

**AGENDA**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**G.L. Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, February 28, 2022**  
**5:30 P.M.**

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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 Tuesday, December 14, 2021

**PUBLIC HEARING**

7. **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.

**CHAIRPERSON REPORT**

**COMMISSIONERS' REPORTS**

**ADJOURNMENT**

*The next scheduled Historic Preservation Commission regular meeting is Monday, April 25, 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**  
**Tuesday, December 14, 2021**  
**5:30P.M.**

1. **CALL TO ORDER:** Chairperson Angie Smith, called the meeting to order at 5:31 p.m.
2. **ROLL CALL:** Present were Commission Member Heather Allen, Commission Member Sarah Carte', Commission Member Carrie Fallstrom, Planning Director David Picklesimer, Bob Bolz City Manager, Paul Mitchell City Attorney, Stan Zaverukha Permit Tech.

Commission Member Perry Bohn was absent from the meeting.

3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Chairperson Smith.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda made by S. Carte'; second by H. Allen. Vote carried unanimously in favor. (3-0)
6. **APPROVAL OF THE MINUTES:**
  - Regular Meeting held Monday, August 23, 2021.

Motion to approve the minutes as submitted made by C. Fallstrom; second by H. Allen. Vote carried unanimously in favor. (3-0)

**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 Tuesday, December 14, 2021.

Motion to open the public hearing made by C. Fallstrom; second by S. Carte'. Vote carried unanimously in favor. (3-0)

Chairperson A. Smith read the Certificate of Appropriateness request and conducted the public hearing.

The following people spoke in favor of the request:

- Mike and Julie Turner, 1090 Oakhaven Drive, Roswell, GA – Mr. and Mrs. Turner spoke about the history of the building and the exterior alterations that would be made to the building.
- William Illg, 28 Frost Lane, Dawsonville, GA – He spoke about the great opportunity this is for the downtown area.

Motion to close the public hearing made by C. Fallstrom; second by H. Allen. Vote carried unanimously in favor. (3-0)

Motion to approve the exterior alterations as presented made by C. Fallstrom; second by H. Allen. Vote carried unanimously in favor. (3-0)

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**G.L. Council Chambers**  
**Tuesday, December 14, 2021**  
**5:30P.M.**

**CHAIRPERSON REPORT:** None

**COMMISSIONERS REPORT:** None

**ANNOUNCEMENTS:** The Historic Preservation Commission next meeting date is Monday, February 28, 2022, at 5:30 p.m.

**ADJOURNMENT:** At 6:16 p.m. a motion to adjourn the meeting was made by H. Allen; second by S. Carte'. Vote carried unanimously in favor. (3-0)

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Angie Smith, Commission Chairperson

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Carrie Fallstrom, Commission Member

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Sarah Carte', Commission Member

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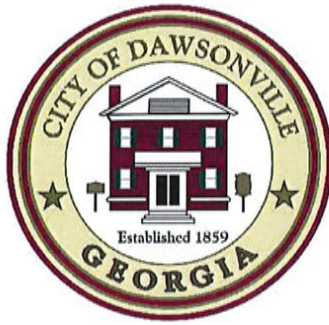
Heather Allen, Commission Member

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Perry Bohn, Commission

Attested: \_\_\_\_\_  
Stacy Harris, Zoning Administrative Assistant

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



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

**Date:** 1/20/2022

**To:** Historic Preservation Commission

**Reference:** 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



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, Georgia 30534  
 Phone: (706)265-3256  
[www.dawsonville-ga.gov](http://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 B0211 Zoning: R3 Acreage: 4.0 Acres  
 Address: ~~2599 Howser Mill Rd~~ City: Dawsonville Zip: 30534

**OWNER**

Name: Allen Street Properties, LLC Phone # [REDACTED]  
 Mailing Address: 2599 Howser Mill Rd City: Dawsonville Zip: 30534

**PERSON FILING APPLICATION, IF OTHER THAN OWNER**

Name: Michael K Turner Phone # [REDACTED]  
 Mailing Address: 1090 Oakbolen 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
- Industrial
- Institutional

n/a

**CURRENT USE**

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

n/a Please see attached letter and parcel map

**TYPE OF WORK**

- Exterior Alteration2
- Demolition
- New Construction
- Relocation
- Other: \_\_\_\_\_

n/a

**SUBMISSION OF PLANS:**

- Drawings
- Pictures/Photos
- Proposed Plans/Documentation

n/a

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.

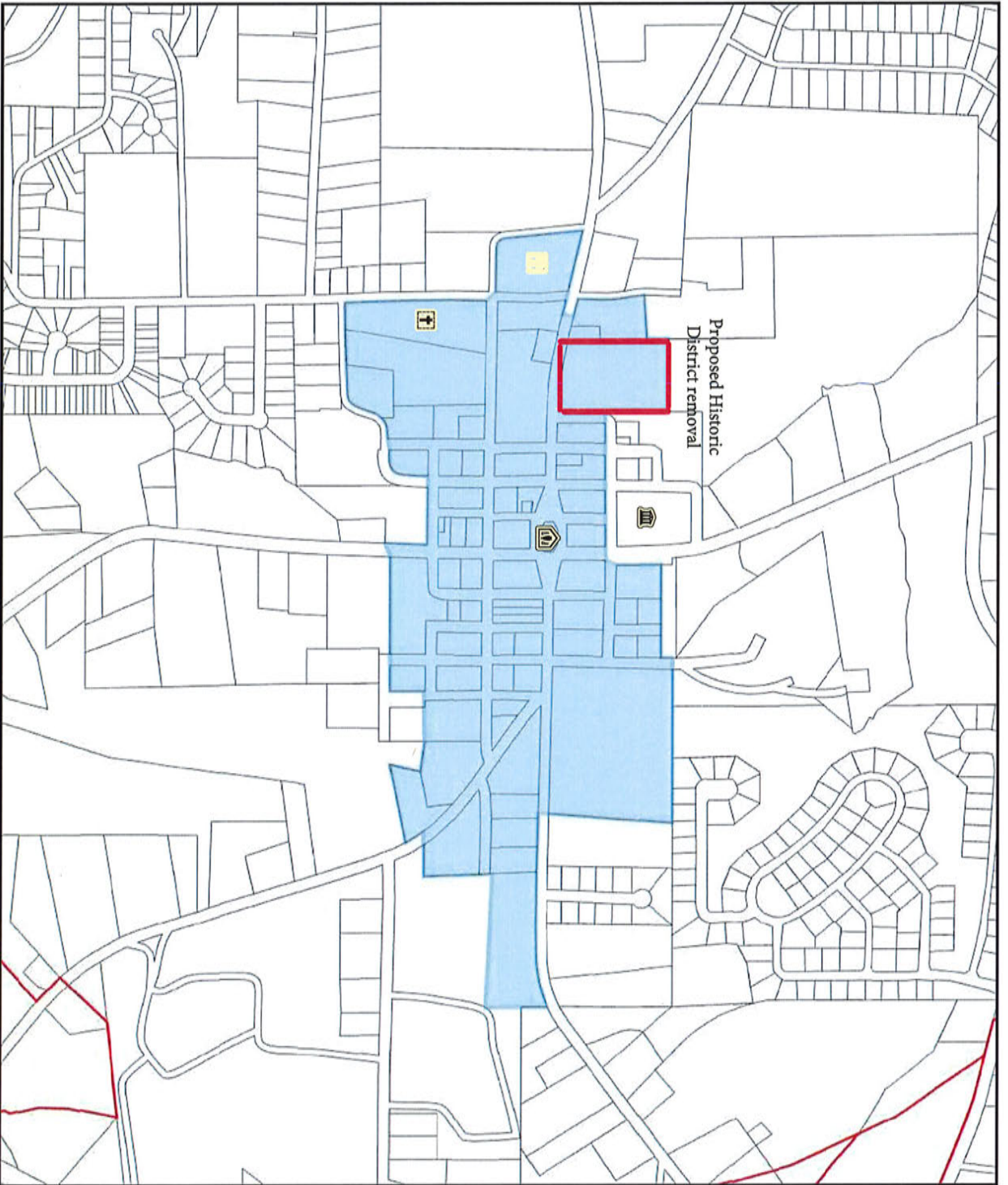
In summary, Allen Street Properties, LLC respectfully requests the HPC overlay on the above mentioned property be removed. We believe this small area of HPC overlay causes an undue hardship and will change the consistency in the homes of this community. We believe this will not be a detriment to the 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.

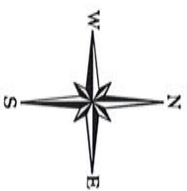
Thank you for your consideration in this matter.






If you should have questions or concerns please contact Michael Turner at

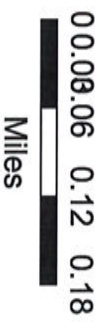
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# Historic Resources Dawsonville, GA

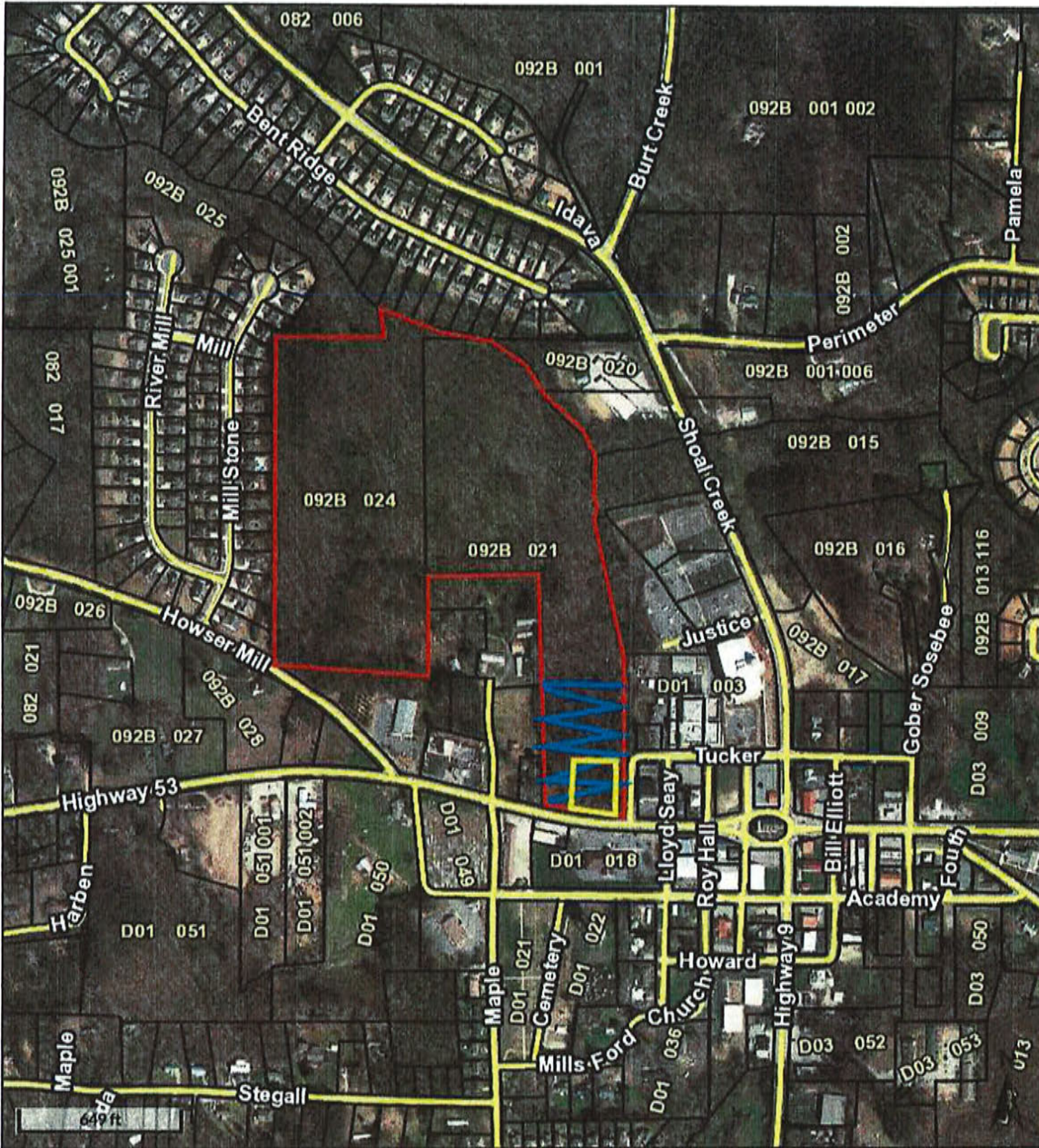


-  Cemetery
-  County Courthouse
-  Historic Courthouse
-  Historic District
-  City Limit Boundary









Overview



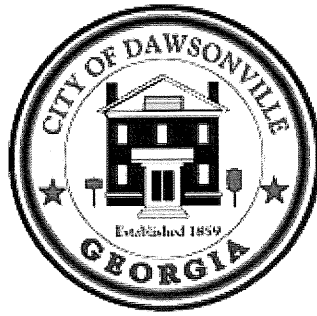
Legend

□ Parcels

Date created: 12/13/2021  
Last Data Uploaded: 12/10/2021 10:52:44 PM

Developed by  Schneider  
GEO SPATIAL

**City Council:**  
John Walden  
Caleb Phillips  
William Illg  
Mark French



Michael Eason  
**Mayor**

Robert Bolz  
**City Manager**

Beverly Banister  
**City Clerk**

David Picklesimer  
**Planning Director**

Stacy Harris  
**Administrative Assistant**

**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](http://www.dawsonville-ga.gov)

**PUBLIC HEARING NOTICE**

The following public hearing will be heard by the City of Dawsonville Historic Preservation 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 attend.

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**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.

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# PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

HPMA-C2200124

HEARINGS WILL BE HELD BY:

COMMISSION:

DATE: 02.27.2022

TIME: 5:30pm

CITY COUNCIL:

DATE: 03.07.2022

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 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

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 Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637. 1120-23224A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-23224A 103875 2/2,9,16,23

**Local Government**

**NOTICE OF PROPOSED CHARTER AMENDMENT**

In accord with the O.C.G.A. § 36-35-3(b)(1), the Public is hereby notified that the Mayor and Council of the City of Dawsonville, Georgia shall consider on Monday, February 7, 2022, beginning at 5:00 p.m. and on Monday, February 21, 2022, beginning at 5:00 p.m. as part of the regular monthly meetings of the Mayor and Council at City Hall, 415 Highway 53 East, Dawsonville, Georgia 30534, Second Floor, Pete Gilleland Council Chambers, the below

titled ordinance: AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF DAWSONVILLE FOR THE PURPOSE OF REAPPORTIONMENT OF REPRESENTATIVE DISTRICTS PURSUANT TO O.C.G.A. § 36-35-3 AND § 36-35-4.1.

The purpose of the ordinance is to revise the district boundaries in the City of Dawsonville to the extent necessary to comply with Georgia and Federal Law based upon the results of the 2020 decennial census. A copy of the proposed ordinance amending the Charter is on file in the office of the Clerk of the City of Dawsonville, and in the office of the Clerk of the Superior Court of Dawson County. 104040 2/2,9,16

**NOTICE OF SPECIAL CALLED MEETING**

The City of Dawsonville Downtown Development Authority will hold a Special Called Meeting on Thursday, February 17, 2022 at 5:30 p.m. The meeting will be held on the second floor of Dawsonville City Hall in the G.L. Gilleland Council Chambers. The public is invited to attend. 104448 2/9

**The Development Authority** of Dawson County will hold its monthly meeting on Tuesday, February 15, 2022.

Time: 6 PM Location: Dawson County Chamber of Commerce, 44 Commerce Drive, Dawsonville, GA 30534 Join Zoom Meeting Meeting ID: 848 0205 9427 Passcode: zmdb8f One tap mobile +16465588656 Passcode: 879381 104554 2/9

**Miscellaneous**

**NOTICE OF SERVICE BY PUBLICATION**

On March 3, 2020, Plaintiff Michael Blair Farish filed a Complaint for Damages (automobile accident) in the Superior Court of Dawson County, State of Georgia against Belinda Annette Kohles styled Civil Action File No. 2020-CV-0088. On July 14, 2021, the Court issued an Order for Service by Publication to serve Defendant Belinda Annette Kohles, whose last known address is Horseshoe Trails Camping Resort, 1 Rose Road, Cleveland, GA 30528 in White County. Belinda Annette Kohles, is hereby commanded to file with the

clerk and serve upon the Plaintiff's Attorney Vince de la Cruz, The Law Offices of John Morrison, LLC, 1955 Lower Roswell Road, Marietta, GA 30068, an answer within 60 days of the date of the order for service by publication. Submitted by Vince de la Cruz, Attorney for Plaintiff, Ga. Bar No. 466880. 103870 1/26,2/2,9,16

**Name Changes**

**SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA**

In re the Name Change of Hunter Dumestre Ashley Failla Petitioner v Unknown Respondent Civil Action Case Number 2022-CV-32-C

**NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD**

Ashley Failla filed a petition in the Superior Court of Dawson County on January 31 2022 to change the name of the following minor child from Hunter Cason Dumestre to Hunter Cason Failla Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA ss19-12-1(f)(2) and (3) Dated Jan 31,2022 /s/ Ashley Failla Petitioner Pro se 104347 2/9,16,23,3/2

**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. 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. 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. 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.

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**Public Sales/Auctions**

**Notice of Public Sale**

All Sales are Final Pursuant to O.C.G.A. 10-4213, an online auction will be held to satisfy a landlord's lien at www.storagetreasures.com. Sale is competitive bidding ending on Feb 28th at 10:30AM.

Property will be sold by unit to the highest bidder for cash. A \$100.00 refundable cleaning deposit per unit will be required. All units are sold as-is and all contents must be removed within 48 hours at close of bidding. Sale is subject to cancellation up to time of sale. Company reserves the right to refuse any online bid. Unless otherwise noted, units contain household goods and/or personal goods. Securlock Storage - 184 Carlisle RD Dawsonville GA, 30534 Jason McWilliams - Halloween decor, chairs, boxes, picture frames, bean bags, bed frame, totes, and table. 104391 2/9,16

**Probate Notices**

**IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA**

IN RE: ESTATE OF FRANCES VENERA WELDON, DECEASED NOTICE ESTATE NO. 2021-ES-151 IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above-referenced estate having been duly filed.

TO: ALISON D. REEDER This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before MARCH 7, 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 objection 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 Wav, 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: DOUGLAS JAMES MASON DECEASED ESTATE NO. 2022-ES-5 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: SONJA MARIE MASON has petitioned to be appointed administrator(s) of the estate of DOUGLAS JAMES MASON deceased, of said court (The petitioner has 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 show cause why said petition should not be granted. 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 February 14th, 2022. BE NOTIFIED FURTHER: 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 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