

AGENDA
HISTORIC PRESERVATION COMMISSION REGULAR MEETING
G.L. Council Chambers on 2nd Floor
Tuesday, December 14, 2021
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes:
 - Historic Preservation Commission Regular Meeting held Monday, August 23, 2021

PUBLIC HEARING

7. **COA-C2200080**: Dawson Square, LLC has petitioned a Certificate of Appropriateness for exterior alterations to the building at TMP D01 007 located at 2 Shoal Creek Rd within the Historic District of Dawsonville. Public Hearing Date: Historic Preservation Commission on December 14, 2021.

CHAIRPERSON REPORT

COMMISSIONERS' REPORTS

ADJOURNMENT

The next scheduled Historic Preservation Commission regular meeting is Monday, February 28, 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. All speakers must sign up to speak at the public hearing itself. There will be a sign-up sheet for speakers located at the entrance to the Council Chambers meeting room.

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.

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING
G.L. Council Chambers
Monday, August 23, 2021
5:30P.M.

1. **CALL TO ORDER:** HPC Chairperson Angie Smith, called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Commission Member Heather Allen, Commission Member Sarah Carte', Commission Member Perry Bohn, Commission Member Carrie Fallstrom, City Manager Bob Bolz, Planning Director David Picklesimer, and Zoning Administrative Assistant Stacy Harris.

Also present was Council Member Mark French liaison for the Historic Preservation Commission.

3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Chairperson Smith.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add item #8 The Dawsonville History Museum Grant Letter made by S. Carte'; second by P. Bohn. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by C. Fallstrom; second by H. Allen. Vote carried unanimously in favor.

6. **APPROVAL OF THE MINUTES:**
 - Regular Meeting held June 28, 2021Motion to approve the minutes as submitted made by S. Carte'; second by C. Fallstrom. Vote carried unanimously in favor.

PUBLIC HEARING

7. **COA – C2200001:** Melanie Walburg, with Destiny Mortgage Lending, has requested a Certificate of Appropriateness for a new exterior sign and repairs to the brick pillars on the existing porch structure. The property is located in the City of Dawsonville Historic District at 436 Academy Avenue, TMP D03 049. Public Hearing date: August 23, 2021.

Motion to open the public hearing made by P. Bohn; second by H. Allen. Vote carried unanimously in favor.

Chairperson A. Smith read the Certificate of Appropriateness request and conducted the public hearing. No one spoke in favor or opposition of the request.

Motion to close the public hearing made by C. Fallstrom; second by H. Allen. Vote carried unanimously in favor.

Motion to approve the new exterior sign as presented made by H. Allen; second by S. Carte'. Vote carried unanimously in favor.

Motion to table the repairs to the brick pillars on the existing porch structure until the applicant

MINUTES
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can provide a detail scope of work to the HPC made by C. Fallstrom; second by H. Allen. Vote carried unanimously in favor.

8. **The Dawsonville Historic Museum Grant Letter:** The Dawsonville History Museum is requesting a support letter from the Historic Preservation Commission. B. Bolz, City Manager spoke in favor of a support letter for the grant. Mr. Bolz stated that a grant from the State of Georgia would help provide additional meeting/event space, exhibits and a STEM program.

Motion to approve a support grant letter for the Dawsonville History Museum expansion made by C. Fallstrom; second by H. Allen. Vote carried unanimously in favor.

CHAIRPERSON REPORT: A. Smith announced the upcoming Georgia Statewide Historic Preservation Virtual Conference on September 20 – 24, 2021.

COMMISSIONERS REPORT: None

ANNOUNCEMENTS: The Historic Preservation Commission next meeting date is Monday, October 25, 2021 at 5:30 p.m.

ADJOURNMENT: At 6:10 p.m. a motion to adjourn the meeting was made by P. Bohn; second by H. Allen. Vote carried unanimously in favor.

DRAFT

Angie Smith, Commission Chairperson

Carrie Fallstrom, Commission Member

Sarah Carte', Commission Member

Heather Allen, Commission Member

Perry Bohn, Commission

Attested: _____
Stacy Harris, Zoning Administrative Assistant



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, Georgia 30534
 Phone: (706)265-3256
 www.dawsonville-ga.gov

**Application for
 Certificate of Appropriateness**

Under the **City of Dawsonville Historic Preservation Ordinance**

C2200080

All items must be completed. Mark "NA" if "Not Applicable". If additional space is needed, attach more pages.

DESIGNATED PROPERTY

Parcel #: D01007 Zoning: Commercial Acreage: 0
 Address: 2 Shoal Creek Rd City: Dawsonville Zip: 30534

OWNER

Name: Dawson Square LLC Phone #: [REDACTED]
 Mailing Address: 1090 Oakhaven Drive City: Roswell Zip: 30075

PERSON FILING APPLICATION, IF OTHER THAN OWNER

Name: Michael K Turner Phone #: same as above
 Mailing Address: _____ City: _____ Zip: _____

BUILDING DATA

Original Date Built/Constructed or Era: 1932

ORIGINAL USE

- Single-Family Residential
- Multi-Family Residential
- Office
- Commercial/Retail - gas station
- Industrial - auto parts store
- Institutional

CURRENT USE

- Single-Family Residential
- Multi-Family Residential
- Office
- Commercial/Retail
- Industrial
- Institutional
- Vacant

TYPE OF WORK

- Exterior Alteration2
- Demolition
- New Construction
- Relocation
- Other: general clean up paint white install garage doors

SUBMISSION OF PLANS:

- Drawings
- Pictures/Photos
- Proposed Plans/Documentation

Proposed Starting Date: 2021 Date of Completion: 2 months

(A Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the Issuance date.)

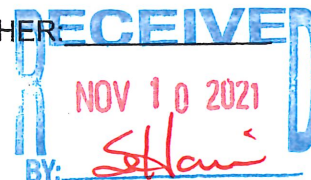
Include: Detailed Letter of Intent

Signature: [Signature] Date: 9-2-21

Office Use: _____ Project # _____ Certificate # C2200080

Application Received: _____ Advertised: 11.22.2021

Planning Commission Date: 12.13.2021 Approved: YES NO OTHER





**City of
Dawsonville**

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

**Certificate of Appropriateness
Adjacent Property Owners**

Application # COA - C2200080

TMP# D01 007

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.

1) TMP #: D03 006 Name(s): Fouts Properties LP
Address: P.O. Box 244
Dawsonville, GA 30534

2) TMP #: D01 011 Name(s): Dawson County Historic Courthouse
Address: 31 Main St
Dawsonville, GA 30534

3) TMP #: D01 003 Name(s): Dawson County Government
Address: 25 Justice Way
Dawsonville, GA 30534

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

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

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

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

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

City of Dawsonville

415 Highway 53 East, Suite 100

Dawsonville, GA 30534

Historic Preservation Commission

RE: Big T Auto Parts Building, TMP D01 007, 2 Shoal Creek Road, Dawsonville, GA 30534

At this time our intent in regards to the property listed above is to:

do exterior general cleanup,

paint the existing block exterior of the building a white color (Sherwin Williams #7005 – Pure White),

install industrial type roll up doors with glass panes to replace the existing plywood panels,

and replace/change the roof concept.

The Big T Auto Parts store is listed as one of the City of Dawsonville's historic buildings. It was originally constructed in 1932 by Mr. R B Robinson and Reid T Robinson. I have included a notice from the Dawson County Advertiser July 29, 1932 edition describing the plans for this building. Also, I am including an ad from the October 8, 1937 Dawson County Advertiser. Its original use was a drive under gas station and later became an auto parts store. Our family actually ran the Big T Auto Parts store at one time.

Our future plans for this building are to open a commercial business/coffee shop with indoor and outdoor seating as well as a drive-thru window. At this time we want to focus only on the exterior of the building. Regarding the roof, our plans are to remove the existing metal and frame roof and replace it with a 2nd story deck consisting of metal frame bar joists and a concrete deck. This new roof concept will provide for additional outdoor seating and viewing of the town square and the scenic mountains. As the original use of the building was a drive under gas station, it was open-air in the front area. These panels will be replaced with glass paned industrial roll up doors which can provide additional seating outdoors.

We have also considered having a mural painted on the east side of the building depicting scenes of Dawsonville or Dawson County similar to murals being painted in other small towns.

We have included:

The Application for Certificate of Appropriateness

A notice from The Dawson County Advertiser July 29, 1932 edition regarding this building

An ad from The Dawson County Advertiser October 8, 1937 edition regarding the business in this building

3d image (not exact) renderings of the new building – front and rear perspective

A picture of the type of doors we would like to use at the front of the building.

A proposed parking and drive-thru configuration

The Letter of Intent.

Thank you for your consideration of this exciting historic, downtown area project,

The Turner Family

Fwd: Information on building

From: judy_harris@windstream.net (judy_harris@windstream.net)

To: juliaaturner@att.net

Date: Wednesday, May 26, 2021, 10:11 AM EDT

From: "Patricia Floyd" <marpat33@aol.com>
To: "judy harris" <judy_harris@windstream.net>
Sent: Friday, May 21, 2021 7:09:57 AM
Subject: Re: Information on building

Judy, this is the building across from the old courthouse we were talking about....

Did you say you are meeting with her on June 8,, on a Tuesday, and not a Wednesday. Anyway, I think that I will be home both those days, and can come over and meet with you all. Just let me know for sure date and time.

Thank you for all you do, and you both have a good weekend.

Pat

The Dawson County Advertiser
July 29, 1932

Messrs R B and Reid T Robinson have begun th erection of a modern filling Station on the McClure lot on the public square
Concerte blocks are being used for the walls and the inside will be plastered and equipped in modern style.

Dawson County Advertiser And Dawson County News
Mar 6, 1975

MR. R. B. ROBINSON

Mr. Ralph Bowen Robinson, 68, of Dawsonville, passed away Tuesday, March 4, at Hall County Hospital after several weeks illness. ,

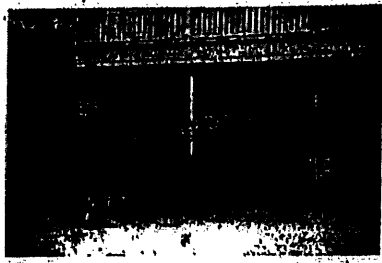
Mr. Robinson was a .native and lifetime resident of Dawson County and was of the Baptist faith. He was owner of Robinson's Used Car ' Sales in Dawsonville.

Funeral services will be today, March 6, at 3 p.m. from the Dawsonville Baptist Church with Rev. Hugh Fields, Rev. Eschol Hulett and Dr. W. D. Lawes officiating. Interment will be in the Dawsonville City Cemetery.

Surviving are: his wife, Mrs. Plennie Robinson, Dawsonville, mother, Mrs. Lizzie Robinson, Dawsonville; two sisters; Mrs. Laura Stower, Dawsonville, and Mrs. Harold Hendrix, Route 4, Dawsonville; two brothers, Mr. C. I. Robinson, Jr., of Dawsonville, and Dr. Herbert W. Robinson of Gainesville; and a number of nieces, nephews and friends.

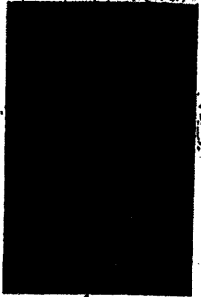
Banister Funeral Home is in charge of arrangements.

THE DOCTOR BEGINS A CAREER



DR. B. H. HOWARD, as he appeared when beginning the practice of medicine in Dawsonville 27 years ago.

PIONEER CITIZEN



Hon. W. J. Tucker

His parents were Mr. and Mrs. Ellis Tucker, who came to Dawson County in 1843 from Greenville, S. C., leaving two miles from Dawsonville, where Mr. Tucker was born and reared.

He was married in 1875 to Miss Sara Anne McKee, moving to Dawsonville a year later, where he engaged in the mercantile business.

For 14 years Mr. Tucker was postmaster at Dawsonville, ten years county treasurer and four years ordinary and sole commissioner of the Board of Roads and Highways of Dawson County.

During his term as ordinary, Mr. Tucker called a bond election for the building of highways in Dawson County. It was the most unanimous election ever held in Dawson County, only three votes opposing. This laid the foundation for our roads.

The first grading began in Dawsonville and extended north to the Forsyth County line. The contract was not completed during his tenure in office but was carried out later by county and state authorities.

A changing system for Dawson County was organized by Mr. Tucker, a ramp built at the county farm, where 35 inmates were maintained for the grading of this road, now known as No. 8 State Highway.

After retiring from public life Mr. Tucker lives quietly at his home in Dawsonville and supervises his farms near here. His good wife is still with him and on November 4, 1935, Mr. Tucker will celebrate his 86th birthday.

The family consists of five children: Mrs. M. E. Hendrix, C. R. E. of Dawson County; Mrs. M. M. Anderson, Dawsonville; Mrs. Anna Tucker, Oella; Mrs. J. M. Turner, Greensboro, N. C.; and Col. W. R. Tucker Dawsonville.

London saw its first cigarette sold in 1835.

Aborigines of Australia have sworn in oath to their high moral code.

Thinking up new ideas for parties is the exclusive business of a New York firm.

Darrington, S. C., officers reported the theft of a set of false teeth from a resident.

Pirates of Colombia, Germany, reported in a heavy call and rescued a blackbird which had been caught in the streets of a town.

Memphis has an ice cream dealer who visits all stores, tasting all varieties carried.

Fifty young men responded to a recent appeal for workers among lepers of South Africa.

DAWSON COUNTY COURT HOUSE



The Dawson County courthouse was built in 1818, about a year following the organization of the county.

It is a two-story brick building, with four offices downstairs housing the ordinary, clerk, sheriff and county superintendent of schools.

There are four entrances, each opening into a hallway.

The upstairs consists of the courtroom and two jury rooms. Here the Superior Court meets twice a year—first Monday in March and the first Monday in August.

The walls are of brick, burned near the building at the time of its construction. The building sits in the middle of the square and on either side is Route 51 Highway, intersecting with No. 8 on the east.

"Uncle" Henry Houser laid the foundation for the courthouse and John Hockenball, an Englishman, was the contractor for the building.

Although serving the county for the past 75 years, this building will probably last many more. It is well preserved for its age.

The first county seat of Dawson County was at Rockpile, four miles south of Dawsonville, and we have no record of when it was moved, but this is the only courthouse ever built in the county.

The statue "The Thinker," is by Auguste Rodin, the greatest of French sculptors. His original idea was to employ the figure above a museum doorway he had been commissioned to make, and a study which had this use in view was displayed in Paris in 1880. But he did not use it for that purpose, and the huge bronze "The Thinker," was not exhibited until 1904, in Paris. Soon afterward it was shown in plaster at the Louisiana Purchase Exposition in St. Louis. This plaster figure is now in the Metropolitan museum in New York. There are several bronze casts in this country—including the one at the entrance of the Cleveland Museum of Art, another in Detroit, and a third in Golden Gate park, San Francisco.

The first cast of "The Thinker" is at the Rodin museum in Paris. Rodin was born in Paris in 1840 and died November 17, 1917.

There are several labyrinthic spoken of in ancient history. The one sometimes included among the seven wonders of the world—indeed the only one whose existence is well authenticated—is the labyrinth of Egypt. This was situated at Arsinoe, near Lake Moeris, and was visited and described by Herodotus. It consisted of 3,000 chambers, half of them below ground, the subterranean apartments being used, it is supposed, for burial places. The chambers were connected with vaulted passages and were built of polished stone. Authors do not agree as to the name of the king under whom this remarkable work was constructed, and it is probable that it was not done in a single reign. The labyrinth was extant in the time of Ptolemy, 78 A. D., and ruins at the modern village of Howara, in Fayoum, have been identified with those of this labyrinth.

SAFETY BUILDING Our New Concrete



See he into the luckless shop who runs about the law in our county, for, although modern and comfortable, our house of magnification furnishes little chance for escape until the time comes.



We all feel a gush of pride as we stand here on Gopher Hill, looking east toward Gainesville, and over the beautiful new stretch of concrete paving, which is the first we have ever known and which is destined to mean so much to our future well-being.

BAPTIST CHURCH



Rev. Henry Warren is now pastor of this fine old church, and has a good membership to worship with him.

AN OLD TIMER



The old Mitchell home, built by the late Henry Mitchell in 1860; now owned by J. H. Mitchell, Braselton, Ga.

THE EMPIRE



Many a weary traveler has found a warm welcome in this fine old beauty during the many years that it has stood to greet them. Mrs. J. A. Chandler has directed the activities of this institution for the past thirty-six years.

Together, Canada and the United States have more than 12,430 directed playgrounds in 1,012 cities.

Russia is producing tartaric acid from grapeskins.

In 1933 more than 235,000,000 persons attended outdoor playgrounds in 616 of our cities.

LANDMARK



Home of Mr. and Mrs. W. J. Tucker, in which the couple have lived for 61 years.

The Australian government will aid in the plan to educate Papuans, who were head hunters, by use of films, phonographs and the radio.

An agricultural nation for centuries, China today buys 25 per cent of its foodstuffs from foreign countries.

Blue is the prevailing color in Java because of the abundance of indigo dye.

CONGRATULATIONS

to

The Advertiser

on its

50th BIRTHDAY



THE HUB

Gainesville, Georgia

Where Your Dollars Count More

GENERAL MERCHANDISE

Groceries and Feedstuffs

GAS and OIL

R. D. McCLURE

ROBINSON'S SERVICE STATION

Dawsonville, Ga.

GOODYEAR TIRES

TEXACO GAS

WILLARD BATTERIES

AMOCO PRODUCTS

Groceries and Feeds

LUNCH ROOM

Your Business Appreciated

H. G. GOSWICK

GENERAL MERCHANDISE

SCHOOL SUPPLIES

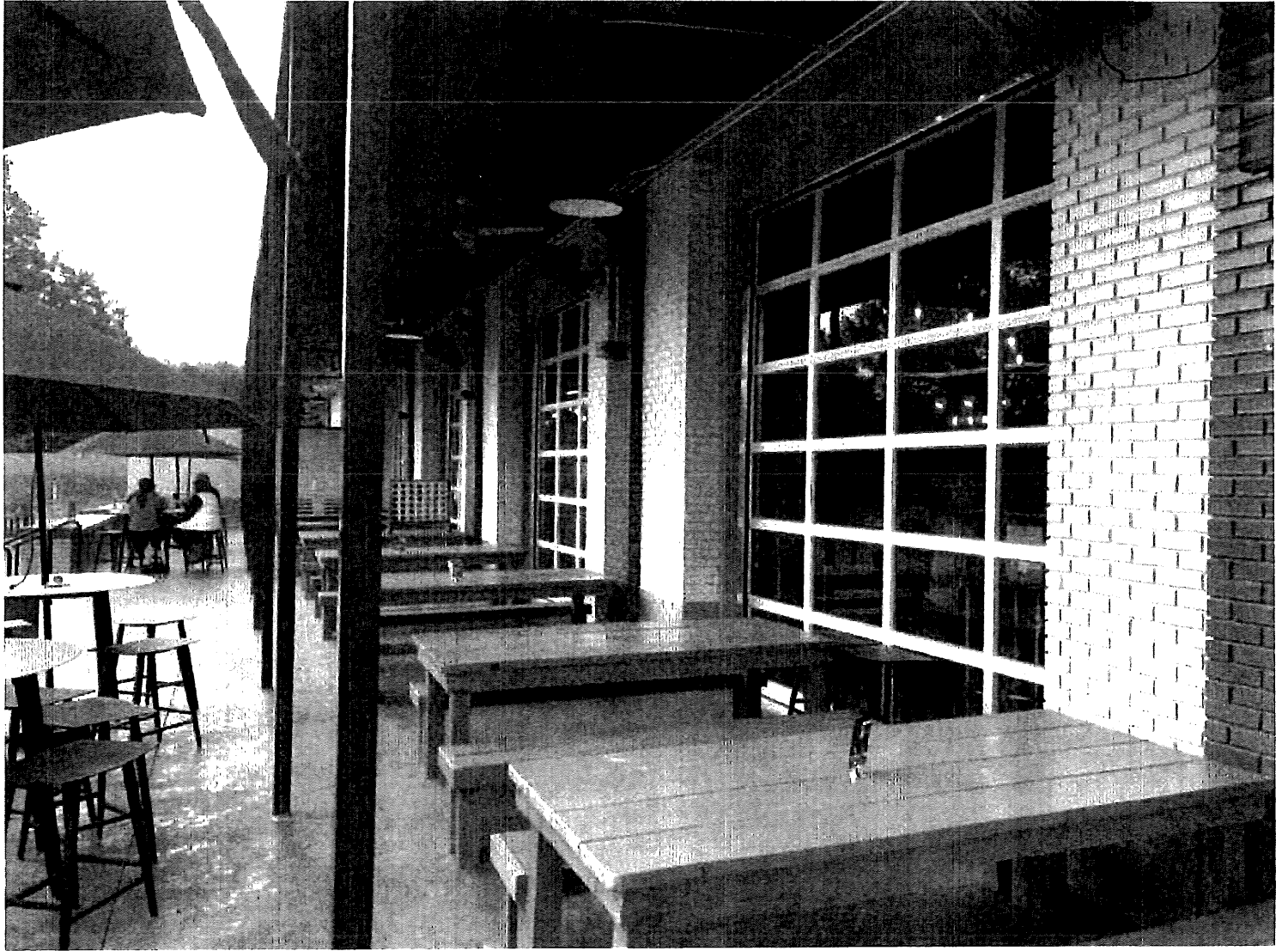
SHOES

H. N. GROGAN

H. A. GROGAN

GULF GASOLINE

GROCERIES



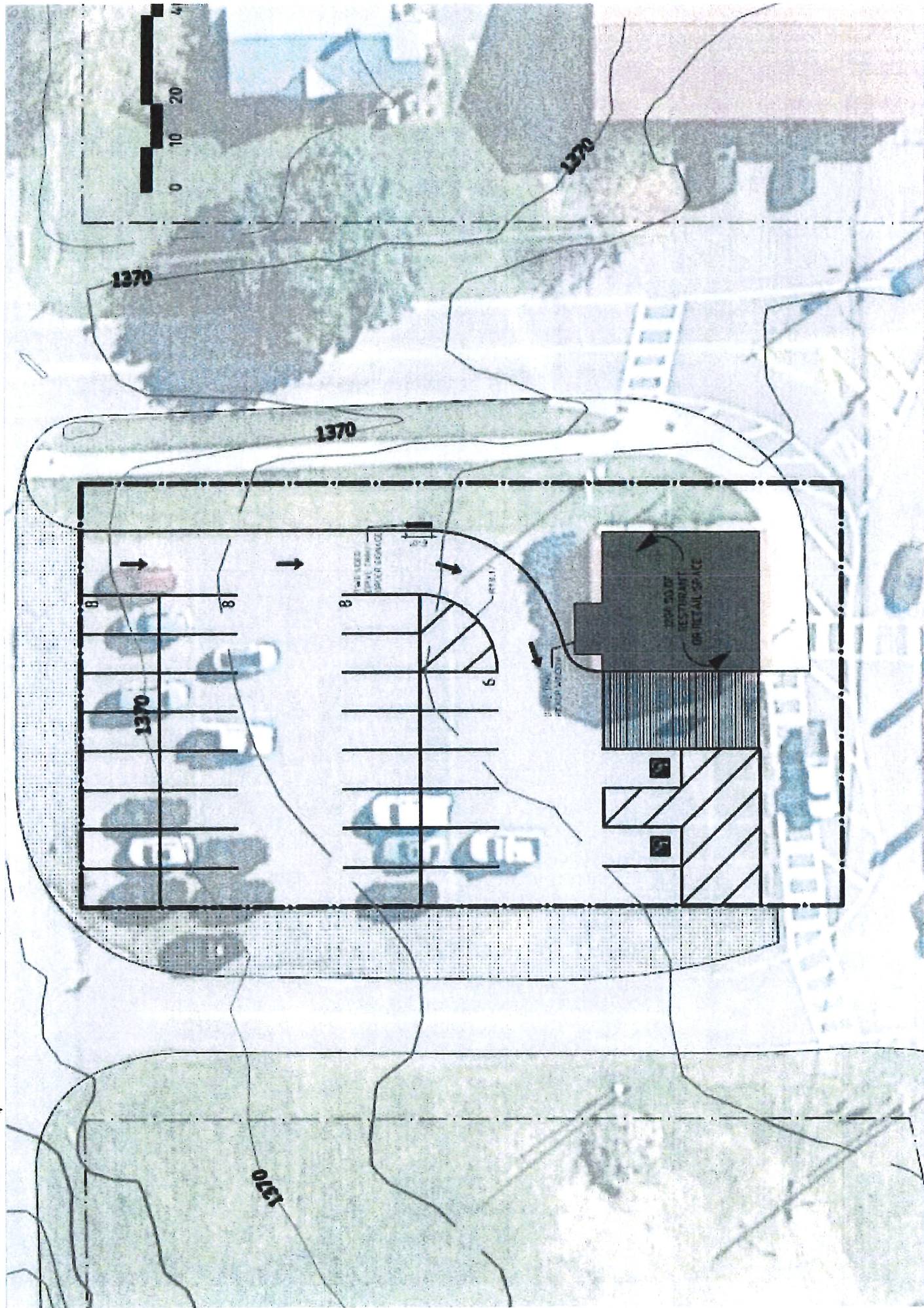


Front



YAMA

Drive-thru configuration



SW 7005

Pure White

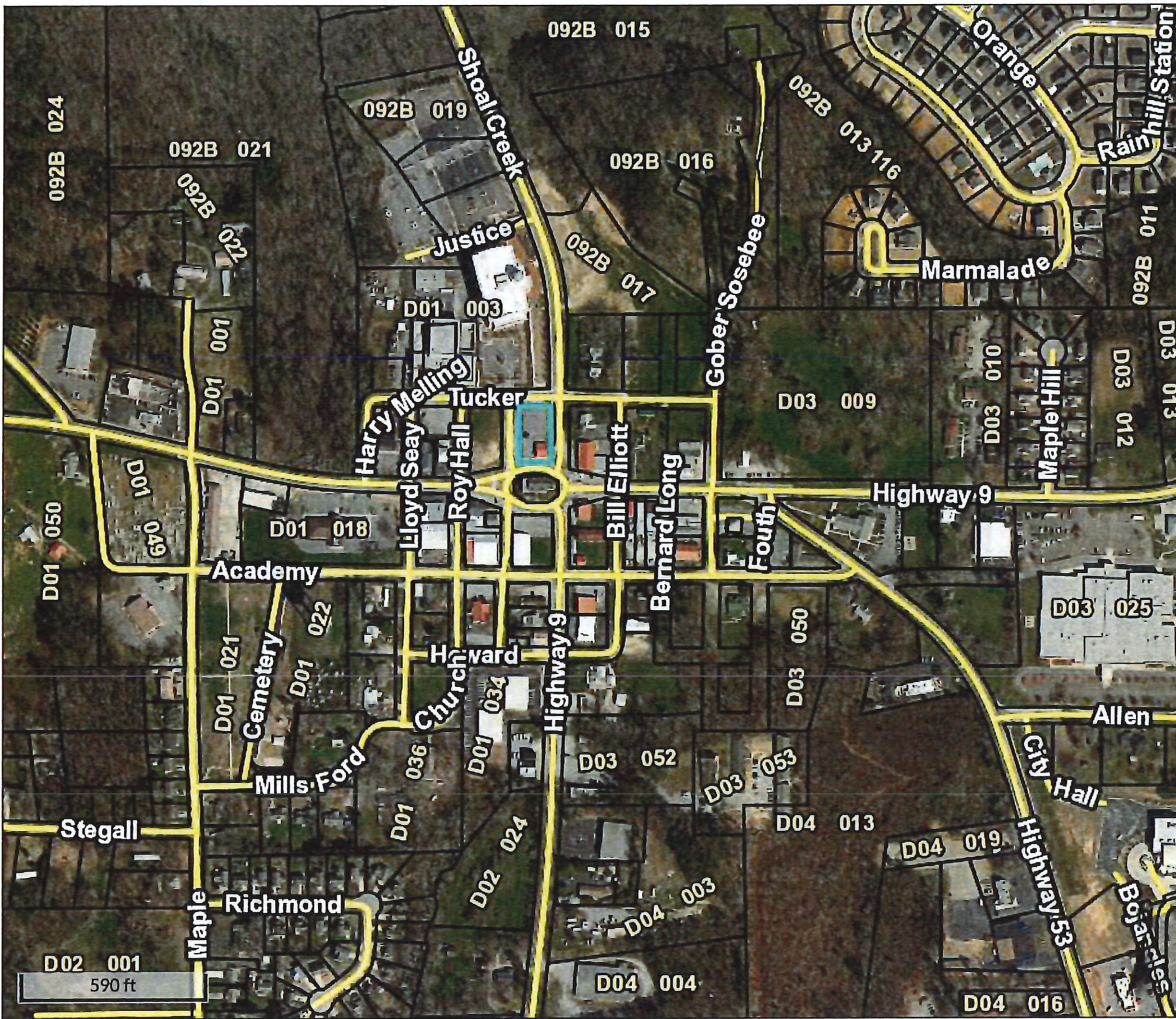
Interior / Exterior

Location Number: 255-C1









Legend
□ Parcels

Parcel ID: D01 007
Alt ID: 6
Owner: DAWSON SQUARE LLC
Acres: 0
Assessed Value: \$94600

Date created: 11/15/2021
Last Data Uploaded: 11/12/2021 10:21:52 PM

Developed by  Schneider
GEO SPATIAL

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:

COA-C2200080

HEARINGS WILL BE HELD BY:

Historic Preservation
Commission

DATE 12-14-2021

TIME 5:30 p.m.

HEARING LOCATION:

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS NOTICE IS NOT TO BE REMOVED WITHOUT AUTHORIZATION

City Council:
John Walden
Caleb Phillips
William Illg
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Historic Preservation Commission:

Angie Smith, Chairperson
Perry Bohn
Heather Allen
Carrie Fallstrom
Sarah Carte'

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

David Picklesimer
Planning Director

Stacy Harris
Administrative Assistant

PUBLIC HEARING NOTICE

The following public hearing will be heard by the City of Dawsonville Historic Preservation Commission beginning at 5:30 pm on Tuesday, December 14, 2021. 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 attend.

.....

COA-C2200080: Dawson Square, LLC has petitioned a Certificate of Appropriateness for exterior alterations to the building at TMP D01 007, Located at 2 Shoal Creek Rd within the Historic District of Dawsonville. Public Hearing Date: Historic Preservation Commission on December 14, 2021.

If you wish to speak on the request, 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.***

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DEBTORS AND

of the estate of LANT, late of county, Georgia, notified to the demands to all persons he said estate d to make ayment. y of October,

inn Tallant the Estate of t ane GA 30534 **3,10,17,24**

Debtors and

rgia WASON late of Nancy McNeill,

of the estate of onald McNeill, ate of Dawson hereby notified air demands to ined according d all persons id to make payment to the f on behalf of r of the estate sed.

of Nov 2021 homans tate Bar No.

r Richard (Dick) ll the ancy McDonald ceased **10,17,24,12/1**

Children, Youth

JUVENILE COURT DAWSON COUNTY OF GEORGIA

est of: 2020 ild under the tista, biological etitioner 0JV176 SUMMONS

are not able to hire a lawyer without undue financial hardship, you may ask for a lawyer to be appointed to represent you. The Court would inquire into your financial circumstances and if the Court finds you to be financially unable to hire a lawyer, then a lawyer will be appointed to represent you.

If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately.

So ORDERED this 14th day of October 2021 CLERK DAWSON COUNTY JUVENILE COURT DAWSON COUNTY JUVENILE COURTHOUSE DAWSONVILLE, GEORGIA **56889 11/10,17,24,12/1**

IN THE JUVENILE COURT OF DAWSON COUNTY STATE OF GEORGIA

In the Interest of I. P. A. M. CASE NO. 21-JV-02 Male, DOB: 04/06/2005 P. E. M. CASE NO. 21-JV-03 Female, DOB: 06/08/2006

A. D. Q-A. CASE NO. 21-JV-04 Female, DOB: 01/23/2012

Minor Children Under Eighteen NOTICE OF SUMMONS FOR TERMINATION PROCEEDINGS

To: Jose Maldonado, Legal Father of I.P.A.M. & P.E.M. & Felipe Cardoan, putative father of P.E.M. and any known/unknown, named-unnamed biological and/or legal father of the above-named children.

You are hereby notified that a Petition for Termination of Parental Rights, which seeks the termination of your parental rights was filed against you in the Juvenile Court in Dawson County, Georgia on January 21, 2021. The petition alleges that the above-named children are dependent children

not be allowed to object to the termination of his rights to such children unless, within 30 days of receipt of notice, you file a petition to legitimate your child/children as well as a notice of the filing of the petition to legitimate with the court Dawson County Juvenile Court in which the termination proceeding is pending. Additionally, the court may enter an order terminating all the parental rights of a biological/putative father, including the right to object thereafter to such proceedings if the biological father fails to timely legitimate the children named above.

Even if your parental rights are terminated: (1) You will be responsible for providing financial support (child support payments) for your child/children's care unless and until your child/children is adopted; and (2) Your child/children can still inherit from you unless and until your child/children are adopted.

This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses on brought against you. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately by contacting the Office of Indigent Defense, Hall County Courthouse, 225 Green Street, 2nd Floor, Gainesville, Georgia at 770-531-7086 AS SOON

PRESENT SYSTEM OF NUMBERING PROPERTY IN DAWSON COUNTY, GEORGIA. The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST holds the duly endorsed Note and is the current assignee of the Security Deed to the property. CARRINGTON MORTGAGE SERVICES, LLC, acting on behalf of and, as necessary, in consultation with WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, CARRINGTON MORTGAGE SERVICES, LLC may be contacted at: CARRINGTON MORTGAGE SERVICES, LLC, 1600 SOUTH DOUGLASS ROAD, SUITE 200 A, ANAHEIM, CA 92806, 800 561 4567. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/ parties in possession of the subject property known as **138 DAWSON TRACE, DAWSONVILLE, GEORGIA 30534** is/are: JOHN WEISGERBER, III or tenant/

Sandra Whelchel Simpson to Sandra Elizabeth Whelchel. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated April 1 2021

/s/ Sandra Whelchel Simpson Petitioner Pro se **57028/101743 11/17,24,12/1,8**

Public Hearings

Notice of Public Hearing

The following public hearings will be heard by the City of Dawsonville Historic Preservation Commission at 5:30 p.m. respectively on the date 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.

C O A - C 2 2 0 0 0 8 0 : Dawson Square, LLC has petitioned a Certificate of Appropriateness for exterior alterations to the building at TMP D01 007 located at 2 Shoal Creek Rd within the Historic District of Dawsonville. Public Hearing Date: Historic Preservation Commission on December 14, 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. **57047 11/24**