

**AGENDA
SPECIAL CALLED MEETING
CITY OF DAWSONVILLE CITY COUNCIL
G.L. Gilleland Council Chambers on 2nd Floor
Tuesday, January 14, 2020
4:00 P.M.**

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input

BUSINESS

7. **ZA-C2000021:** Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi Family Residential) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019. **Decision postponed until January 14, 2020.**
8. **ZA-C2000022:** Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 located at 00 Hwy 53 East and consisting of 1.00 acres from CIR (Restricted Industrial) to CBD (Central Business District) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019. **Decision postponed until January 14, 2020.**

ADJOURNMENT

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 & 8

SUBJECT: ZA-C2000021 AND ZA-C2000022 FALL LEAF RESIDENTIAL, LLC

CITY COUNCIL MEETING DATE: 01/14/2020

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 ZONING REQUESTS

HISTORY/ FACTS / ISSUES:

- SEE ATTACHED UPDATED INFORMATION FROM APPLICANT
- POSTPONED FROM THE JANUARY 6, 2020 CITY COUNCIL MEETING

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robbie Irvin, Planning Director



FALL LEAF RESIDENTIAL, LLC
6435 Shiloh Rd - Ste 100
Alpharetta, GA 30005

Mayor and City Council
Dawsonville, Georgia

January 10, 2020

Re: Rezoning 23.1 Acres R-6 and 3.6 acres CBD, Georgia Highway 53 and Georgia Highway 9

Please accept this revised letter outlining our plans for a 23.1 acre tract of land fronting on the east side of Georgia Highway 9 and 3.6 acres fronting on the west side of Georgia Highway 53. After several meetings with your staff we have decided to amend our plan for the property to have 3.6 acres of CBD commercial on Highway 53 and 23.1 acres of R-6 residential as shown on the revised site plan submitted.

This property is currently zoned CIR, Restricted Industrial Commercial. We are requesting rezoning to R-6 on 23.1 acres to allow the development of a townhouse development. The new site plan we have submitted shows 133 homes with 28% open space. The commercial tract is 3.6 acres.

We have 2 entrances, the main entrance for the townhouse tract will be on Highway 9 with a secondary entrance on Highway 53. The secondary entrance on Highway 53 will be gated and only used for an emergency entrance. All units will be attached by a shed and will have the industry standard 2 hour firewall running from the front to the back on all side walls. We have a Tot Lot amenity area near the southerly side of the property which we have agreed will be fenced.

We have agreed to reserve adequate land on Highway 53 for the donation for the proposed roundabout and to contribute \$250,000.00 toward construction of said roundabout with said sum to be deposited with the City at issuance of the Land Disturbance Permit.

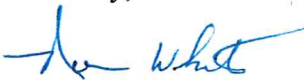
We have also agreed to fence the entire westerly side of the property and that portion along the easterly property line where we adjoin the Bearden property. Additionally, we have agreed that there will be no rental units allowed, other than in hardship cases, that the owner must have resided in the house for at least 6 months and that no more than 10% of the homes may be rented under the hardship provision at any one time.

The citizens of Dawsonville...our teachers, firemen, and policemen...are the lifeblood of our city and there is currently a shortage of places for them to live. We are creating a development within walking distance of the new Town Center improvements and commercial uses just across Highway 53 which will provide a nice amenity for residents of this development that we feel the

city will be proud of and that will meet the housing needs of the residents. In summation, our development will be an asset to the city and a much better use of the site than the present industrial zoning would allow.

We have shown this property to several commercial development companies. Other than a small portion of the property on Highway 53 (which our new plan now shows as commercial), they have all rejected the site as a commercial site due to the lack of road frontage and the narrow shape of the property. We respectfully request that the City Council approve both these rezoning applications as amended.

Sincerely,



Norman White
Fall Leaf Residential, LLC

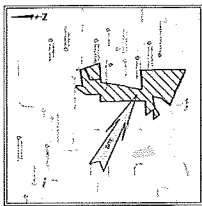
PRELIMINARY PLAN
FOR
HWY 9/HWY 53
TRACT
4TH DISTRICT - 1ST SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA



DATE	11-1-10
DRAWN BY	DNC
DESIGNED BY	JT
INVESTIGATED BY	DNC
PROJECT NUMBER	04849
DATE	11-1-10



SCALE	1" = 100'
DRAWN BY	DNC
DESIGNED BY	JT
INVESTIGATED BY	DNC
PROJECT NUMBER	04849
DATE	11-1-10



DEVELOPMENT DATA

TOTAL SITE AREA	207 AC
COMMERCIAL	23.8 AC
RESIDENTIAL	183.2 AC
PROPOSED DENSITY	18.4 AC/DEN
SPACE REQUIRED	4.4 AC (202,000 SQ FT)
MINIMUM LOT AREA	1,400 SQ FT (554 SQ FT/AC)
MINIMUM LOT WIDTH	28'
IMMEDIATELY ADJACENT TO	STATE ROUTE 53
ADJACENT TO	STATE ROUTE 9
ADJACENT TO	STATE ROUTE 20
ADJACENT TO	STATE ROUTE 10
ADJACENT TO	STATE ROUTE 10

✕ DENOTES REQUIRED HIGH CRASH LEVEL LOCATIONS

SITE NOTES:
1. THIS PLAN IS FOR THE CITY OF DAWSON COUNTY, GEORGIA.
2. REFERENCE BOUNDARY SURVEY FOR JERRY DENNIS BY YOUNGMAN & ASSOCIATES, INC., DATED 11/11/09.
3. REFERENCE BOUNDARY SURVEY FOR ROBERT BOYLE MCCLURE & ASSOCIATES, INC., DATED 11/11/09.
4. REFERENCE BOUNDARY SURVEY FOR RICHARD WEBB & ASSOCIATES, DATED FEBRUARY 27, 2007.
5. REFERENCE ADJACENT SURVEY FOR WARDON WARD PARKER, LLC, DATED 11/11/09.
6. REFERENCE BOUNDARY SURVEY FOR FALLEN LEAF RESIDENTIAL BY WARDON WARD PARKER, LLC, DATED 11/11/09.
7. REFERENCE BOUNDARY SURVEY FOR FALLEN LEAF RESIDENTIAL BY WARDON WARD PARKER, LLC, DATED 11/11/09.
8. REFERENCE BOUNDARY SURVEY FOR FALLEN LEAF RESIDENTIAL BY WARDON WARD PARKER, LLC, DATED 11/11/09.
9. REFERENCE BOUNDARY SURVEY FOR FALLEN LEAF RESIDENTIAL BY WARDON WARD PARKER, LLC, DATED 11/11/09.
10. REFERENCE BOUNDARY SURVEY FOR FALLEN LEAF RESIDENTIAL BY WARDON WARD PARKER, LLC, DATED 11/11/09.

LEGEND

- 1. EXISTING LOT LINES
- 2. EXISTING LOT CORNERS
- 3. EXISTING LOT AREAS
- 4. EXISTING LOT PERIMETERS
- 5. EXISTING LOT VOLUMES
- 6. EXISTING LOT HEIGHTS
- 7. EXISTING LOT SHADINGS
- 8. EXISTING LOT UTILITIES
- 9. EXISTING LOT EASEMENTS
- 10. EXISTING LOT ENCUMBRANCES
- 11. EXISTING LOT RIGHTS
- 12. EXISTING LOT INTERESTS
- 13. EXISTING LOT LIENS
- 14. EXISTING LOT TAXES
- 15. EXISTING LOT FEES
- 16. EXISTING LOT CHARGES
- 17. EXISTING LOT PENALTIES
- 18. EXISTING LOT FINES
- 19. EXISTING LOT DAMAGES
- 20. EXISTING LOT COSTS
- 21. EXISTING LOT EXPENSES
- 22. EXISTING LOT LOSSES
- 23. EXISTING LOT PROFITS
- 24. EXISTING LOT GAINS
- 25. EXISTING LOT BENEFITS
- 26. EXISTING LOT ADVANTAGES
- 27. EXISTING LOT DISADVANTAGES
- 28. EXISTING LOT RISKS
- 29. EXISTING LOT OPPORTUNITIES
- 30. EXISTING LOT CHALLENGES
- 31. EXISTING LOT OBSTACLES
- 32. EXISTING LOT HINDRANCES
- 33. EXISTING LOT IMPEDIMENTS
- 34. EXISTING LOT BARRIERS
- 35. EXISTING LOT OBSTACLES
- 36. EXISTING LOT HINDRANCES
- 37. EXISTING LOT IMPEDIMENTS
- 38. EXISTING LOT BARRIERS
- 39. EXISTING LOT OBSTACLES
- 40. EXISTING LOT HINDRANCES
- 41. EXISTING LOT IMPEDIMENTS
- 42. EXISTING LOT BARRIERS
- 43. EXISTING LOT OBSTACLES
- 44. EXISTING LOT HINDRANCES
- 45. EXISTING LOT IMPEDIMENTS
- 46. EXISTING LOT BARRIERS
- 47. EXISTING LOT OBSTACLES
- 48. EXISTING LOT HINDRANCES
- 49. EXISTING LOT IMPEDIMENTS
- 50. EXISTING LOT BARRIERS

CROSS AREA CALCULATIONS

CROSS AREA (AS SHOWN)	23.1 AC
NET AREA (AS SHOWN)	23.7 AC
DENSITY AREA (22 x 0.2)	22.4 AC
ALLOWABLE DENSITY	0.01 INTSD/C
TOTAL INCLUDES UNITS	23 UNITS

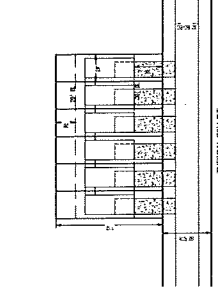
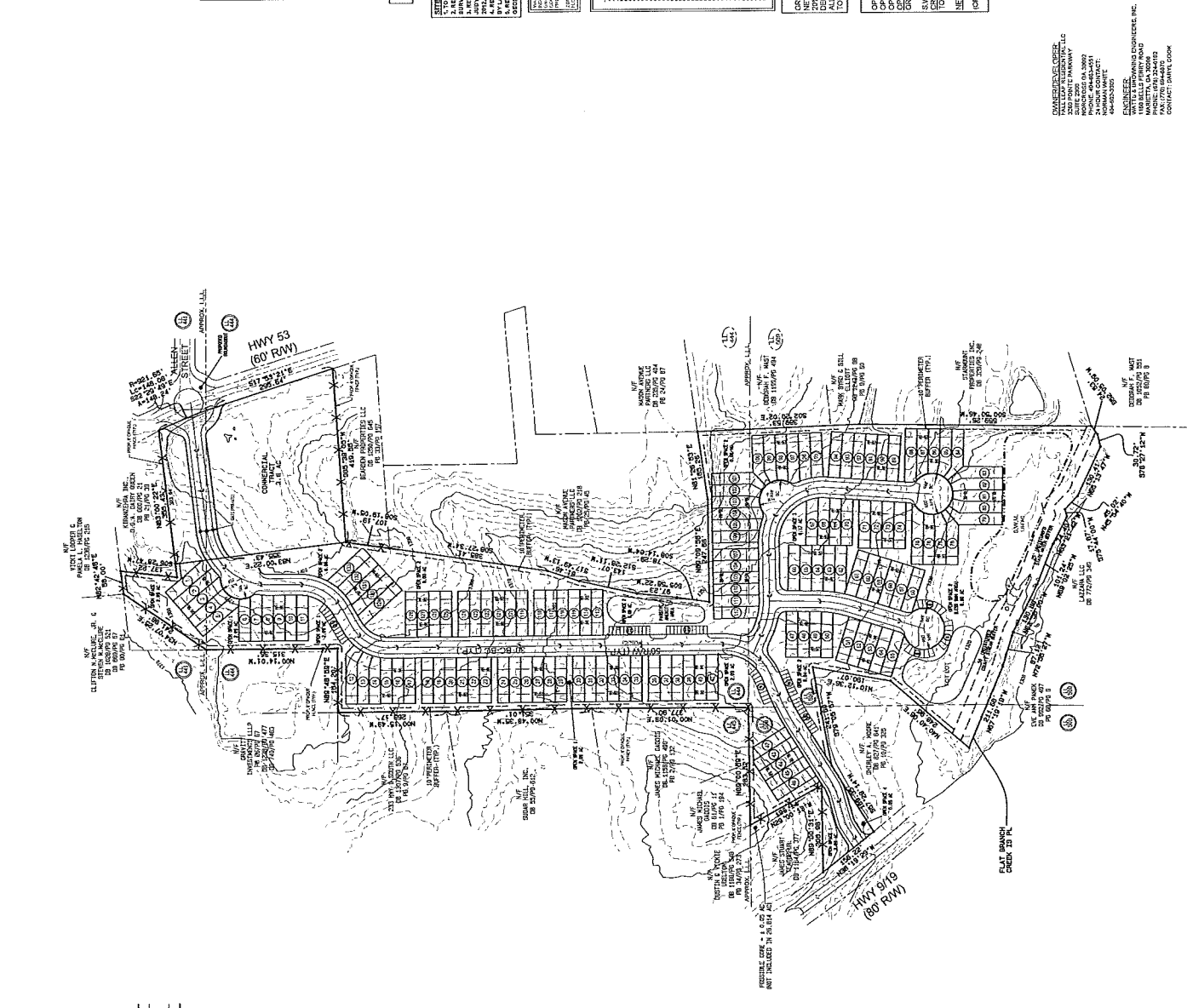
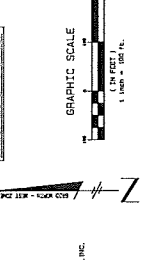
OPEN SPACE CALCULATIONS

OPEN SPACE 1	2.09 AC
OPEN SPACE 2	0.17 AC
OPEN SPACE 3	0.05 AC
GRASS TOTAL	2.31 AC
SCREEN BUFFER AREA	0.38 AC
TOTAL	1.99 AC
NET TOTAL	0.38 AC

(OPEN SPACE DOES NOT INCLUDE PARKING)

PARKING CALCULATIONS

38 LOTS x PRODUCT	100 SPACES
150 WELLS FERRY ROAD	100 SPACES
2 CAR DRIVE x 200 SPACES	200 SPACES
QUEST PARKING x 70 SPACES	70 SPACES
TOTAL PARKING AVAILABLE SPACES	470 SPACES



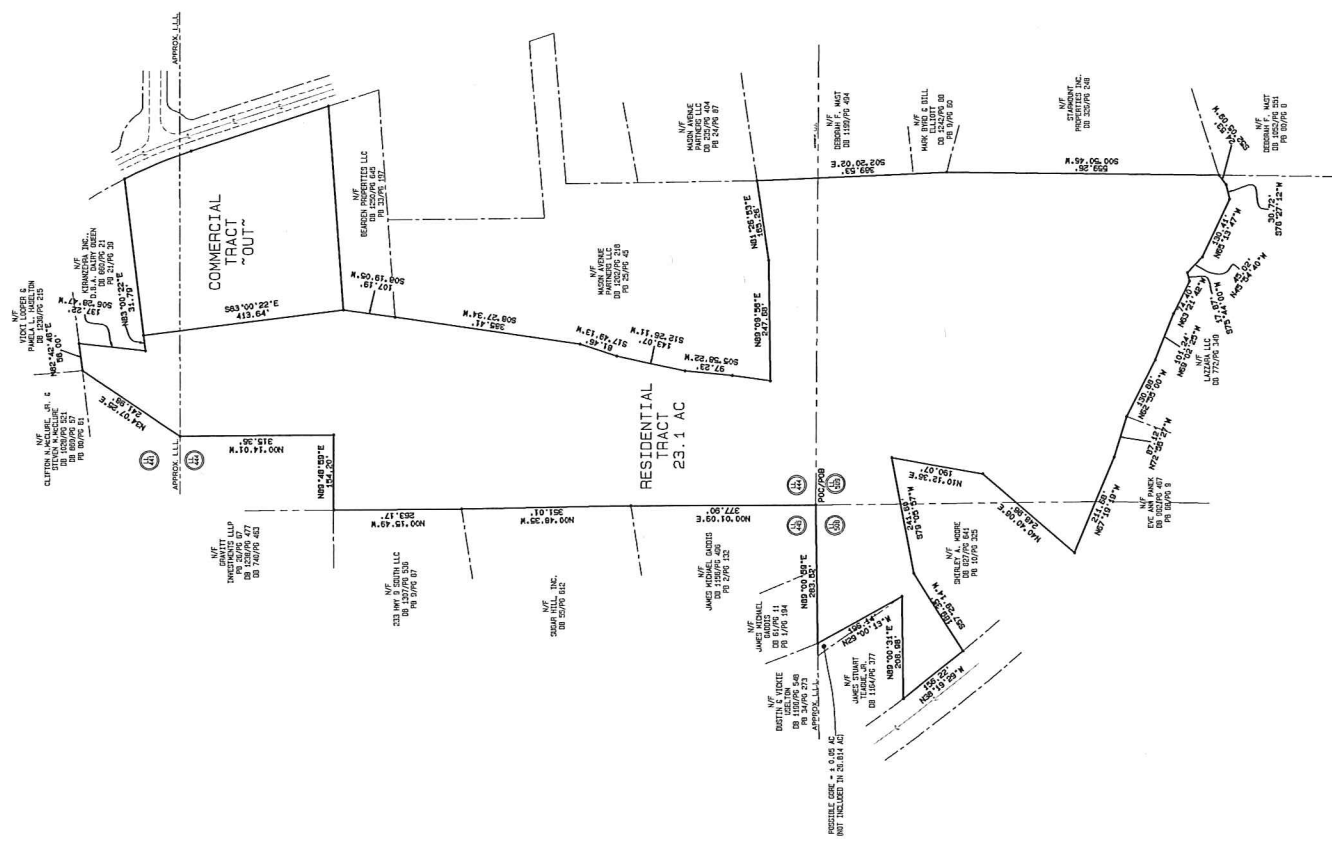
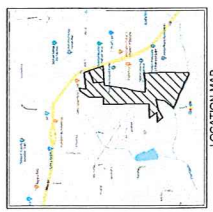
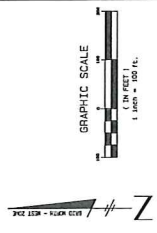
CONTRACTOR: JAMES MICHAEL, INC.
300 HUNTER HILLWAY, N.E.
DUNWOODY, GA 30328
PHONE: (770) 400-1000
FAX: (770) 400-1000
WWW.JMICONTRACTOR.COM

ENGINEER: WATTS ENGINEERS, INC.
38 LOTZ PRODUCT CENTER
150 WELLS FERRY ROAD
MARSHALL, GA 30057
PHONE: (770) 730-6000
FAX: (770) 730-6000
WWW.WATTSENGINEERS.COM

AREA EXHIBIT
FOR
HWY 9/HWY 53
TRACT
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA
LAND LOTS 441, 444, 508 & 509 - 4TH DISTRICT - 1ST SECTION



SCALE	1" = 500'
DESIGNED BY	DNB
DRAWN BY	JJT
CHECKED BY	DNB
PRINTED DATE	04/19/09
DRAWING NUMBER	104909
SHEET NUMBER	1



Description of Dawsonville 53 Commercial Tract

All that tract or parcel of land lying and being in Land Lots 441 & 444 of the 4th District, 1st Section of City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

Commencing at the corner of Land Lots 444, 445, 508 and 509, To find the Point of Beginning proceed thence N 00 01'09" E a distance of 377.90' to a point; thence N 00 48'35" W a distance of 351.01' to a point; thence N 00 15'49" W a distance of 263.17' to a point; thence N 89 48'59" E a distance of 154.20' to a point; thence N 00 14'01" W a distance of 315.36' to a point; thence N 34 07'25" E a distance of 241.98' to a point; thence N 82 42'46" E a distance of 56.00' to a point; thence S 06 28'47" W a distance of 137.22' to a point; thence N 83 00'22" E a distance of 31.79' to a point, said point being the Point of Beginning.

From the Point of Beginning thus established thence N 83 00'22" E a distance of 323.64' to the eastern RIGHT-OF-WAY of State Route 53 (60' RIGHT-OF-WAY); thence running south along the RIGHT-OF-WAY of State Route 53, 148.24' along the arc of a curve to the right, said curve having a radius of 921.65 feet and being subtended by a chord of S 22°29'49" E, 148.08' feet to a point; thence continuing along said RIGHT-OF-WAY S 17 53'21" E a distance of 295.64' to a point; thence leaving said RIGHT-OF-WAY S 85 39'05" W a distance of 419.55' to a point; thence N 83 00'22" W a distance of 413.64' to a point, said point being the Point of Beginning.

Said tract or parcel containing 3.6 acres.

Description of Dawsonville 53 Residential Tract

All that tract or parcel of land lying and being in Land Lots 441, 444, 508 & 509 of the 4th District, 1st Section of City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

Commencing at the corner of Land Lots 444, 445, 508 and 509, Being the Point of Beginning; thence N 00 01'09" E a distance of 377.90' to a point; thence N 00 48'35" W a distance of 351.01' to a point; thence N 00 15'49" W a distance of 263.17' to a point; thence N 89 48'59" E a distance of 154.20' to a point; thence N00 14'01" W a distance of 315.36' to a point; thence N 34 07'25" E a distance of 241.98' to a point; thence N 82 42'46" E a distance of 56.00' to a point; thence S 06 28'47" W a distance of 137.22' to a point; thence N 83 00'22" E a distance of 31.79' to a point; thence S 83 00'22" E a distance of 413.64' to a point; thence S 08 19'05" W a distance of 107.19; thence S 08 27'34" W a distance of 385.41' to a point; thence S 17 49'13" W a distance of 81.46' to a point; thence S 12 26'11" W a distance of 143.07' to a point then S 05 58'22" W a distance of 97.23' to a point; thence N 89 09'56" E a distance of 247.68' to a point; thence N 81 26'53" E a distance of 165.26'; thence S 02 20'02" E a distance of 389.53'; thence S 00 50'46" W a distance of 559.26'; thence along a creek S 52 05'09" W a distance of 24.53' thence S 76 27'12" W a distance of 30.72'; thence N 65 13'47" W a distance of 130.41'; thence N 45 54'40" W a distance of 45.02'; thence S 75 44'00" W a distance of 17.87'; thence N 63 21'42" W a distance of 74.40'; thence N 69 02'25" W a distance of 101.24'; thence N 62 55'00" W a distance of 130.88'; thence N 72 55'27" W a distance of 87.12'; thence N 67 19'19" W a distance of 211.68'; thence leaving said creek N 40 40'06" E a distance of 248.96' to a point; thence N 10 12'36" E a distance of 190.07' to a point; thence S 79 05'57" W a distance of 241.60' to a point; thence S 57 29'14" W a distance of 189.35' to a point on the northern RIGHT-OF-WAY of State Route 9/19 (80' RIGHT-OF-WAY); thence running northeast along said RIGHT-OF-WAY N 38 19'29" W a distance of 156.22' to a point; thence leaving said RIGHT-OF-WAY N 89 00'31" E a distance of 208.98' to a point; thence N 29 00'13" W a distance of 196.14' to a point; thence N 89 00'59" E a distance of 283.52' to a point which is the Land Lot Corner of Land Lots 441, 444, 508 and 509, said point being the Point of Beginning.

Said tract or parcel containing 23.1 acres.