5	65	23	0	93	3	42	0	0	45	2	2	2	0	6	10	4	4	0	18	162
1630 - 1645	3	61	17	0	81	2	32	1	0	35	0	3	4	0	7	15	2	8	0	25	148
1645 - 1700	1	78	17	0	96	8	40	1	0	49	0	1	1	0	2	13	9	0	0	22	169
Hourly Total	10	265	78	0	353	16	146	5	0	167	2	8	9	0	19	47	18	16	0	81	620
1700 - 1715	3	71	30	0	104	3	44	1	0	48	0	5	1	0	6	16	7	0	0	23	181
1715 - 1730	3	69	28	0	100	3	38	3	0	44	1	4	0	0	5	14	6	5	0	25	174
1730 - 1745	4	85	34	0	123	0	40	0	0	40	1	2	0	0	3	15	4	8	0	27	193
1745 - 1800	1	75	42	0	118	3	31	2	0	36	1	3	2	0	6	15	3	3	0	21	181
Hourly Total	11	300	134	0	445	9	153	6	0	168	3	14	3	0	20	60	20	16	0	96	729
Grand Total	21	565	212	0	798	25	299	11	0	335	5	22	12	0	39	107	38	32	0	177	1349
Approach %	2.63	70.80	26.57	0.00	-	7.46	89.25	3.28	0.00	-	12.82	56.41	30.77	0.00	-	60.45	21.47	18.08	0.00	-	
Intersection %	1.56	41.88	15.72	0.00	59.15	1.85	22.16	0.82	0.00	24.83	0.37	1.63	0.89	0.00	2.89	7.93	2.82	2.37	0.00	13.12	
PHF	0.69	0.88	0.80	0.00	0.90	0.75	0.87	0.50	0.00	0.88	0.75	0.70	0.38	0.00	0.83	0.94	0.71	0.50	0.00	0.89	0.94

Appendix B

Intersection Volume Development

Traffic Impact Study
Coleman Tract Development
Intersection Traffic Volumes

Intersection: SR 9 at Perimeter Road / J C Burt Road

A.M. PEAK HOUR

Condition	SR 9 Northbound				SR 9 Southbound				J C Burt Road Eastbound			Perimeter Road Westbound		
	U-turn	L	T	R	U-turn	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)		4	166	154		7	417	3	6	30	21	106	6	9
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093
Base Condition (2025)	0	4	181	168	0	8	456	3	7	33	23	116	7	10
Project Trips:														
Trip Distribution IN							20%						15%	
Trip Distribution OUT			20%	15%										
Residential Trips	0	0	26	19	0	0	9	0	0	0	0	6	0	0
Total Project Trips	0	0	26	19	0	0	9	0	0	0	0	6	0	0
Buildout Total (2025)	0	4	207	187	0	8	465	3	7	33	23	122	7	10

P.M. PEAK HOUR

Condition	SR 9 Northbound				SR 9 Southbound				J C Burt Road Eastbound			Perimeter Road Westbound		
	U-turn	L	T	R	U-turn	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)		11	300	134		9	153	6	3	14	3	60	20	16
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093	1.093
Base Condition (2025)	0	12	328	146	0	10	167	7	3	15	3	66	22	17
Project Trips:														
Trip Distribution IN							20%						15%	
Trip Distribution OUT			20%	15%										
Residential Trips	0	0	17	13	0	0	29	0	0	0	0	22	0	0
Total Project Trips	0	0	17	13	0	0	29	0	0	0	0	22	0	0
Buildout Total (2025)	0	12	345	159	0	10	196	7	3	15	3	88	22	17

Appendix C

Capacity Analysis Reports

HCM 6th TWSC
1: SR 9 & J C Burt Rd/Perimeter Rd

AM Peak Hour
Existing 2022

Intersection												
Int Delay, s/veh	6.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	30	21	106	6	9	4	166	154	7	417	3
Future Vol, veh/h	6	30	21	106	6	9	4	166	154	7	417	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	6	6	6	9	9	9	3	3	3
Mvmt Flow	7	37	26	129	7	11	5	202	188	9	509	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	844	929	511	867	837	296	513	0	0	390	0	0
Stage 1	529	529	-	306	306	-	-	-	-	-	-	-
Stage 2	315	400	-	561	531	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.16	6.56	6.26	4.19	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.16	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.16	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.554	4.054	3.354	2.281	-	-	2.227	-	-
Pot Cap-1 Maneuver	283	268	563	269	298	734	1018	-	-	1163	-	-
Stage 1	533	527	-	695	654	-	-	-	-	-	-	-
Stage 2	696	602	-	505	520	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	270	263	563	226	293	734	1018	-	-	1163	-	-
Mov Cap-2 Maneuver	270	263	-	226	293	-	-	-	-	-	-	-
Stage 1	530	521	-	691	650	-	-	-	-	-	-	-
Stage 2	674	598	-	443	514	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	18.9		41		0.1		0.1	
HCM LOS	C		E					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1018	-	-	328	241	1163	-	-
HCM Lane V/C Ratio	0.005	-	-	0.212	0.612	0.007	-	-
HCM Control Delay (s)	8.6	0	-	18.9	41	8.1	0	-
HCM Lane LOS	A	A	-	C	E	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.8	3.6	0	-	-

Intersection												
Int Delay, s/veh	2.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	14	3	60	20	16	11	300	134	9	153	6
Future Vol, veh/h	3	14	3	60	20	16	11	300	134	9	153	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	15	3	64	21	17	12	319	143	10	163	6

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	620	672	166	610	604	391	169	0	0	462	0	0
Stage 1	186	186	-	415	415	-	-	-	-	-	-	-
Stage 2	434	486	-	195	189	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	403	380	884	407	412	658	1409	-	-	1099	-	-
Stage 1	820	750	-	615	592	-	-	-	-	-	-	-
Stage 2	604	554	-	807	744	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	370	372	884	387	403	658	1409	-	-	1099	-	-
Mov Cap-2 Maneuver	370	372	-	387	403	-	-	-	-	-	-	-
Stage 1	810	743	-	608	585	-	-	-	-	-	-	-
Stage 2	560	547	-	780	737	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.3	16.3	0.2	0.4
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1409	-	-	407	419	1099	-	-
HCM Lane V/C Ratio	0.008	-	-	0.052	0.244	0.009	-	-
HCM Control Delay (s)	7.6	0	-	14.3	16.3	8.3	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.9	0	-	-

Intersection												
Int Delay, s/veh	10.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	33	23	116	7	10	4	181	168	8	456	3
Future Vol, veh/h	7	33	23	116	7	10	4	181	168	8	456	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	6	6	6	9	9	9	3	3	3
Mvmt Flow	9	40	28	141	9	12	5	221	205	10	556	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	922	1014	558	946	914	324	560	0	0	426	0	0
Stage 1	578	578	-	334	334	-	-	-	-	-	-	-
Stage 2	344	436	-	612	580	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.16	6.56	6.26	4.19	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.16	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.16	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.554	4.054	3.354	2.281	-	-	2.227	-	-
Pot Cap-1 Maneuver	251	239	529	237	269	708	977	-	-	1128	-	-
Stage 1	501	501	-	671	636	-	-	-	-	-	-	-
Stage 2	671	580	-	474	494	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	237	234	529	192	264	708	977	-	-	1128	-	-
Mov Cap-2 Maneuver	237	234	-	192	264	-	-	-	-	-	-	-
Stage 1	497	494	-	666	632	-	-	-	-	-	-	-
Stage 2	646	576	-	407	488	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	21.5		66.7		0.1		0.1	
HCM LOS	C		F					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	977	-	-	294	206	1128	-	-
HCM Lane V/C Ratio	0.005	-	-	0.261	0.787	0.009	-	-
HCM Control Delay (s)	8.7	0	-	21.5	66.7	8.2	0	-
HCM Lane LOS	A	A	-	C	F	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1	5.5	0	-	-

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	15	3	66	22	17	12	328	146	10	167	7
Future Vol, veh/h	3	15	3	66	22	17	12	328	146	10	167	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	16	3	70	23	18	13	349	155	11	178	7

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	677	734	182	666	660	427	185	0	0	504	0	0
Stage 1	204	204	-	453	453	-	-	-	-	-	-	-
Stage 2	473	530	-	213	207	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	369	350	866	373	383	628	1390	-	-	1061	-	-
Stage 1	803	737	-	586	570	-	-	-	-	-	-	-
Stage 2	576	530	-	789	731	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	335	341	866	352	373	628	1390	-	-	1061	-	-
Mov Cap-2 Maneuver	335	341	-	352	373	-	-	-	-	-	-	-
Stage 1	793	728	-	578	563	-	-	-	-	-	-	-
Stage 2	529	523	-	760	722	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	15.3		18.2		0.2		0.5	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1390	-	-	372	384	1061	-	-
HCM Lane V/C Ratio	0.009	-	-	0.06	0.291	0.01	-	-
HCM Control Delay (s)	7.6	0	-	15.3	18.2	8.4	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	1.2	0	-	-

Intersection												
Int Delay, s/veh	13.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	33	23	122	7	10	4	207	187	8	465	3
Future Vol, veh/h	7	33	23	122	7	10	4	207	187	8	465	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	6	6	6	9	9	9	3	3	3
Mvmt Flow	9	40	28	149	9	12	5	252	228	10	567	4

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	976	1079	569	999	967	366	571	0	0	480	0	0
Stage 1	589	589	-	376	376	-	-	-	-	-	-	-
Stage 2	387	490	-	623	591	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.16	6.56	6.26	4.19	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.16	5.56	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.16	5.56	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.554	4.054	3.354	2.281	-	-	2.227	-	-
Pot Cap-1 Maneuver	230	218	522	218	250	670	968	-	-	1077	-	-
Stage 1	494	495	-	637	609	-	-	-	-	-	-	-
Stage 2	637	549	-	467	488	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	216	213	522	174	245	670	968	-	-	1077	-	-
Mov Cap-2 Maneuver	216	213	-	174	245	-	-	-	-	-	-	-
Stage 1	491	488	-	633	605	-	-	-	-	-	-	-
Stage 2	612	545	-	400	481	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	23.4		94.3		0.1		0.1	
HCM LOS	C		F					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	968	-	-	272	187	1077	-	-
HCM Lane V/C Ratio	0.005	-	-	0.282	0.906	0.009	-	-
HCM Control Delay (s)	8.7	0	-	23.4	94.3	8.4	0	-
HCM Lane LOS	A	A	-	C	F	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.1	7	0	-	-

Intersection												
Int Delay, s/veh	3.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	15	3	88	22	17	12	345	159	10	196	7
Future Vol, veh/h	3	15	3	88	22	17	12	345	159	10	196	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	16	3	94	23	18	13	367	169	11	209	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	733	797	213	722	716	452	216	0	0	536	0	0
Stage 1	235	235	-	478	478	-	-	-	-	-	-	-
Stage 2	498	562	-	244	238	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	339	322	832	342	356	608	1354	-	-	1032	-	-
Stage 1	773	714	-	568	556	-	-	-	-	-	-	-
Stage 2	558	513	-	760	708	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	306	314	832	321	347	608	1354	-	-	1032	-	-
Mov Cap-2 Maneuver	306	314	-	321	347	-	-	-	-	-	-	-
Stage 1	762	705	-	560	548	-	-	-	-	-	-	-
Stage 2	511	506	-	731	700	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	16.2			21.8			0.2			0.4		
HCM LOS	C			C								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1354	-	-	343	347	1032	-	-
HCM Lane V/C Ratio	0.009	-	-	0.065	0.389	0.01	-	-
HCM Control Delay (s)	7.7	0	-	16.2	21.8	8.5	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	1.8	0	-	-



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 21

SUBJECT: HPMA C2200124

CITY COUNCIL MEETING DATE: 03/21/2022

PURPOSE FOR REQUEST: **CONSIDERATION OF APPROVAL**

Historic Preservation Map amendment application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Applicant is requesting to amend the Historic Preservation Map TMP 092B 021.
2. TMP 092B 021 parcel consist of 21.63 acres.
3. TMP 092B 021 in compass's 4+/- acres within the Historic Preservation District.
4. TMP 092B 021 is currently zoned R3 (Single Family Residential District).
5. Chapter 104 Article II Sec. 104-21(d)(1)d: The Preservation Commission can recommend to the City Council that the designation of any district, site, building, structure or object as a historic property or as a historic district be revoked or removed.
6. Chapter 104 Article II Sec. 104-27: Boundaries and map of Historic district shall be amended and maintained from time to time.
7. Historic Preservation Commission approved the elimination of a portion of the Historic District on TMP 092B 021 from the northern Right of Way of Harry Melling and Tucker Avenue intersection extending to the western boundary abutting TMP D01 001 on 2/28/2022 without conditions.

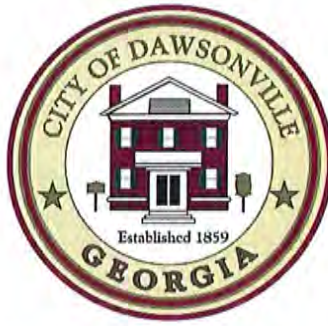
OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Planning and Zoning
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 3/1/2022

To: Mayor and Council

Reference: HPMA C2200124 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Applicant is requesting to amend the Historic Preservation Map TMP 092B 021.
2. TMP 092B 021 parcel consist of 21.63 acres.
3. TMP 092B 021 in compass's 4+/- acres within the Historic Preservation District.
4. TMP 092B 021 is currently zoned R3 (Single Family Residential District).
5. Chapter 104 Article II Sec. 104-21(d)(1)d: The Preservation Commission can recommend to the City Council that the designation of any district, site, building, structure or object as a historic property or as a historic district be revoked or removed.
6. Chapter 104 Article II Sec. 104-27: Boundaries and map of Historic district shall be amended and maintained from time to time.
7. Historic Preservation Commission approved the elimination of a portion of the Historic District on TMP 092B 021 from the northern Right of Way of Harry Melling and Tucker Avenue intersection extending to the western boundary abutting TMP D01 001 on 2/28/2022 without conditions.


David Picklesimer
Planning Director



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, Georgia 30534
 Phone: (706)265-3256
www.dawsonville-ga.gov

**Application for
 Historic Preservation MAP**
 HPMA - C2200124

Under the City of Dawsonville Historic Preservation Ordinance

All items must be completed. Mark "NA" if "Not Applicable". If additional space is needed, attach more pages.

DESIGNATED PROPERTY

Parcel #: 092 B021 Zoning: IR3 Acreage: 4.0 Acres
 Address: ~~2599 Howser Mill Rd~~ City: Dawsonville Zip: 30534

OWNER

Name: Allen Street Properties LLC Phone #: 678-570-0469
 Mailing Address: 2599 Howser Mill Rd City: Dawsonville Zip: 30534

PERSON FILING APPLICATION, IF OTHER THAN OWNER

Name: Michael K Turner Phone #: 678-570-0469
 Mailing Address: 1090 Oakbela Dr City: Roswell Zip: 30075

BUILDING DATA

Original Date Built/Constructed or Era: no buildings existing

ORIGINAL USE

- Single-Family Residential
- Multi-Family Residential
- Office
- Commercial/Retail n/a
- Industrial
- Institutional

CURRENT USE

- Single-Family Residential
- Multi-Family Residential
- Office
- Commercial/Retail n/a
- Industrial
- Institutional
- Vacant

Please see attached letter and parcel map

TYPE OF WORK

- Exterior Alteration2
- Demolition
- New Construction n/a
- Relocation
- Other: _____

SUBMISSION OF PLANS:

- Drawings n/a
- Pictures/Photos
- Proposed Plans/Documentation

Proposed Starting Date: _____ Date of Completion: _____

(A Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the issuance date.)

Include: Detailed Letter of Intent

Signature: [Signature] Date: 12/22/2021

Office Use: Project # HPMA C2200124 Certificate # _____

Application Received: 12/22/2021 Advertised: 01.26.2022

Planning Commission Date: 2/28/2022 Approved: **YES NO OTHER:** _____

HPC

December 10, 2021

Historic Preservation Commission

Dawsonville City Hall

415 Highway 53 E, Suite 100

Dawsonville, GA 30534

To Whom It May Concern;

Allen Street Properties, LLC request that the HPC overlay be removed on tax map parcels 092B021 and ~~092B024~~ (please see the attached plat). We have several reasons why we think this is an appropriate request.

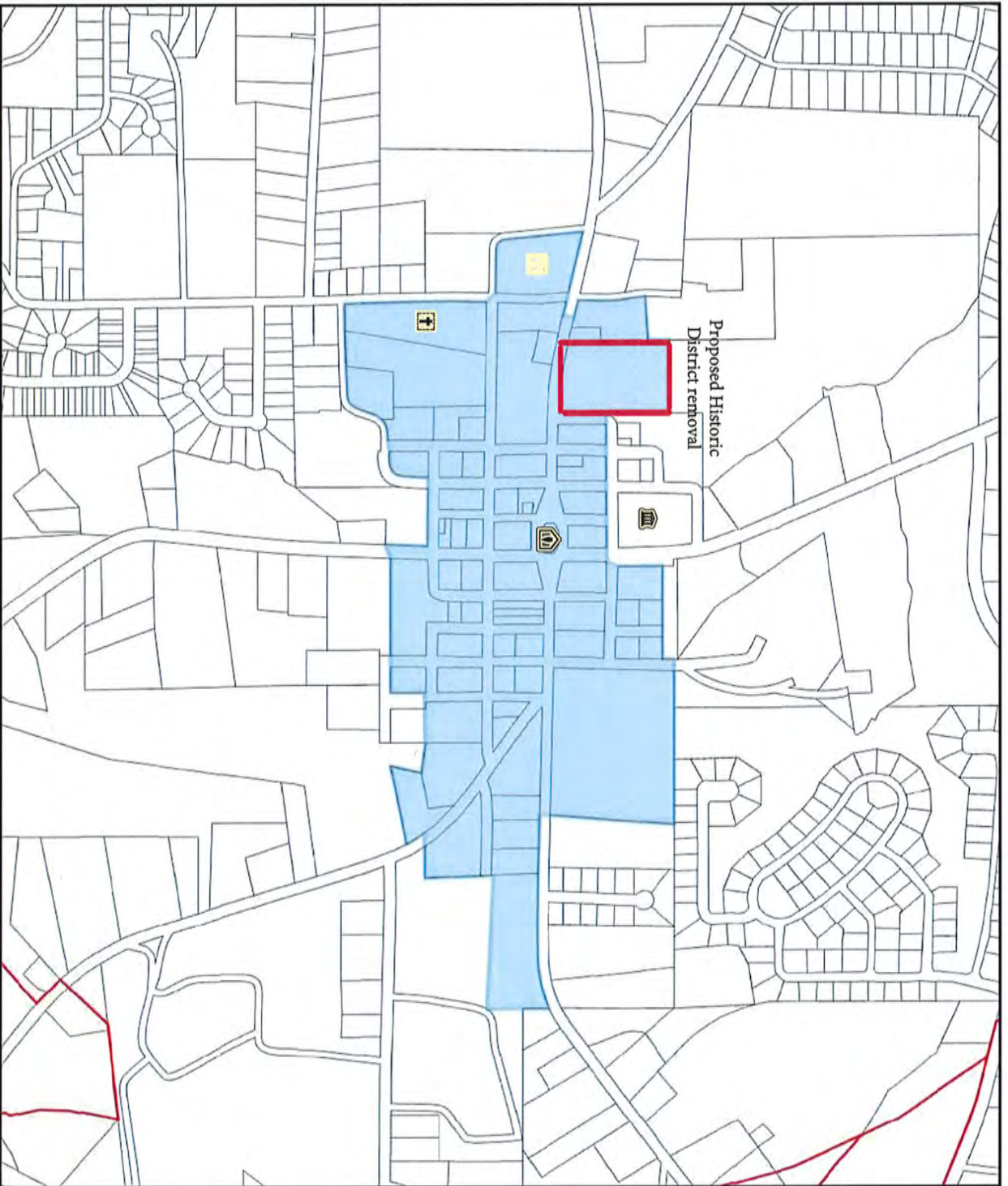
1. There are no existing buildings on either one of these parcels.
2. These parcels equal approximately 40 acres in size and the HPC overlay represents approximately two acres of the 40 acres.
3. This property is currently zoned ~~R4~~/R3 which is residential single family zoning. Approximately 110 new, single family homes will be constructed on this property. Only four or five lots will be covered by the HPC overlay. None of these new homes will face existing streets. A new street will be constructed within this property which these 4 or 5 homes will face. Also, there will be an out parcel which will be approximately one acre for commercial use. The entrance to this commercial use building will face this new internal street. This outparcel has not been rezoned as of yet (from R3 to commercial use). We intend to take this rezoning request through the normal planning and zoning process.

In summary, Allen Street Properties, LLC respectfully requests the HPC overlay on the above mentioned property be removed. We believe this small area of HPC overlay causes an undue hardship and will change the consistency in the homes of this community. We believe this will not be a detriment to the HPC because these homes will not face an existing street.

In a recent conversation with David Picklesimer we were advised to follow this course of action.






Thank you for your consideration in this matter.

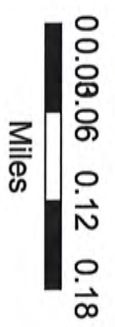
If you should have questions or concerns please contact Michael Turner at allenstreetproperties@gmail.com or 678-570-0469.

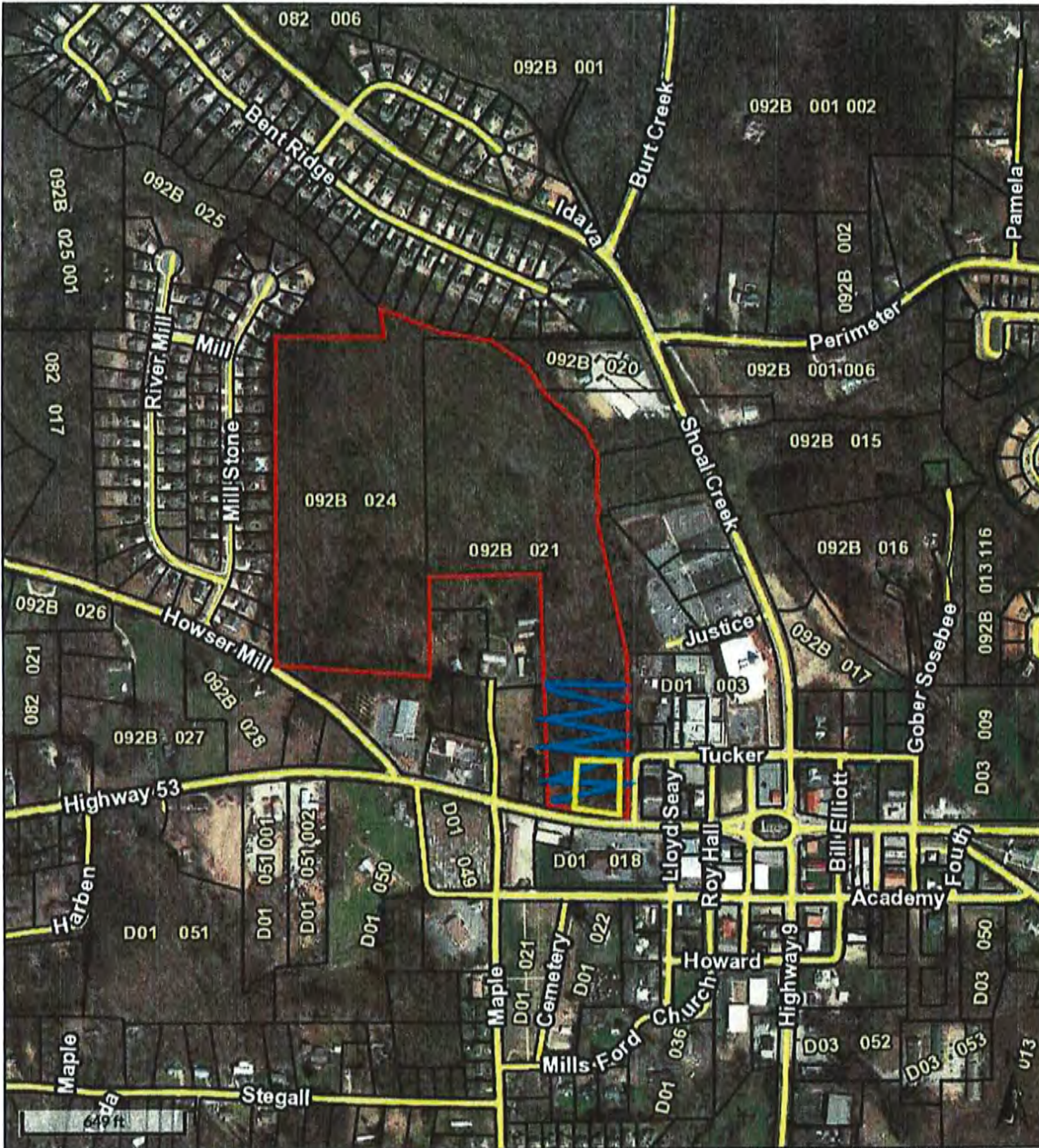


Historic Resources Dawsonville, GA



-  Cemetery
-  County Courthouse
-  Historic Courthouse
-  Historic District
-  City Limit Boundary





Overview



Legend



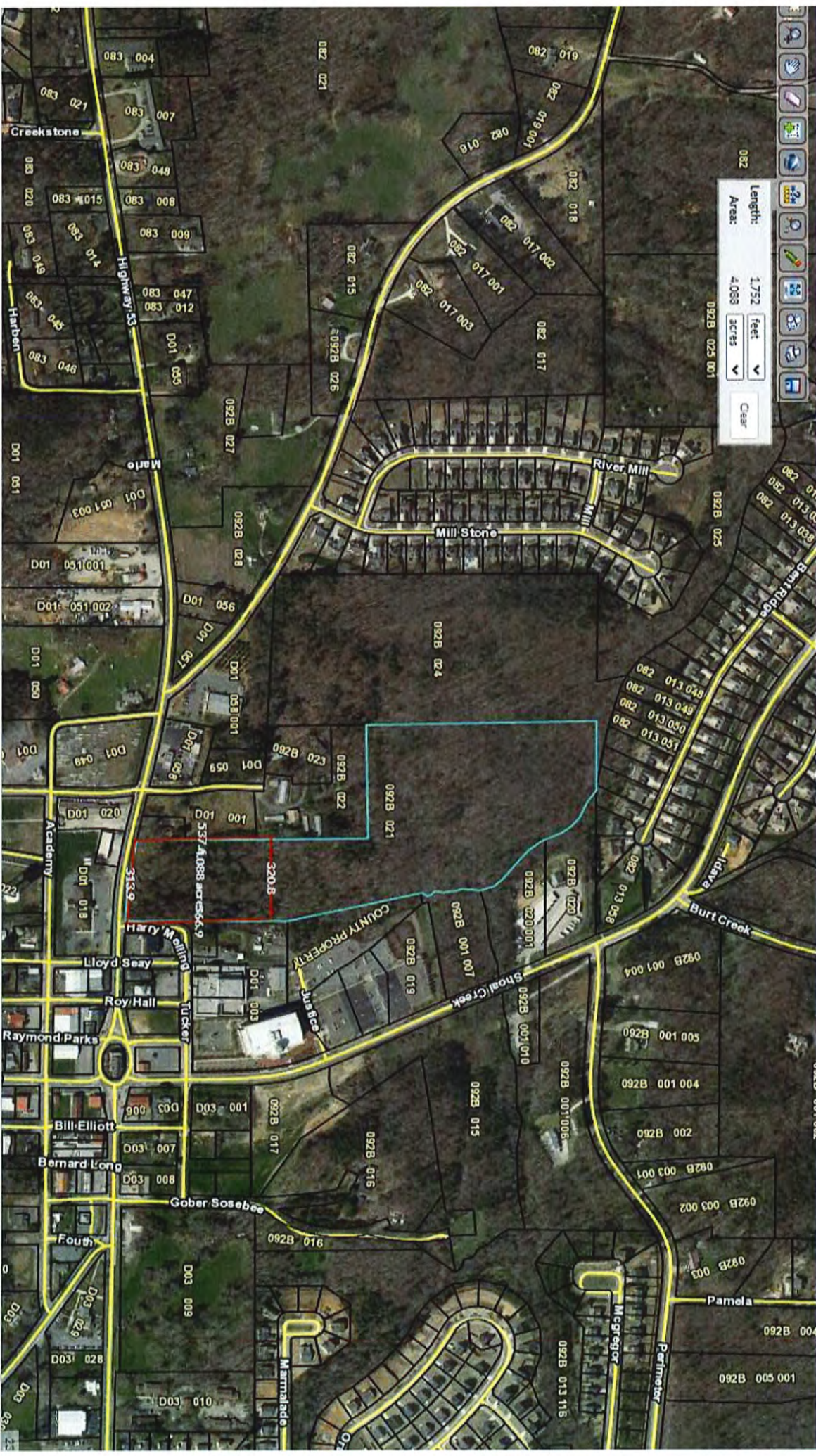
Date created: 12/13/2021
Last Data Uploaded: 12/10/2021 10:52:44 PM

Developed by  Schneider
GEOSPATIAL

on County, GA

- Sales List
- Results
- Sales Results
- Comp Search
- Comp Results
- Report
- Tax Estimator
- More

Length: 1.752 Feet
Area: 4.088 Acres



Planning and Zoning
415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 1/20/2022

To: Historic Preservation Commission

Reference: HPMA C2200124 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Applicant is requesting to amend the Historic Preservation Map TMP 092B 021.
2. TMP 092B 021 parcel consist of 21.63 acres.
3. TMP 092B 021 in compass's 4+/- acres within the Historic Preservation District.
4. TMP 092B 021 is currently zoned R3 (Single Family Residential District).
5. Chapter 104 Article II Sec. 104-21(d)(1)d: The Preservation Commission can recommend to the City Council that the designation of any district, site, building, structure or object as a historic property or as a historic district be revoked or removed.
6. Chapter 104 Article II Sec. 104-27: Boundaries and map of Historic district shall be amended and maintained from time to time.



David Picklesimer
Planning Director



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 22

SUBJECT: ANX-ZA-C2100043

CITY COUNCIL MEETING DATE: 03/21/2022

PURPOSE FOR REQUEST: **Vote tabled from January 20, 2022**

ANX-ZA C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville tract 2 with 32.937 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021.

HISTORY/ FACTS / ISSUES:

- Planning Commission denied the request on 9/13/21. Concept plan did not meet city ordinances.
- Amended application to annex and zone tract 2 with 32.937 acre only.
- Amended concept plan reflects proposed 65 units.
- Amended letter of intent request to approve 75 units yielding a density of 2.28 units per acre.
- Applicant is requesting a variance to the Land Development Regulations Chapter 109 Sec 109-53-Sidewalks to eliminate the required sidewalk along Perimeter Road lots 58 thru 65.
- Planning department has provided a revised timeline.
- Planning department has provided a department summary with recommended conditions if approved.

OPTIONS: Approve, Amend, Deny

RECOMMENDED SAMPLE MOTION:

If annexation and zoning is approved motion recommended to be as follows: Motion to approve annexation and zoning application C2100043 tract # 2 known as a portion of TMP 093 004 001 with 32.937 acres. Density shall not exceed 75 units or 2.28 units per acre. Approval shall be conditioned per Planning and Zoning Department summary letter dated 1/11/22.

If the variance is approved motion recommended to be as follows: Motion to approve the variance request to the Land Development Regulations Chapter 109 Sec 109-53-Sidewalks to eliminate the required sidewalk along Perimeter Rd lots 58-65.

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 1/11/2022

To: Mayor Mike Eason and City Council

Reference: ANX/ZA C2100043 Planning and Zoning Department Summary

The planning department has provided the following pertinent information to help you decide on this request:

1. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include an approved water and sewer service area agreement between Etowah Water and Sewer Authority and the City of Dawsonville. The service area agreement dedication must include both water and sewer services. The agreement shall be dedicated to the City of Dawsonville prior to the issuance of a grading permit (LDP).
2. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include the installation of an engineered AC or Solar powered, high intensity LED signs, in pavement crosswalk LED lights and activated device across Perimeter Road at the intersection of Allen Street to provide pedestrian access to Robinson Elementary school.
3. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include the installation of a sidewalk from the 32.937-acre tract to the existing sidewalk system in front of Dawson County High school.
4. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include a ten foot no access buffer along Perimeter Road.
5. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include the installation of a right in and right-out vehicle movement at the north entrance due to the intersection alignment not meeting GDOT intersection offset requirements.

David Picklesimer
Planning Director

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Date: 12/7/21

From: David Picklesimer, Planning Director

Reference: ANX/ZA C2100043 Timeline

- Original application submitted to the city: 8/14/20.
- Original application submitted to Dawson County BOC: 8/21/20.
- Planning Department advertised original application: 8/26/20.
- Original application response received from Dawson County BOC: 9/11/20.
- Planning Commission public hearing on original application: 9/14/20. Applicant requested postponement.
- Planning Commission public hearing on original application: 11/9/20. PC voted to deny.
- Council held public hearing on original application: 11/16/20. Council postponed until 1/19/21.
- Applicant amended application: 12/9/20.
- Amended application submitted to Dawson County BOC: 12/9/20
- Dawson County BOC response to amended application received: 1/7/21.
- Council held public hearing 1/19/21. Council tabled until arbitration complete.
- Dawson County BOC withdrew objection 5/11/21.
- Planning Department advertised Council public hearing meeting on 5/26/21 for amended application.
- Council public hearing date 6/21/21 for amended application.
- Council final decision date 7/19/21 for amended application.
- Applicant requested to postpone 7/19/21 until 10/18/21 to allow adjoining property owner time to request annexation.
- Planning Department advertised amended application 8/18/21 due to wrong TMP advertised.
- Planning Commission public hearing date 9/13/21 due to wrong TMP advertised.
- Planning Commission denied request 9/13/21.
- City Council public hearing date 10/4/21 due to wrong TMP advertised.
- City Council decision date 10/18/21.
- City Council postponed until 12/6/21.
- City Council postponed until 1/20/22.
- City Council postponed until 03/21/22.

**Perimeter Road
32.937 Acres**

All that tract or parcel of land lying and being in Land Lots 372, 373, 427 and 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; Thence traveling on said Perimeter Road right of way the following three (3) courses and distances:

along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 651.37 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said easterly right of way of Perimeter Road, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 172.17 feet to a point; THENCE along a curve to the right having a radius of 636.02 feet and an arc length of 103.03 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 102.92 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point, said point marked by a ½ inch rebar pin set; THENCE along a curve to the left having a radius of 663.34 feet and an arc length of 195.29 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.58 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point, said point marked by a ½ inch rebar pin set; THENCE along a curve to the right having a radius of 59.40 feet and an arc length of 40.63 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 39.84 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point, said point marked by a ½ inch rebar pin set; THENCE along a curve to the right having a radius of 159.40 feet and an arc length of 47.19 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.02 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point, said point marked by a ½ inch rebar pin set; THENCE along a curve to the left having a radius of 240.60 feet and an arc length of 188.97 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 184.15 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.12 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes

44 Seconds East for a distance of 817.75 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

THENCE traveling on said Perimeter Road right of way the following four (4) courses and distances:

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.06 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 32.937 Acres

LAW OFFICES
LIPSCOMB, JOHNSON, SLEISTER, DAILEY & SMITH, LLP
112 NORTH MAIN STREET
CUMMING, GEORGIA 30040
TELEPHONE: 770-887-7761
FAX: 770-889-8123

EMORY LIPSCOMB
COY R. JOHNSON, P.C.
PUTNAM CLARK SMITH, P.C.
CHRISTOPHER D. LIGHT
SEAN COURTNEY
ASHLEY B. MASHBURN
ANDERSON LIPSCOMB

MICHAEL R. SLEISTER
(Of Counsel)

L. LEE DAILEY
(1939-2013)

September 24, 2021



VIA HAND DELIVERY

City of Dawsonville
Mayor and Council Members
Planning and Zoning Department
415 Hwy 53 #100
Dawsonville, GA 30534

Re: **Applicant, B & K Turner Family, LLP's, Revised the Letter of Intent
ANX C2100043 and ZA C2100043**

The Applicant is hereby submitting this Revised Letter of Intent to the City of Dawsonville to provide an updated written summary of the proposal which includes reduced acreage and reduced number of lots requested from the original applications, ANX C2100043 and ZA C2100043. The Applicant is now proposing to Annex and Rezone only Tract 2 of the original proposal, which is 32.937 acres, as shown on the attached survey and site plan attached hereto and incorporated herein, (the "Site Plan").

Due to this reduction in acreage, the total number of lots the Applicant has conceptually planned for is sixty-five (65) residential units, yielding a residential density of 1.97 units per acre. The Applicant agrees to limit the number of units to a maximum of seventy-five (75), potentially yielding 2.28 units per acre, which is still far less than the allowable three (3) units per acre in the R-3 zoning category. The property is currently zoned RSR and RA and the request is to annex and rezone to the City's R-3 zoning category with a minimum lot size of 75' x 100' with installation of sidewalks as shown on the site plan dated 09/20/2021.

The proposal has frontage on Perimeter Road and is proposing two (2) entrances on Perimeter Road that will meet all City regulations as detailed on the Site Plan.

Located to the north and to the east of the Subject Property is unincorporated residential property zoned R-A and owned by the Applicant. Dawson County High School is located to the south and Perimeter Road is along the entire western boundary of the Subject Property.

Both potable water and sanitary sewer will serve this Property. Storm water detention will be provided by onsite pond facilities compliant with the City of Dawsonville regulations.

We believe the proposed development will meet the needs of the community without negative impacts. The potential for walkability to the surrounding schools and City amenities will be a positive factor in traffic

concerns and vibrancy for the area. Approval of the Applicant's Application would not cause a safety hazard or noxious condition, would not reduce property values in the surrounding area, and therefore would promote the health, safety, morals and general welfare of the public.

The Applicant hereby reserves all other rights and privileges under the Constitutions of the United States and the State of Georgia, and available at law and in equity, in all aspects of this rezoning and annexation request. The Applicant respectfully asks that the Application be approved as requested and reserves the right to amend this Letter of Intent and the Application by supplementing additional responses and documents.

Thank you very sincerely and respectfully for your consideration of this request.

Christopher Light,
Attorney for B & K Turner Family, LLP

**Perimeter Road
Tract 2
32.937 Acres**



All that tract or parcel of land lying and being in Land Lots 372, 373, 427 and 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; Thence traveling on said Perimeter Road right of way the following three (3) courses and distances:

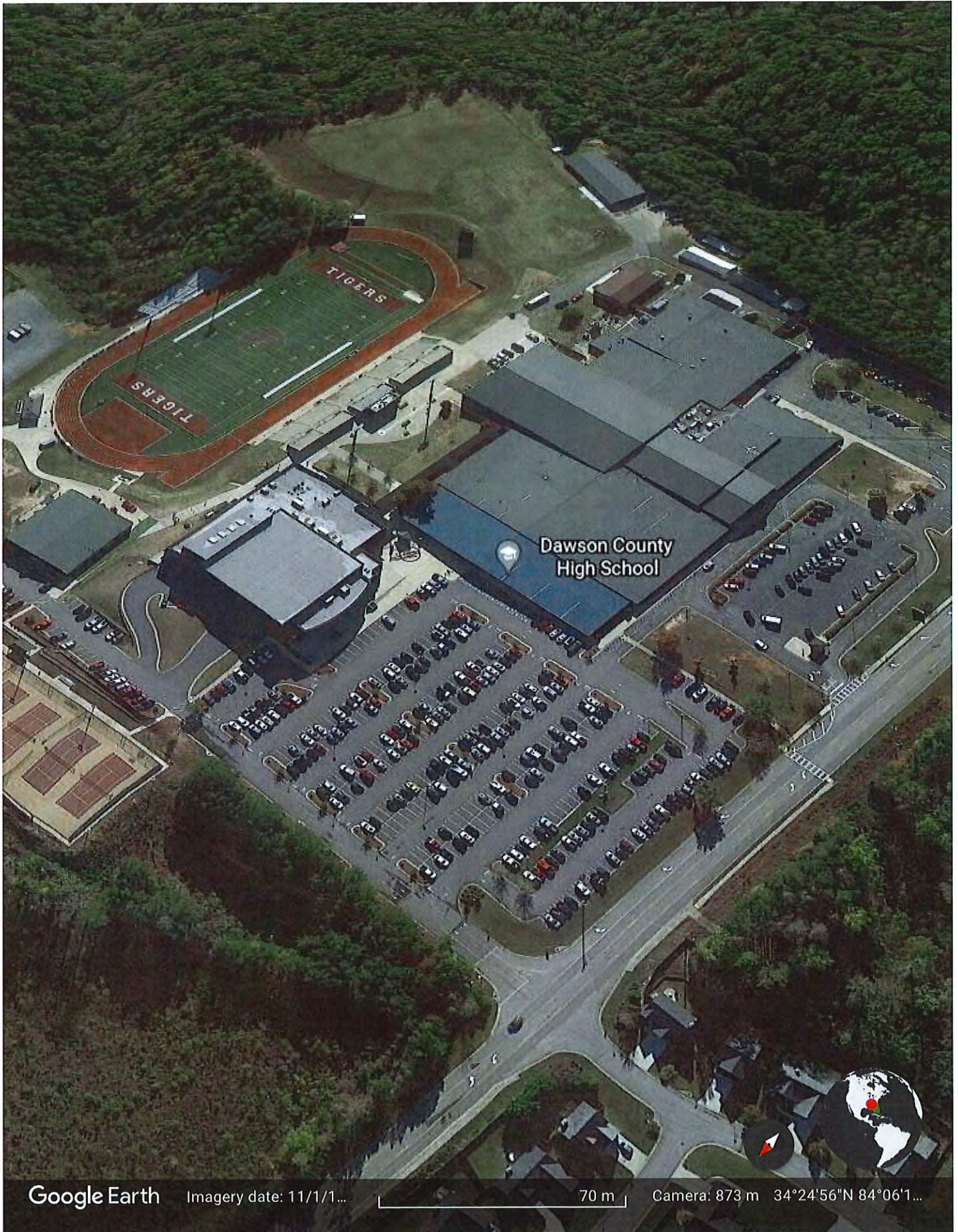
along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 650.74 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 103.02 feet to a point; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 662.74 feet and an arc length of 195.11 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.41 feet to a point; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 60.00 feet and an arc length of 41.04 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 40.24 feet to a point; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point; THENCE along a curve to the right having a radius of 160.00 feet and an arc length of 47.37 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.20 feet to a point; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 240.00 feet and an arc length of 188.50 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 183.69 feet to a point; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.06 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes 44 Seconds East for a distance of 818.35 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

THENCE traveling on said Perimeter Road right of way the following four (4) courses and distances:

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.69 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 32.937 Acres



Dawson County High School

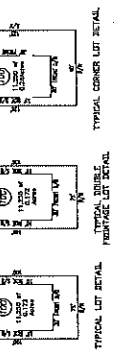
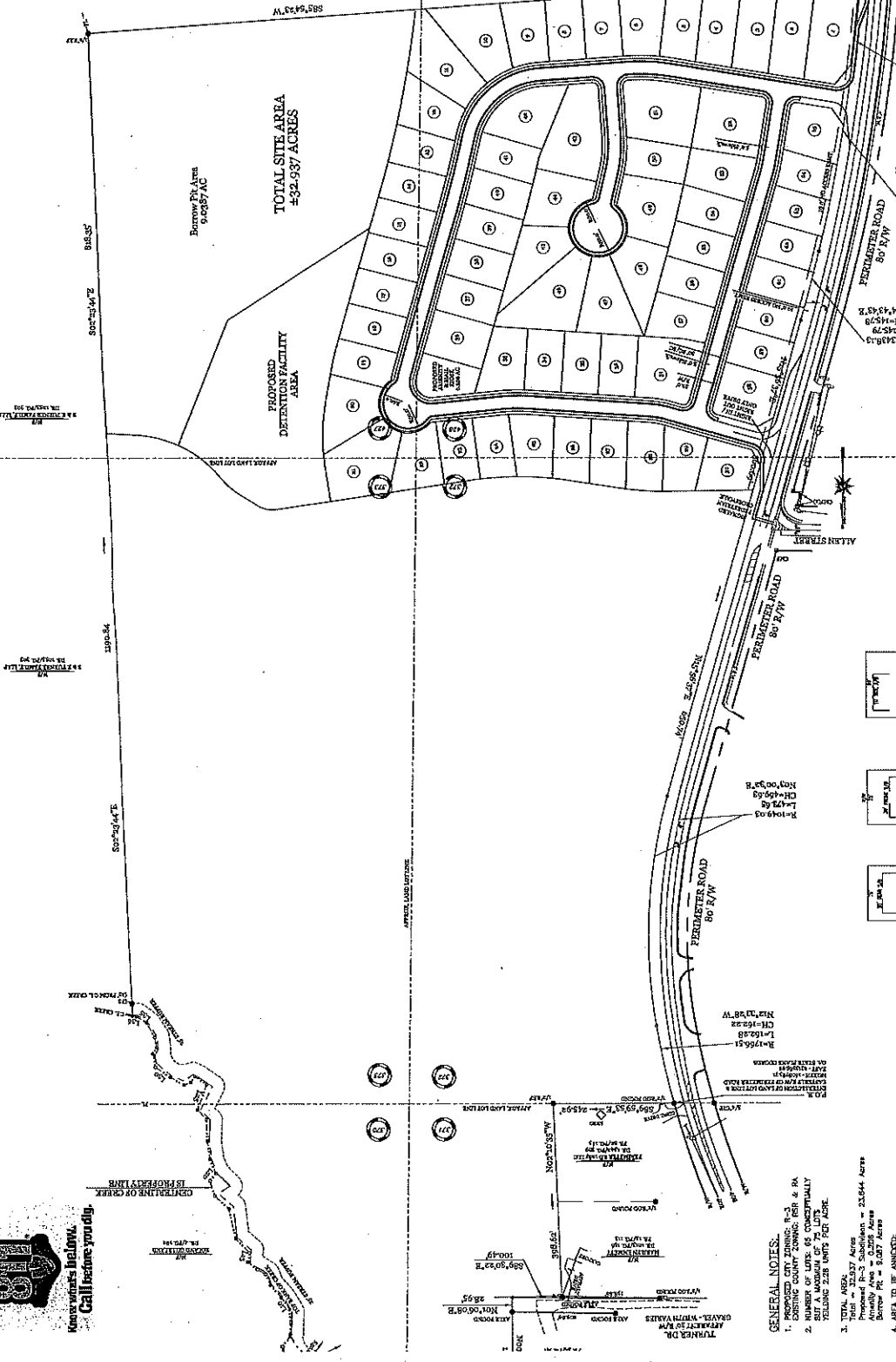
RECEIVED
 SEP 23 2021
 BY: [Signature]



Civiscapes, Inc.
 CML DESIGN & LANDSCAPE ARCHITECTURE
 7105 SHADY CROCK ROAD CLARKSBURG, GEORGIA 30041
 OFFICE: 678-513-8936

FOR
ALLEN STREET PROPERTIES, LLC
 PERIMETER RD. 32.937 AC. TRACT
 L.L. 3701, 3711, 3721, 3731, 4271, 4281 + 12TH DIST.
 DAWSON COUNTY, GEORGIA

ANNEXATION & ZONING PLAN
 1
 SCALE: 1" = 100'
 DATE: 9/20/21
 PROJECT NO.: 20-085



- GENERAL NOTES:**
- EXISTING COUNTY ZONING: RFR & RA
 - NUMBER OF LOTS: 65 CONCEPTUALLY
 (SUBJECT TO A REVISION OF THIS PLAN)
 - TOTAL ACRES: 32.937 ACRES
 Proposed R-3 Subdivision = 23.644 Acres
 Proposed R-3 Subdivision = 2.007 Acres
 Borrow PA = 2.007 Acres
 - AREA TO BE ANNEXED:
 32.937 Acres
 - MIN LOT SIZE: 7,500 SF (75' x 100')
 - SETBACKS:
 FRONT: 10'
 SIDE: 10'
 REAR: 20'
 - RIGHT-OF-WAY SUBDIVISION RIGGS 50'
 - ROADWAY: 30' BACK OF CURB TO BACK OF CURB
 W/ 2' BEAUTY STRIPS AND 5' SIDEWAYS
 - THIS PHASE OF DEVELOPMENT TO BE SERVED BY
 CHURCH SANITARY SEWER AND DOMESTIC WATER SERVICE.



Know what's below.
 Call before you dig.

Amended 12/9/20 - 9/24/21



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

Annexation Petition
into the
City of Dawsonville, GA

Annexation # C2100043

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

COPY

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO**

Applicant Name(s): Allen Street Properties LLC

Mailing Address 1090 Oakhaven Drive city Roswell State GA Zip 30075

E-Mail _____

Applicant Telephone Number(s): 678-570-0469

Property Owner's Name(s): B + K Turner Family, LLLP

Mailing Address 1090 Oakhaven Dr city Roswell State GA Zip 30075

E-Mail _____

Property Owner's Telephone Number(s): Michael Turner 678-570-0469

Address of Property to be Annexed: Perimeter Road VACANT LOT

Tax Map & Parcel # 093004001 Property Size in Acres: 74.85 Survey Recorded in Plat Book # _____ Page # _____

Land Lot # 370, 371, 372, 373, 427, 428 District # 12th Section # _____ Legal Recorded In Deed Book # 1053 Page # 303

Current Use of Property: vacant

County Zoning Classification: RSR + RA City Zoning Classification: R3

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.

A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.

Survey **must** be signed and sealed by a Registered Land Surveyor.

Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court

Amended

12/9/20 - 9/24/24

COPY



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

Annexation Petition
into the
City of Dawsonville, GA

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- 1. Intended Use of Land: [X] Residential [] Commercial
[] Existing Structure(s) [] Vacant
[] Other (specify)
2. Number of persons currently residing on the property: [] VACANT
Number of persons 18 years or older: []
Number of persons registered to vote: []
3. The number of all residents occupying the property:
[] American Indian [] Alaskan Native
[] Asian [] Pacific Islander
[] Black, not of Hispanic Origin [] Hispanic
[] White, not of Hispanic Origin [] VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: []
B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
D. Names of affected Subdivision:
E. Name of affected Multi-Family Complex:
F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
G. Names of affected Duplexes:
H. Names of Mobile Home Parks:

Amended 12/9/20 - 9/24/21



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

Annexation Petition
into the
City of Dawsonville, GA

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as Perimeter Road / 093004001 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) [Signature] General Partner B&K Turner Family, LLC
Property Owner Signature Property Owner Printed Name

(2) _____ Property Owner Signature _____ Property Owner Printed Name

(1) _____ Applicant Signature _____ Applicant Printed Name

(2) [Signature] Michael K. Turner
Applicant Signature Applicant Printed Name

X Sworn to and subscribed before me
this 10 day of December 2020.
[Signature]
Notary Public, State of Georgia
My Commission Expires: 11-19-2022



Annexation Application Received Date Stamp: Rec'd 8/21/20 Completed Application with Signatures
Rec'd 8/21/20 Current Boundary Survey
Rec'd 8/14/20 Legal Description
Rec'd 8/14/20 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 9/14 & 11/9/2020
Dates Advertised: 8/26/2020 sent on 8/21/2020
1st City Council Reading Date: 11/16/2020
2nd City Council Reading Date: 1/19/21 Approved: YES NO
Date Certified Mail to: 8/21/20 County Board of Commissioners & Chairman County Manager County Attorney
Date certified mail to 12/9/20
 Letter Received from Dawson County Date: 9/11/20 " " " "

letter received from Dawson₃ county Date: 1-7-2021

Amended 12/9/20-9/24/21

REQUEST FOR
ANNEXATION AND REZONING ACTION
FROM CITY OF DAWSONVILLE ZONING BOARD

FOR

B & K TURNER FAMILY, LLP
70.808-ACRE SUBDIVISION ON PERIMETER ROAD



NATURE OF REQUEST

To annex and rezone a vacant 70.808-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 37.852-Acre tract (Tract 1) and a 32.956-Acre tract (Tract 2), subdivided out from an existing 492 Acre Tract, into the City of Dawsonville for a proposed 124 Lot Residential Subdivision(s). There will also be a shared community amenity area. Due to challenges in topo we have shown potential borrow pit areas as part of this annexation. If at all possible, we would like to potentially covert these areas into future phased developments.

This property is a 70.808 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject Tract 1. Tract 2 will have two proposed access point located along the proposed Magic Dam Parkway road. It is our intent to utilize the 70.808 acres to develop the proposed 124 lot subdivision(s) and shared community amenity area. Amenity area features to be determined at a later date. At this time the proposed site plan will yield a density of 1.751 units per acre; well below the 3.00 units per acre we are requesting. Our overall goal is to develop the proposed 124 lot site plan and under a future phase(s) develop additional potential lots on the remaining vacant ground, but not exceed the maximum 212 units per acre allowed under the R-3 zoning request. The number of potential future phased lots cannot be determined at this time. Shown on the proposed site plan is a 2.577-Acre strip of land that splits Tracts 1 and Tract 2. This Strip of land is to be used for the development of the Magic Dam Parkway road (80' R/W that will remain in Dawson County) and a 50' wide strip of land privately owned by B & K Turner Family, LLLP, the current owner of the original 492-Acre Tract, that will also stay in Dawson County.

Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract zoned RA owned by the applicant. Dawson County High School is located to

the south. Located to the west is Perimeter Road. Proposed access into the residential subdivision will be from a proposed revised intersection located along Perimeter Road / Allen Street, a proposed entrance from Turner Drive and two proposed entrances located along the proposed Parkway Road.

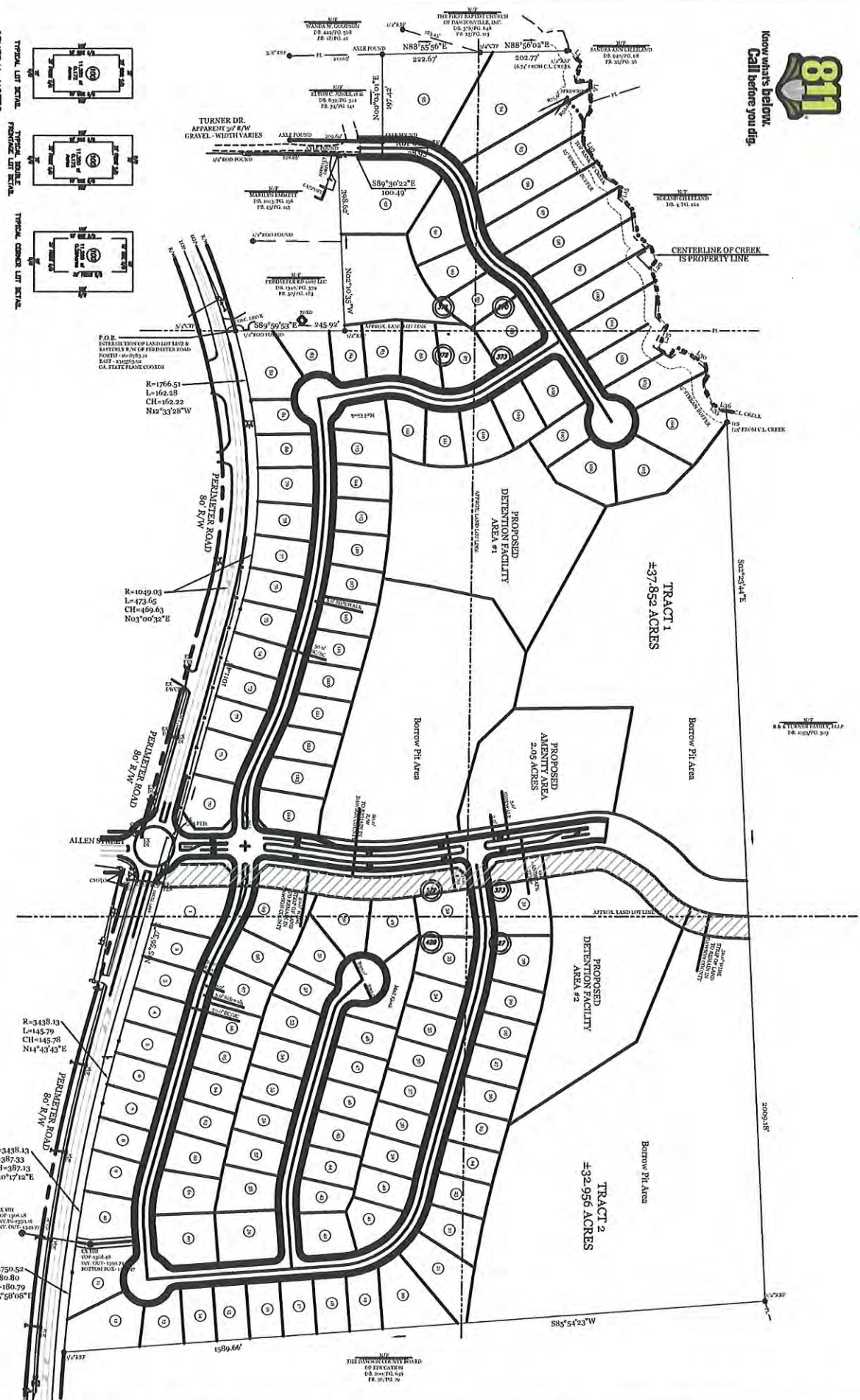
Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

We feel that the requested annexation and rezoning to allow for a 124 Lot residential subdivision would be an appropriate type of use for this area. It is unlikely to pose any problems for any of the neighbors. We do not believe that allowing the proposed use of this property would in any way devalue or pose hardships on any of the surrounding properties.



Know what's below.
Call before you dig.

Amended 12/9/20 - 9/24/21



GENERAL NOTES:

1. EXISTING COUNTY ZONING: R-1 & RA
2. NUMBER OF LOTS: 124 w/ Proposed Amenity Area
3. PROPOSED DENSITY: 1.751 UNITS / ACRE
4. TOTAL ACRES: 37.852
5. AREA OF PERIMETER R/W AND 80' STRIP TO BE IN DAWSON COUNTY = 2.577 ACRES
6. AREA TO BE INCORPORATED INTO DAWSON COUNTY = 35.275 ACRES
7. TRACT 1: 37.852 ACRES & TRACT 2: 32.956 ACRES

TYPICAL LEFT RETAIN WALL



TYPICAL CENTER LEFT RETAIN WALL



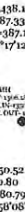
TYPICAL RIGHT RETAIN WALL



TYPICAL RIGHT RETAIN WALL



TYPICAL RIGHT RETAIN WALL



TYPICAL RIGHT RETAIN WALL



GRAPHIC SCALE
1" = 500'

DATE: 11/10/20
PROJECT NO.: 20-085

ANNEXATION & REZONING PLAN FOR ALLEN STREET PROPERTIES, LLC PERIMETER RD. 73.385 AC TRACT

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7165 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-513-8836

REVISIONS table with columns for NO., DATE, and REMARKS



ANNEXATION & REZONING PLAN FOR ALLEN STREET PROPERTIES, LLC PERIMETER RD. 73.385 AC TRACT

Amended 12/9/20 - 9/24/21

**Perimeter Road
Tract 1 +/-37.852Acres**

All that tract or parcel of land lying and being in Land Lots 370, 371, 372 and 373 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; THENCE leaving said right of way and traveling on the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point marked by an Axle found; THENCE South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point, said point marked by an Axle found; THENCE North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle found; THENCE North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point in the centerline of a creek; THENCE traveling on said creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57 Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11

Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 1060.29 feet to a point; THENCE traveling North 87 Degrees 08 Minutes 15 Seconds West for a distance of 48.10 feet to a point; THENCE along a curve to the right having a radius of 110.00 feet and an arc length of 86.39 feet being subtended by a chord bearing of North 64 Degrees 38 Minutes 15 Seconds West and a chord distance of 84.19 feet to a point; THENCE North 42 Degrees 08 Minutes 15 Seconds West for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 290.00 feet and an arc length of 85.86 feet being subtended by a chord bearing of North 50 Degrees 37 Minutes 08 Seconds West and a chord distance of 85.54 feet to a point; THENCE North 59 Degrees 06 Minutes 00 Seconds West for a distance of 40.85 feet to a point; THENCE along a curve to the left having a radius of 190.00 feet and an arc length of 129.95 feet being subtended by a chord bearing of North 78 Degrees 41 Minutes 37 Seconds West and a chord distance of 127.43 feet to a point; THENCE South 81 Degrees 42 Minutes 46 Seconds West for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 532.74 feet and an arc length of 156.84 feet being subtended by a chord bearing of North 89 Degrees 51 Minutes 12 Seconds West and a chord distance of 156.27 feet to a point; THENCE North 81 Degrees 25 Minutes 09 Seconds West for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 766.62 feet and an arc length of 124.19 feet being subtended by a chord bearing of North 86 Degrees 03 Minutes 37 Seconds West and a chord distance of 124.06 feet to a point; THENCE South 89 Degrees 17 Minutes 56 Seconds West for a distance of 133.13 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin set; THENCE traveling on said Perimeter Road right of way North 15 Degrees 56 Minutes 37 Seconds East for a distance of 515.06 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-37.852 Acres.

Amended 12/9/20 - 9/24/21

**Perimeter Road
Tract 2
32.956 Acres**

All that tract or parcel of land lying and being in Land Lots 372, 373, 427 and 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; Thence traveling on said Perimeter Road right of way the following three (3) courses and distances:

along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 650.74 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

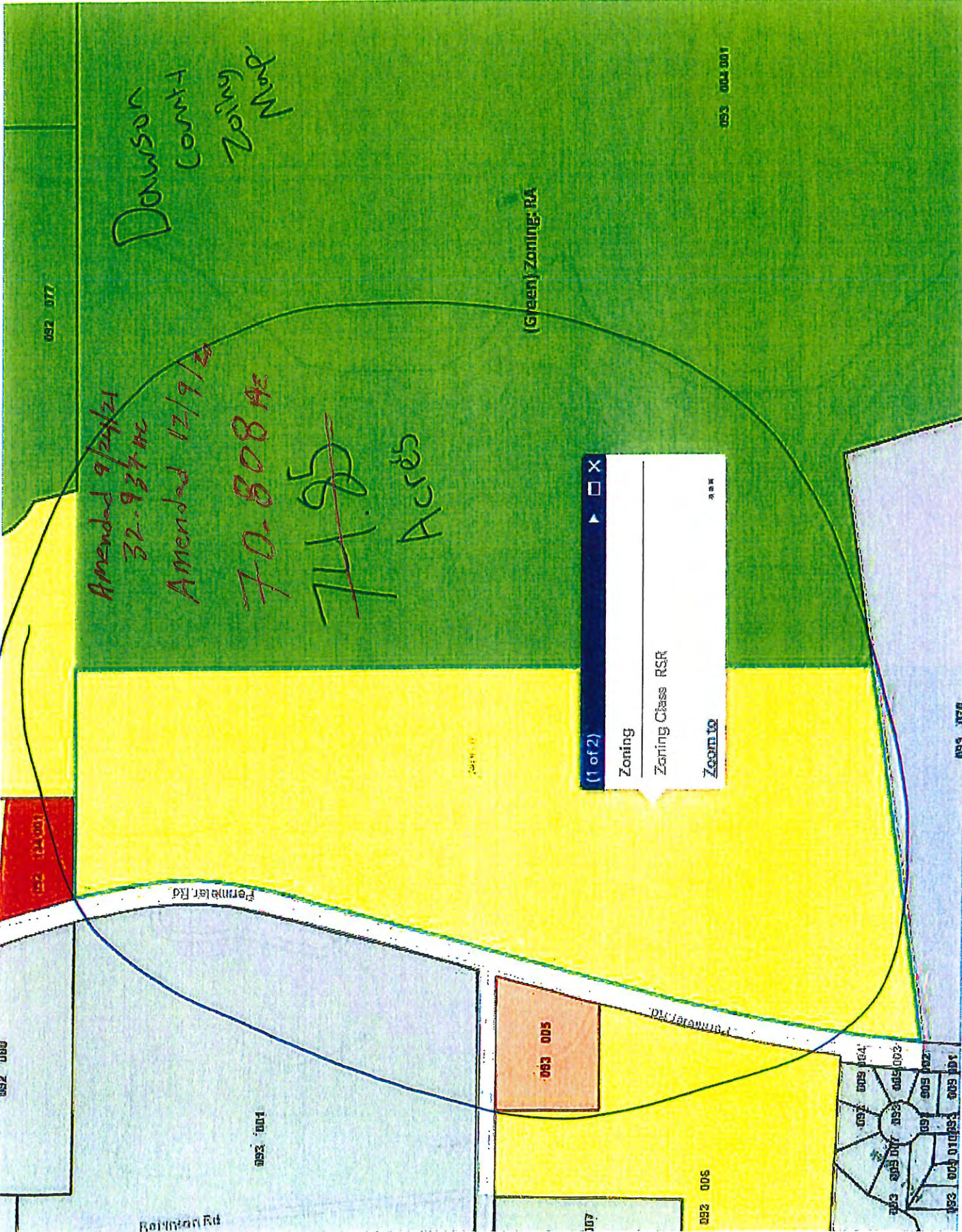
THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 103.02 feet to a point; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 662.74 feet and an arc length of 195.11 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.41 feet to a point; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 60.00 feet and an arc length of 41.04 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 40.24 feet to a point; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point; THENCE along a curve to the right having a radius of 160.00 feet and an arc length of 47.37 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.20 feet to a point; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 240.00 feet and an arc length of 188.50 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 183.69 feet to a point; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.06 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes 44 Seconds East for a distance of 818.35 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

THENCE traveling on said Perimeter Road right of way the following four (4) courses and distances:

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.69 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 32.956 Acres

COPY



Dawson
County
Zoning
Map

Amended 9/24/21
32.937 Ac
Amended 12/9/21
70.808 Ac
~~711.95~~
Acres

(Green) Zoning: RA

(1 of 2)

Zoning	
Zoning Class	RSR
Zoom to	***

Bohannon Rd

Perimeter Rd

Perimeter Rd

082 060

082 (14,000)

082 077

083 001

083 005

082 006

083 001 001

083 070

083 009 007
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083 009 020

Amended 12/9/20 - 9/24/21



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

Zoning Amendment Application

Request # ZA- C2100043

Condition/Stipulation Change

COPY

Original ZA # _____

Applicant Name(s): Michael K Turner

Address: 1090 Oakhaven Drive City: Roswell Zip: GA

Phone: 678-570-0469 Cell Phone: _____

Signature(s) [Signature] Date 8/14/2020

Property Address: Perimeter Road

Directions to Property from City Hall: turn east on Allen St go 3/4 mile to Perimeter Rd

Tax Map # 093004001 Parcel # _____ Current Zoning**: agricultural

Land Lot(s): 370 371 372 373 427 428 District: 12th Section: _____

Subdivision Name: _____ Lot # _____

Acres: 74.865 Current Use of Property: Vacant

Has a past Request of Rezone of this property been made before? yes If yes, provide ZA # C8-00209
Withdrawn by applicant, only for 32 Acres

The applicant request:

Rezoning to zoning category: R3 Special Use permit for: _____

Proposed use of property if rezoned is: Residential

If Residential: # of lots proposed 124 Minimum lot size proposed 75x100 (Include Conceptual Plan)

Is an Amenity area proposed yes, if yes, what pool, cabana playground

If Commercial: Total Building area proposed _____ (Include Conceptual Plan)

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

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

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

Road name: Perimeter Rd/Turner Dr Type of Surface: Perimeter - paved
Turner Dr - gravel

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

[Signature]
Signature of Applicant

8/14/2020
Date

Office Use Only:

Date Completed Application Rec'd 8/21/2020 Amount Paid \$ 4691.65 Check # 11314 1139 /Cash

Date of Planning Commission Meeting: 9/14/2020 Dates Advertised: 8/26/20

Date of City Council Meeting: 11/16/2020 Dates Advertised: 8/26/20

Postponed: (YES) NO Date: 11/6/2020 Rescheduled for next Meeting: 1/9/21

Approved by Planning Commission: YES (NO) Approved by City Council: YES NO

32.939 ac
70.808 ac

withdrawn
9-27-18

11/9/20
11/9/21

Amended 12/9/2020 - 9/24/21



City of Dawsonville

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

Zoning Amendment
Authorization

Property Owner Authorization

I / We B & K Turner Family, LLP hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Perimeter Rd 093004001 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Michael K. Turner
Signature of Applicant or Agent [Signature] Date 70
Mailing Address 1090 Oakhaven Drive
City Roswell State GA Zip 30075
Telephone Number 678-570-0469

X P Sworn to and subscribed before me this 10 day of December 2020.

[Signature]
Notary Public, State of Georgia

My Commission Expires: 11-19-2022



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet polarized also.)

Amended 12/9/20 - 9/24/21



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

**Zoning Amendment
Campaign Disclosure**

COPY

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

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.


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

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

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

Amount \$ _____ Date: _____

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



Signature of Applicant / Representative of Applicant

8/14/2020

Date

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

Amended 12/9/20 - 9/24/21



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

Zoning Amendment
Adjacent Property Owners

ZA# C2100043

TMP# 093-004-001

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

COPY

- TMP # _____ 1. Name(s): _____
Address: _____
- TMP # _____ 2. Name(s): _____
Address: See Attached List
- TMP # _____ 3. Name(s): _____
Address: _____
- TMP # _____ 4. Name(s): _____
Address: _____
- TMP # _____ 5. Name(s): _____
Address: _____
- TMP # _____ 6. Name(s): _____
Address: _____
- TMP # _____ 7. Name(s): _____
Address: _____
- TMP # _____ 8. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.

ANX/ZA C2100043
Allen Street Properties LLC
1090 Oakhaven Drive
Roswell, GA 30075

ANX/ZA C2100043
Dawson County School District
P.O. Box X208
Dawsonville, GA 30534

ANX/ZA C2100043
GA School Board Assoc
5120 Sugarloaf PWKY
Lawrenceville, GA 30043

ANX/ZA C2100043
Perimeter Rd LLC
431 Bears Den Rd
Dahlonega, GA 30533

ANX/ZA C2100043
Marilyn Emmett
80 Turner Drive
Dawsonville, GA 30534

ANX/ZA C2100043
Elton & Sarah Jones
3100 HWY 9 South
Dawsonville, GA 30534

ANX/ZA C2100043
Wanda Goodson
P.O. Box 204
Dawsonville, GA 30534

ANX/ZA C2100043
First Baptist Church of Dawsonville
P.O. Box 1358
Dawsonville, GA 30534

ANX/ZA C2100043
Sandra Gilleland
135 Joan Lane
Dawsonville, GA 30534

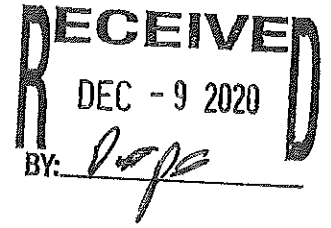
ANX/ZA C2100043
Roland Gilleland
15 Joan Lane
Dawsonville, GA 30534

Amended 12/9/20 - 9/24/21

REQUEST FOR
ANNEXATION AND REZONING ACTION
FROM CITY OF DAWSONVILLE ZONING BOARD

FOR

B & K TURNER FAMILY, LLP
70.808-ACRE SUBDIVISION ON PERIMETER ROAD



NATURE OF REQUEST

To annex and rezone a vacant 70.808-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 37.852-Acre tract (Tract 1) and a 32.956-Acre tract (Tract 2), subdivided out from an existing 492 Acre Tract, into the City of Dawsonville for a proposed 124 Lot Residential Subdivision(s). There will also be a shared community amenity area. Due to challenges in topo we have shown potential borrow pit areas as part of this annexation. If at all possible, we would like to potentially covert these areas into future phased developments.

This property is a 70.808 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject Tract 1. Tract 2 will have two proposed access point located along the proposed Magic Dam Parkway road. It is our intent to utilize the 70.808 acres to develop the proposed 124 lot subdivision(s) and shared community amenity area. Amenity area features to be determined at a later date. At this time the proposed site plan will yield a density of 1.751 units per acre; well below the 3.00 units per acre we are requesting. Our overall goal is to develop the proposed 124 lot site plan and under a future phase(s) develop additional potential lots on the remaining vacant ground, but not exceed the maximum 212 units per acre allowed under the R-3 zoning request. The number of potential future phased lots cannot be determined at this time. Shown on the proposed site plan is a 2.577-Acre strip of land that splits Tracts 1 and Tract 2. This Strip of land is to be used for the development of the Magic Dam Parkway road (80' R/W that will remain in Dawson County) and a 50' wide strip of land privately owned by B & K Turner Family, LLLP, the current owner of the original 492-Acre Tract, that will also stay in Dawson County.

Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract zoned RA owned by the applicant. Dawson County High School is located to

the south. Located to the west is Perimeter Road. Proposed access into the residential subdivision will be from a proposed revised intersection located along Perimeter Road / Allen Street, a proposed entrance from Turner Drive and two proposed entrances located along the proposed Parkway Road.

Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

We feel that the requested annexation and rezoning to allow for a 124 Lot residential subdivision would be an appropriate type of use for this area. It is unlikely to pose any problems for any of the neighbors. We do not believe that allowing the proposed use of this property would in any way devalue or pose hardships on any of the surrounding properties.

Amended 12/9/20 - 9/24/21

LEGEND

LEGEND

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CREEK UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT OR TRACT UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

14. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

15. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

18. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.

20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR CREEK OR LOT OR TRACT UNLESS OTHERWISE NOTED.



THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, FIRM OR ENTITY NAMED IN THE CERTIFICATE RECORD. SUCH CERTIFICATE DOES NOT EXTEND TO ANY OTHER PERSON WITHOUT AN EXPRESS REIFICATION BY THE SURVEYOR NAMED AND HEREIN.

THE CERTIFICATION AS HEREIN MADE IS FULLY A STATEMENT OF FACTS AND NOT A GUARANTEE OF ACCURACY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED.

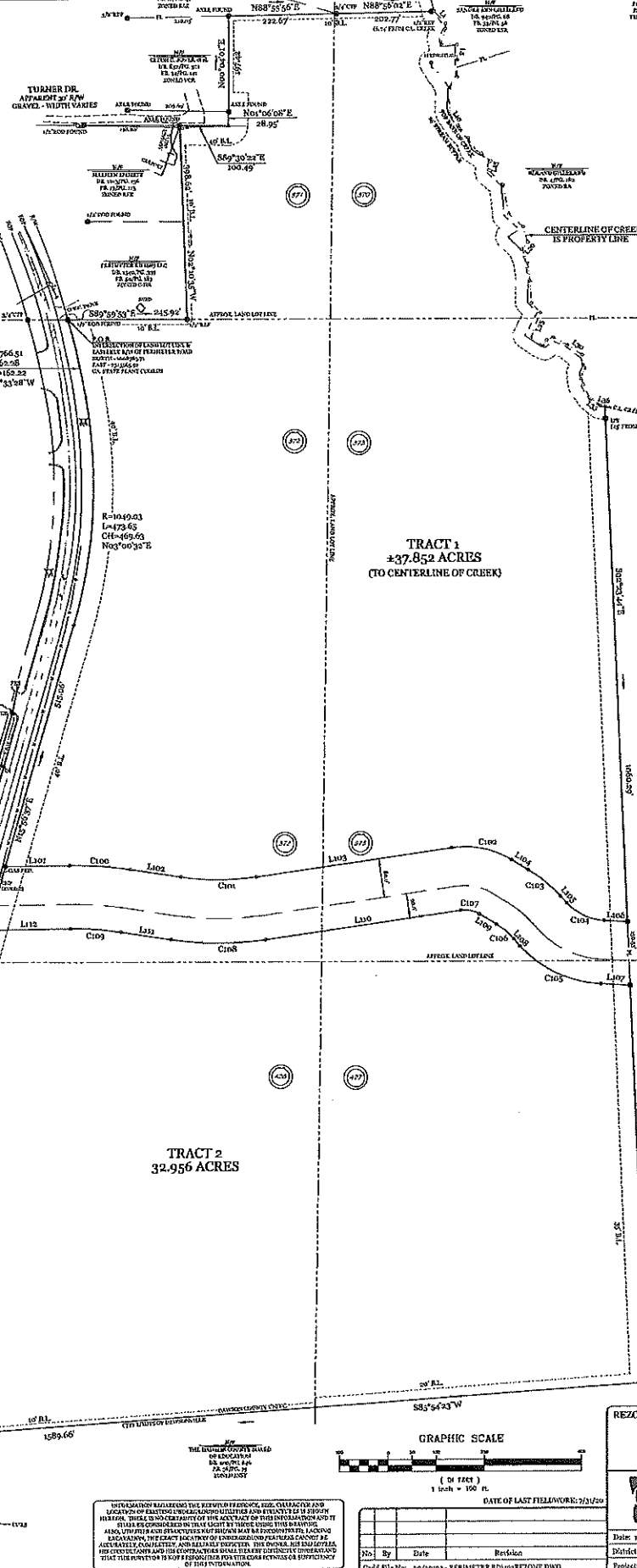
NO PORTION OF SURVEY PROPERTY IS TO BE A DESIGNATED AS A PUBLIC HIGHWAY OR PUBLIC ROAD UNLESS SO DESIGNATED BY A PUBLIC BODY OF GOVERNMENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED.

A TOPCON LE-06 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED IS A COMPLETE RECORD OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED.

THE MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOURTH OF AN INCH PER 100 FEET.

REFERENCES:
 1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 155176-293, INDEMNITY DEED RECORDED IN DEED BOOK 155176-293, INDEMNITY DEED RECORDED IN DEED BOOK 155176-293, INDEMNITY DEED RECORDED IN DEED BOOK 155176-293.



LINE TABLE

LINE	LENGTH	BEARING
L100	115.50	S89°59'51"E
L101	115.53	N88°55'50"E
L102	105.01	S81°25'03"E
L103	497.85	N88°55'50"E
L104	48.25	S89°08'02"E
L105	18.30	S42°08'18"E
L106	48.10	S87°08'15"E
L107	62.55	N87°08'15"E
L108	18.25	N42°08'15"E
L109	48.15	N39°08'15"E
L110	105.01	S81°25'03"E
L111	171.09	S81°25'03"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
Curve 1	254.84	122.19	131.94	S89°59'51"E
Curve 2	321.74	155.81	154.27	S89°59'51"E
Curve 3	100.00	125.85	132.41	S76°41'17"E
Curve 4	254.84	85.24	85.24	S20°07'08"E
Curve 5	110.00	86.19	81.19	S84°08'02"E
Curve 6	240.55	188.10	181.50	S46°14'18"E
Curve 7	150.00	47.37	47.30	N00°07'08"W
Curve 8	66.00	41.21	40.84	N07°42'37"W
Curve 9	650.71	195.11	191.41	S89°59'51"E
Curve 10	616.62	103.53	103.92	S88°00'37"W

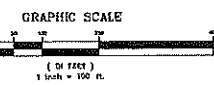
LINE TABLE

LINE	LENGTH	BEARING
L1	33.74	S42°07'02"E
L2	10.11	S01°07'43"W
L3	33.50	S14°38'27"W
L4	31.92	S87°48'14"E
L5	21.45	S01°55'25"E
L6	33.35	S00°07'18"W
L7	98.45	S33°02'57"W
L8	4.89	S11°08'00"E
L9	51.39	S01°03'02"E
L10	28.70	S15°10'14"E
L11	36.18	S89°37'03"E
L12	82.49	S55°40'05"E
L13	19.35	S59°45'31"E
L14	25.33	S11°14'47"E
L15	19.07	S13°58'15"E
L16	11.27	S14°08'34"E
L17	84.63	S17°31'10"E
L18	32.37	S47°20'46"E
L19	32.07	S70°04'02"E
L20	19.01	S45°44'45"W
L21	30.71	S01°03'42"E
L22	28.16	S08°30'16"E
L23	45.04	S02°50'31"E
L24	15.14	S43°08'28"E
L25	35.37	S10°08'12"E
L26	30.22	S82°04'02"E
L27	44.38	N11°31'31"E
L28	14.13	N57°40'49"E
L29	32.88	S08°30'16"E
L30	35.00	S55°40'05"E
L31	77.05	S11°07'10"E
L32	16.14	S37°47'17"W
L33	84.43	S15°14'07"E
L34	33.77	S48°14'27"E
L35	84.43	S87°40'42"E
L36	8.47	S99°04'45"E



TRACT 1
 ±37.852 ACRES
 (TO CENTERLINE OF CREEK)

TRACT 2
 32.956 ACRES



INFORMATION REGARDING THE REVISIONS, FIELD CONDITIONS, AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES IS TO BE OBTAINED BY THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED.



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL SURVEYING ACT AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF GEORGIA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA UPON WHICH THIS MAP OR PLAN IS BASED.

REZONING PLAN FOR:
B & K TURNER FAMILY, LLLP

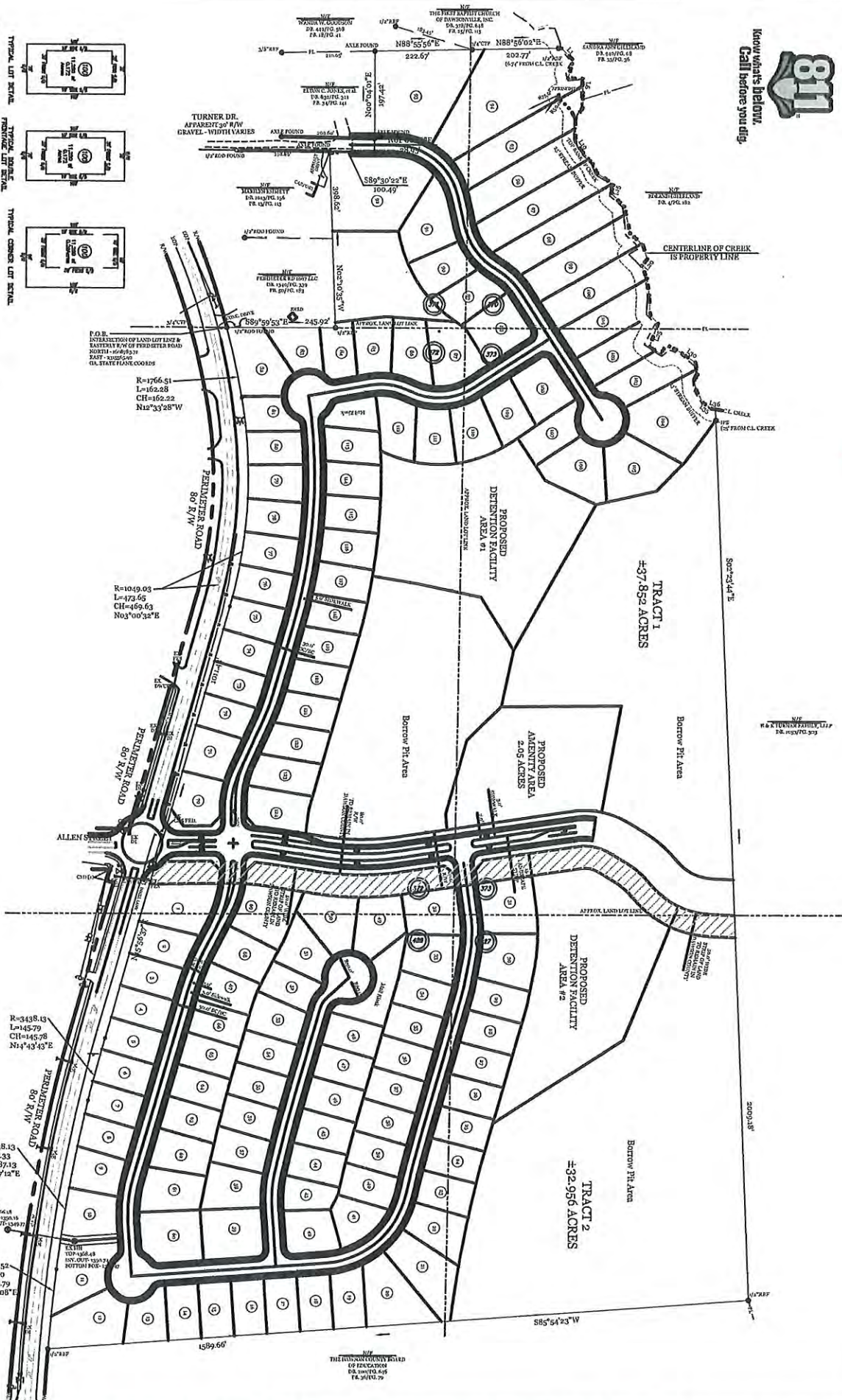
GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYOR
 No. 2990
 11/29/2020

Date: 12/14/2020 Land Acc: 205,272,272,422,422,422 Sheet: 1 of 1
 District: NORTH 1/4th County: DAWSON, GA. Scale: 1"=50'
 Project: 20193 Drawn By: BS



Know what's below.
Call before you dig.

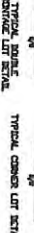
Amended 12/9/26 - 9/24/27



GENERAL NOTES:

1. PROPOSED CITY ZONING: R-3
2. EXISTING COUNTY ZONING: R-3 & R-4
3. PROPOSED LOT SIZE: 12' x 12' / Proposed Amenity Area
4. PROPOSED LOT SIZE: 12' x 12' / R-3 & R-4
5. LOT AREA: 72.00 Sq. Feet
6. TOTAL AREA: 2,277 Acres
7. ROAD-CURVES: SUBSTANTIAL RADIUS 50' / PROPOSED DETENTION FACILITY AREA TO BE AMENDED
8. ROAD-CURVES: 50' BACK OF CURVE TO BACK OF CURVE
9. ROAD-CURVES: 1/2' EIGHTY STRIPS AND 3' STRIPWAYS

TYPICAL LOT DETAILS:



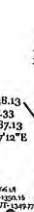
TYPICAL CORNER LOT DETAILS:



TYPICAL DRIVEWAY DETAILS:



TYPICAL PERIMETER ROAD DETAILS:



TYPICAL DETENTION FACILITY AREA DETAILS:



5. THE PHASE OF DEVELOPMENT TO BE SERVED BY DRAINAGE SYSTEMS SHALL BE DETERMINED BY THE ENGINEER.



GRAPHIC SCALE
1" = 100'
1" = 200'

ANNEXATION & REZONING PLAN
FOR
ALLEN STREET PROPERTIES, LLC
PERIMETER RD. 73.385 AC TRACT
L. L. 370, 371, 372, 373, 427, 428 • 12TH DIST.
DAWSON COUNTY, GEORGIA

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7185 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-613-6836



REVISIONS		
NO.	DATE	REMARKS

1

20-065

**Perimeter Road
Tract 1 +/-37.852Acres**

All that tract or parcel of land lying and being in Land Lots 370, 371, 372 and 373 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; THENCE leaving said right of way and traveling on the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point marked by an Axle found; THENCE South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point, said point marked by an Axle found; THENCE North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle found; THENCE North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point in the centerline of a creek; THENCE traveling on said creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57 Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11

Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 1060.29 feet to a point; THENCE traveling North 87 Degrees 08 Minutes 15 Seconds West for a distance of 48.10 feet to a point; THENCE along a curve to the right having a radius of 110.00 feet and an arc length of 86.39 feet being subtended by a chord bearing of North 64 Degrees 38 Minutes 15 Seconds West and a chord distance of 84.19 feet to a point; THENCE North 42 Degrees 08 Minutes 15 Seconds West for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 290.00 feet and an arc length of 85.86 feet being subtended by a chord bearing of North 50 Degrees 37 Minutes 08 Seconds West and a chord distance of 85.54 feet to a point; THENCE North 59 Degrees 06 Minutes 00 Seconds West for a distance of 40.85 feet to a point; THENCE along a curve to the left having a radius of 190.00 feet and an arc length of 129.95 feet being subtended by a chord bearing of North 78 Degrees 41 Minutes 37 Seconds West and a chord distance of 127.43 feet to a point; THENCE South 81 Degrees 42 Minutes 46 Seconds West for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 532.74 feet and an arc length of 156.84 feet being subtended by a chord bearing of North 89 Degrees 51 Minutes 12 Seconds West and a chord distance of 156.27 feet to a point; THENCE North 81 Degrees 25 Minutes 09 Seconds West for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 766.62 feet and an arc length of 124.19 feet being subtended by a chord bearing of North 86 Degrees 03 Minutes 37 Seconds West and a chord distance of 124.06 feet to a point; THENCE South 89 Degrees 17 Minutes 56 Seconds West for a distance of 133.13 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin set; THENCE traveling on said Perimeter Road right of way North 15 Degrees 56 Minutes 37 Seconds East for a distance of 515.06 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-37.852 Acres.

Amended 12/9/20 - 9/24/21

**Perimeter Road
Tract 2
32.956 Acres**

All that tract or parcel of land lying and being in Land Lots 372, 373, 427 and 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; Thence traveling on said Perimeter Road right of way the following three (3) courses and distances:

along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 650.74 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 103.02 feet to a point; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 662.74 feet and an arc length of 195.11 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.41 feet to a point; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 60.00 feet and an arc length of 41.04 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 40.24 feet to a point; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point; THENCE along a curve to the right having a radius of 160.00 feet and an arc length of 47.37 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.20 feet to a point; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 240.00 feet and an arc length of 188.50 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 183.69 feet to a point; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.06 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes 44 Seconds East for a distance of 818.35 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

THENCE traveling on said Perimeter Road right of way the following four (4) courses and distances:

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; **THENCE** along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; **THENCE** along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; **THENCE** North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.69 feet to a point, said point being **THE TRUE POINT OF BEGINNING.**

Said property contains 32.956 Acres

City Council:
John Walden
Caleb Phillips
William Ilg
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706)265-3256 Fax (706)265-4214
www.dawsonville.com

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

ANX C2100043 and ZA C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville the **70.808 acres (amended application)** tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021.

VAR C2200007: SDH Atlanta, LLC has requested the following variance for TMP 093 006 008 Located at 112 Kenneth Drive; requesting a special exception regarding a driveway grade. Public Hearing Date: Planning Commission on September 13, 2021.

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

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

PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

CITY COUNCIL:

DATE: **9-13-21**

DATE: **10-04-21**

TIME: **5:30 PM**

TIME: **5 PM**

HEARING LOCATION: **5 PM**

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

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

THIS SIGN NOT TO BE REMOVED

**PUBLIC NOTICE
ON ZONING**

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

THE APPLICATION IS FOR:
ANX/ZA-C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:	CITY COUNCIL:
DATE: 9-13-21	DATE: 10-04-21
TIME: 5:30PM	TIME: 5 PM

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-233-5277

THIS SIGN NOT TO BE REMOVED WITHOUT PERMISSION



on September 21, 2021 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia: Application for Variance: VR 21-15 Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308 C.6.B driveway width increase from 10' to 20'. TMP 114-033-005 Dawson Forest Rd. If you have any questions or concerns regarding this application or need special accommodations, please contact Harmony Gee, Zoning Administrator at 706-344-3500, ext. 42336. All interested parties are invited to attend and be heard. If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.

55784 9/1

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate. ANX C2100043 and ZA C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville the 70.808 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and

RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021. VAR C2200007: SDH Atlanta, LLC has requested the following variance for TMP 093 006 008 Located at 112 Kenneth Drive; requesting a special exception regarding a driveway grade. Public Hearing Date: Planning Commission on September 13, 2021. If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

55554 8/25,9/1

Public Notice: The Dawson County Board of Commissioners will hear public input in regards to a Hotel-Motel Tax Ordinance Update at its regular meeting at 6 p.m. September 16, 2021, at the Dawson County Government Center, Assembly Room 2303, located at 25 Justice Way, Dawsonville, Georgia. If you have any questions or concerns regarding this or need special accommodations, please contact County Clerk Kristen Cloud at 706-344-3501, ext. 42235. All interested parties are invited to attend and be heard.

55790 9/1,8

Public Sales Auctions

PUBLIC SALE AUCTION
Auction to begin September 14 to 21st
Byrds Mini Storage
Dawson 400
B40. Gordon Brossard
D34. David Whitmire
G31. Justin nikki Baumgarter
I01. Tonya Pruitt
55702 9/1,8

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF STANLEY NEAL LANGSTON DECEASED
ESTATE NO. 2021-ES-121
PETITION FOR LETTERS OF ADMINISTRATION NOTICE and to whom it may concern:
Gregory Van Langston has petitioned for Gregory Van Langston to be appointed administrator(s) of the estate of STANLEY NEAL LANGSTON deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 13th 2021
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Jude Jennifer Burt
Judge of the Probate Court
By: Allie Phillips
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706)344-3580
55444 8/18,25,9/1,8

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF DALE LEARY CHENEY DECEASED
ESTATE NO. 2021-ES-119
PETITION FOR LETTERS OF ADMINISTRATION NOTICE and to whom it may concern:
Melanie Joy Buhl has petitioned for Melanie Joy Buhl to be appointed administrator(s) of the estate of DALE LEARY CHENEY deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 13th, 2021
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By Allie Phillips
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706)344-3580
55442 8/18,25,9/1,8

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF GABRIEL BLACKSTONE MINOR
ESTATE NO. 2021-GM-124
Date of mailing, if any
_TO: Katlyn Jean Arnold
NOTICE
Date of second publication, if any September 8, 2021
To Katlyn Jean Arnold
YOU are hereby notified that Daniel Joseph Blackstone and Amanda Miheelle Blackstone has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be (scheduled at a later date). If no objection is filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By Allie Phillips

Clerk of
25 Justice
Dawson
(706)344-
5
IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF BARBAR HOLLAN DECEASED
NOTICE
ESTATE IN RE: Probate Codicil(s) in the at referenc been du [For us required publicat TO: Jc [List her unknow served b This is t objectio to the p will in this Co Septeml BE NOTI objectio must be forth th such o objectio sworn t public c court cl must b your obj qualify t party. court p requirec fees. are file be(sche date). I filed, th granted Judge J Judge o By Allie Clerk of 25 Justi Dawson (706)34-
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DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 23

SUBJECT: _____ **STAFF REPORT: CITY MANAGER** _____

CITY COUNCIL MEETING DATE: 03/21/2022

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO PROVIDE PROJECT UPDATES

HISTORY/ FACTS / ISSUES:

SEE ATTACHED OUTLINE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

CITY MANAGER REPORT
MARCH 15 FOR MARCH 21, 2022, MEETING

Administrative Offices for Utility and Public Works: The construction is underway as the plumbing is installed and they are ready to pour the footings.

COVID: We currently have no employees out on COVID quarantine.

ARPA Funding: We received \$3 million grant for the wastewater treatment plant. The \$500,000.00 for the well was denied and we await word on grants for the airport and the museum.

LOST Negotiations: The City Manager, City Clerk, and Finance Administrator took some excellent GMA training on the subject in early March.

SPLOST Collections: Thus far, SPLOST VII collections for the county total \$5,316,825.18 of the \$8.5 million they must receive before we begin receiving proceeds.

Friday Night Food Truck Night: This year's schedule has been set and the dates are:

- May 6th
- June 3rd
- July 1st
- August 5th
- September 9th
- October 7th
- November 19th - Christmas Tree Lighting & Parade

Community Mental Health Event: The City Manager and Rebecca Bliss with Family Connections regarding a community event tied to Stuff the Bus we are planning for next July in the park. It has the potential to be a great event.

Main Street Park Eagle Scout Project – Lending Library: Eagle Scout Candidate Ian Bliss installed the new Lending Library for Children near the playground and looks great.

Shade for Main Street Park: The City Manager and the Public Works Director continue to get cost estimates for shade for the park. We are now researching and awaiting prices on retrofitting existing poles that will be cheaper to install. We look forward to getting those quotes.

Main Street Park Additions & SPLOST VII: Staff are developing plans and getting cost estimates for a basketball court, an addition to the skate park, pickle ball courts, and stage opportunities for Main Street Park utilizing SPLOST VII funds.

Main Street Park Disc Golf: A local teacher has approached the city and wants to volunteer his time in planning and designing a disc golf course. We discussed using Main Street Park, perhaps the Farmer's Market, county property behind the library and Fire HQ/Station #1, and BOE property. As research progressed, we will keep you informed.

Classic Car Auction: As a fund raiser, the GRHOF has a Greater Atlanta Auto Auction scheduled for Saturday, April 23rd starting at 11 AM. They expect over 125 classic cars and 1,000 people in attendance. Mark your calendars this should be a special event.

ARC Grant – Downtown Strategic Plan: The City Manager working with GMRC has submitted the pre-application to ARC for this project. The first stage of the pre-application was approved and now we are working on the second stage of the pre-application.

EV Charging Station: As reported earlier, we have received approval and a request from Indigo Energy regarding installation of an EV charging station at their expense. We should bring a recommendation to the City Council soon.

Construction Proposal – Winner’s Circle, GRHOF: Director Cindy Elliott is seeking a structural engineer to determine what can and cannot be built with regards to structural integrity should a pavilion be built over the Winners Circle.

Lease GRHOF: Staff received some recommendation from the attorney for GRHOF regarding revisions to the 2022 lease. These have been provided to the GRHOF Board of Directors for signature.

Allen Street Sidewalk Extension: This project, funded out of SPLOST VI is complete except for some punch list items. The contractor that built the new sidewalk extending Allen Street to the park and City Hall had their striping contractor do some work; unfortunately, the work they did was not supposed to be done. The crew came in and ground down the one-way arrows and painted a walkway on the road in the ally next to City Hall. Neither were supposed to be done. At Summit’s expense, the company will have to return, repaint the arrows and hash the walkway with thermo paint.

Fuel Costs: This week the Board of Commissioner’s announced that fuel has increased significantly, and they expect another increase next week. This week gas went up to \$3.70334 per gallon and diesel to \$4.25 per gallon.

Public Meeting for WWTP: As part of the USDA application process, on April 21st at 1:00 PM GBT will host a required meeting regarding the WWTP application.

Donations from Anchor Realty: Event Coordinator Sara Beacham met with a representative from Anchor Realty about donations for Main Street Park. Options include movie night and some other events.

GA State Patrol Recruitment Event: The City Manager met with SFC Bradshaw about a recruitment event they want to have at the city on Wednesday, May 11th. It would run from 10:00 AM – 2:00 PM with troopers and recruiters available to talk about career with GSP and hotdogs. They will have a variety of cars and equipment on display at the Farmer’s Market and hope to land a helicopter on the grassy area in front of City Hall or the parking lot. Staff recommend allowing this event as a city partner, including free use of the Farmer’s Market. We will bring this to the March 21st meeting and can have a GSP officer speak to the CC/M if desired.

Deputy Program: We will be experience turnover with two positions as these officer’s transfer to other duties. Jacob Champion has replaced Kyle Bailey. Kyle went to CID and Jacob came to us from CID. Vic Gazaway will be transferring to an SRO position in the future.

Leak Adjustments: 1 Leak Adjustment this month.

Water \$83.86 Sewer \$134.42 **Total \$218.28**

Calendar YTD \$7,745.28 Year-To-Date

CITY OF DAWSONVILLE, GEORGIA
GENERAL FUND
July 1, 2021 - February 28, 2022

67%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 1,744,550	\$ 1,320,535	75.69%
Licenses and permits	102,525	81,288	79.29%
Intergovernmental revenues	35,000	42,207	120.59%
Fees	249,000	258,478	103.81%
Other	<u>70,057</u>	<u>71,960</u>	<u>102.72%</u>
Total revenues	<u>2,201,132</u>	<u>1,774,468</u>	<u>80.62%</u>
EXPENDITURES			
Department:			
Council	99,215	73,701	74.28%
Mayor	21,480	14,144	65.85%
Elections	8,000	12,587	157.34%
Administration	947,570	697,991	73.66%
City Hall building	131,135	74,630	56.91%
Animal control	1,523	113	7.42%
Roads	520,996	410,126	78.72%
Parks	53,913	131,090	243.15%
Planning and zoning	380,300	270,959	71.25%
Economic development	<u>37,000</u>	<u>8,000</u>	<u>21.62%</u>
Total expenditures	<u>2,201,132</u>	<u>1,693,341</u>	<u>76.93%</u>
TOTAL REVENUES OVER EXPENDITURES		81,127	
Transfer in From Reserves		<u>(81,127)</u>	
NET CHANGE IN FUND BALANCE		<u><u>(0)</u></u>	

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2021 - February 28, 2022

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 710,000	\$ 581,969	81.97%
Sewer fees	810,000	685,715	84.66%
Garbage fees	203,500	171,697	84.37%
Miscellaneous	<u>371,525</u>	<u>122,961</u>	<u>33.10%</u>
Total revenues	<u>2,095,025</u>	<u>1,562,342</u>	<u>74.57%</u>
EXPENDITURES			
Depreciation	574,000	373,234	65.02%
Garbage service	175,000	156,788	89.59%
Group insurance	124,000	94,370	76.10%
Insurance		-	#DIV/0!
Interest	87,450	54,259	62.05%
Payroll taxes	27,778	17,374	62.55%
Professional	115,891	172,787	149.09%
Miscellaneous	248,865	74,930	30.11%
Repairs/supplies	145,423	152,929	105.16%
Retirement	22,000	23,704	107.75%
Salaries	347,402	231,220	66.56%
Technical services	72,037	55,586	77.16%
Utilities	<u>155,179</u>	<u>100,074</u>	<u>64.49%</u>
Total expenditures	<u>2,095,025</u>	<u>1,507,255</u>	<u>71.94%</u>
INCOME (LOSS)		<u><u>55,087</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST

July 1, 2021 - February 28, 2022

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	300	355	118.25%
Other	<u>555,700</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>556,000</u>	<u>355</u>	<u>0.06%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	494,000	508,266	102.89%
Public works equipment - roads	-	6,325	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	62,000	6,000	9.68%
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>556,000</u>	<u>520,591</u>	<u>93.63%</u>
TOTAL REVENUES OVER EXPENDITURES		(520,236)	
Transfer in From Reserves		<u>520,236</u>	
NET CHANGE IN FUND BALANCE		<u><u>(0)</u></u>	