

AGENDA  
City of Dawsonville Planning Commission Regular Meeting  
Monday, September 14, 2020 @ 5:30 pm

**COPY**

Call the Meeting to Order  
Roll Call  
Invocation and Pledge

Approval of the Agenda

1. Approval of today's agenda.

Approval of the Minutes:

2. Approve the minutes of the City of Dawsonville Planning Commission regular meeting held on 02/10/2020 PC MINUTES.

Old Business: None

New Business: Public Hearings

3. **ZA C2100031**: Sedge Wren Development, LLC has requested a zoning amendment for TMP D01-051 and part of D01-051-001 Located at 11 Marie Drive and consisting of 10.552 acres from HB (Highway Business) to R3 (Residential). Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.
4. **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 74.865 acre tract known as a portion of TMP 090 004 001, 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 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.

Announcements:

- The next meeting date for the Planning Commission is scheduled for Oct 12, 2020 @ 5:30pm.

Planning Director Report:

Planning Commission Reports:

Adjournment

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*



# PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 2

---

SUBJECT: Approve or amend the minutes of the City of Dawsonville Planning Commission regular meeting held on 02/10/2020

DATE(s): 09/14/2020

---

PURPOSE FOR REQUEST:

Approve or amend the minutes

---

HISTORY/ FACTS / ISSUES

---

OPTIONS:

Vote

---

REQUESTED BY: Stanislav Zaverukha - Permit Technician

**City of Dawsonville  
February 10, 2020  
Planning Commission Regular Meeting**

COPY

Due to the resignation of Troy Lindsey, Anna Tobolski motioned to elect Sue Theisen as Acting Chair; Matt Fallstrom seconded the motion, and all were in favor.

Sue Theisen, Acting Chair, called the February 10, 2020 City of Dawsonville Planning Commission regular meeting to order at 5:31 p.m.

**Present:** Planning Commission Members present; Sue Theisen, Matt Fallstrom, and Anna Tobolski. Staff present; Robbie Irvin-Planning Director, Nalita Copeland-Zoning Administrator, and City Attorneys-Kevin Tallant and Paul Mitchell.

**Invocation and Pledge:** Robbie Irvin gave the invocation and led the pledge.

**Approval of the Agenda:** Anna Tobolski motioned to approve today's agenda; Matt Fallstrom seconded; all were in favor and the agenda was approved.

**Approval of the Minutes:** Matt Fallstrom motioned to approve the December 9, 2019 Planning Commission minutes. Anna Tobolski seconded the motion. The minutes were approved unanimously.

**Old Business:** None

**Public Hearings:** None

**Announcements:** Acting Chair, Sue Theisen, made the following announcements:

- The next meeting date for the Planning Commission is scheduled for March 9, 2020 @ 5:30pm.
- The new Farmers Market and the new City Park are very close to opening.

**Planning Director Report:** Robbie Irvin advised the Planning Commission of upcoming dates for Carl Vinson UGA trainings: 101 Basic PC training dates are March 26<sup>th</sup> and May 27<sup>th</sup>. 102 PC Zoning training date is May 7<sup>th</sup>. These trainings will be held at the UGA Gwinnett Campus.

**New Business:** With all official business concluded, the PC and staff moved to the Joe Lane Cox Room for training provided by City Attorneys Kevin Tallant and Paul Mitchell. The topics covered in the training included zonings, conditional use permits, variances and meeting procedures.

**Adjournment:** Following the training, Anna Tobolski motioned to adjourn the meeting; Matt Fallstrom seconded; all were in favor. Meeting was adjourned at 7:35 p.m.

Minutes approved this September 14, 2020.

\_\_\_\_\_  
Sue Theisen, Acting Commission Chair

\_\_\_\_\_  
Anna Tobolski, Planning Commissioner

\_\_\_\_\_  
Matt Fallstrom, Planning Commissioner

\_\_\_\_\_  
Randy David, Planning Commissioner

\_\_\_\_\_  
Clint Harper, Planning Commissioner

Attested \_\_\_\_\_  
Stanislav Zaverukha, Permit Technician



# PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 3

---

SUBJECT: Public Hearing ZA C2100031

DATE(s): **09/14/2020**

---

## PURPOSE FOR REQUEST:

Hold a Public Hearing for

**ZA C2100031:** Sedge Wren Development, LLC has requested a zoning amendment for TMP D01-051 and part of D01-051-001 Located at 11 Marie Drive and consisting of 10.552 acres from HB (Highway Business) to R3 (Residential).  
Public Hearing Dates: Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.

---

## HISTORY/ FACTS / ISSUES

---

## OPTIONS:

To approve, deny, table or defer

---

REQUESTED BY: Stanislav Zaverukha - Permit Technician



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

**Zoning Amendment Checklist**

**COPY**

- All applicable blanks filled out on application
- Completed property owner authorization (notarized)
- Completed adjoining property owners form with names and addresses
- Completed campaign disclosure form
- Detailed **Letter of Intent** requesting rezone with **Conceptual Plan**
- Documentation of CURRENT zoning of parcel in the City (provided by Cityhall)
- Site plan information, as specified
- Recorded survey(s) by a Georgia registered surveyor, and recorded at the Court House (11x17 and 8.5x11)
- Legal description
- NA** Completed DRI: Development of Regional Impact, if applicable (for greater than 125 new lots or units)
- Notice of R-A Adjacency form (notarized) (if applicable)
- Check or money order in the amount for the zoning requested, made payable to "City of Dawsonville"
- Public Notice certified return receipt letters to be mailed by Applicant (see Fee Schedule below \*\*\*) List a Phone Number to call when City Hall has them ready to be picked up and mailed out. PH# \_\_\_\_\_

**The applicant, or designated agent, must attend the public hearings for the request to be considered. Failure to appear may result in denial.**

Zoning Requested:	Application Fee Schedule:
RA / R-1	\$250.00
R-2	\$250.00
R-3	\$350.00
R-3R	\$350.00
R-6	\$350.00
RHMT	\$250.00
PUD	\$500.00 + \$50.00 per acre
TB	\$500.00
PCS	\$350.00
OI	\$500.00 + \$50.00 per acre
CBD	\$500.00
NB	\$500.00
LI	\$500.00 + \$50.00 per acre
HB	\$500.00 + \$50.00 per acre
CIR	\$500.00 + \$50.00 per acre
INST	\$500.00 + \$50.00 per acre
VARIANCE	\$300.00
APPEALS	\$225.00
***Public Notice Certified Mail	\$6.56 / per Adjacent Property Owner
Postponement Fee	Equal to Application Fee for requested zoning change
Condition/Stipulation Change	\$500.00



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

Zoning Amendment Application

Request # ZA-C2100031  Condition/Stipulation Change

**COPY**

Original ZA # \_\_\_\_\_

Applicant Name(s): Sedge Wren Development, LLC  
 Address: P.O. Box 2244 City: Dawsonville, Ga Zip: 30534  
 Phone: \_\_\_\_\_ Cell Phone: 770-722-0952  
 Signature(s) Tim House, Manager Date \_\_\_\_\_

Property Address: 11 Marie Drive  
 Directions to Property from City Hall: SR 53 W to Marie Dr.  
 Tax Map # 001051 and Parcel # Part of 001051 Current Zoning: HB-Highway Business  
 Land Lot(s): 438, 439 District: 1st Section: City of Dawsonville  
 Subdivision Name: \_\_\_\_\_ Lot # \_\_\_\_\_  
 Acres: 10.552 Current Use of Property: single family residential  
 Has a past Request of Rezone of this property been made before?  If yes, provide ZA # CZ-00182 withdraw request

The applicant request:

Rezoning to zoning category: R3 Special Use permit for: \_\_\_\_\_  
 Proposed use of property if rezoned is: residential neighborhood  
 If Residential: # of lots proposed 30 Minimum lot size proposed 75' x 115' (Include Conceptual Plan)  
 Is an Amenity area proposed yes, if yes, what picnic area  
 If Commercial: Total Building area proposed N/A (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: SR 53 W Type of Surface: GOVT 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], Manager Date 7-29-2020  
 Signature of Applicant Sedge Wren Development, LLC

Office Use Only:  
 Date Completed Application Rec'd: 8/31/20 Amount Paid \$ 1088.00 Check # 1041 check + cc /Cash  
 Date of Planning Commission Meeting: 9/14/20 Dates Advertised: 8/26/20  
 Date of City Council Meeting: 9/21/20 Dates Advertised: 8/26/20  
 Postponed: YES NO Date: \_\_\_\_\_ Rescheduled for next Meeting: \_\_\_\_\_  
 Approved by Planning Commission: YES NO Approved by City Council: YES NO



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

Zoning Amendment  
 Authorization

**COPY**

Property Owner Authorization

I / We Sedge Wren Development, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 11 Marie Drive, Dawsonville, Ga. 30534, parcel # D01051 + part of D01 056001 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 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 Sedge Wren Development, LLC  
 Signature of Applicant or Agent Wendy W. Keady, Manager Date 7-29-2020  
 Mailing Address P.O. Box 2244 Attorney for Sedge Wren Development, LLC  
 City Dawsonville State GA Zip 30534  
 Telephone Number 770-722-0952

Printed Name of Owner(s) Sedge Wren Development, LLC  
 Signature of Owner(s) [Signature] Manager Date 7-29-2020  
 Date \_\_\_\_\_

Sworn to and subscribed before me  
 this 29th day of July 2020.

Donna W. Schuster  
 Notary Public, State of Georgia

My Commission Expires: 5-29-2023



(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 identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville  
 P.O. Box 6  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

Zoning Amendment  
 Adjacent Property Owners

ZA# C2100031

TMP# D01 051

**COPY**

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 # 083 031 1. Name(s): GEDDES SHON BENNEY  
 Address: 27 MAPLE TRACE  
Dawsonville, Ga 30534
- ✓ TMP # 083 046 2. Name(s): BEWLEY GEORGE E  
 Address: 74 HARBEN ST  
Dawsonville, Ga 30534
- ✓ TMP # D01 052 3. Name(s): WOOD SUSAN  
 Address: 515 HWY 53 W  
Dawsonville, Ga. 30534
- ✓ TMP # D01 055 4. Name(s): TALMADGE LYNN  
 Address: PO BOX 253  
504 HWY 53 W
- ✓ TMP # 092B 027 5. Name(s): ~~HARBEN DENISE~~ KTV Enterprises LLC  
 Address: ~~452 HWY 53 W~~ P.O. Box 2061  
Cumming, Ga. 30028
- ✓ TMP # 092B 028 6. Name(s): ~~BEARDEN MALCOM~~ KTV Enterprises LLC  
092B 28 Address: ~~131 HOWSER MILL RD~~ P.O. Box 2061  
Cumming, Ga. 30028
- ✓ TMP # 083 026 7. Name(s): Lorcar Inc.  
 Address: 515 Wharton Circle  
Atlanta, Ga. 30336
- ✓ TMP # D01 051 8. Name(s): Richardson, Matthew C & Kristin Y  
003 Address: 383 Hwy 53 W  
Dawsonville, GA 30634

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.



City of Dawsonville  
 P.O. Box 6  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

Zoning Amendment  
 Adjacent Property Owners

ZA# C2100031

TMP# D01 051

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)

**COPY**

**\*\*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 # D01 051 001 1. Name(s): RICHARDSON MATTHEW C & KRISTIN Y  
 Address: 367 HWY 53 W  
Dawsonville, GA 30534
- ✓ TMP # D01 051 002 2. Name(s): HAMBY PATSY  
 Address: 333 HWY 53 W  
Dawsonville, GA 30534
- ✓ TMP # D01 050 3. Name(s): SLATON GEORGE  
 Address: 26 ACADEMY AVE
- ✓ TMP # D01 041 4. Name(s): ~~FAIR BRUCE~~ phillips, Jesse G  
 Address: 158 STEGALL PLACE  
Dawsonville, Ga. 30534
- ✓ TMP # D01 042 5. Name(s): INGRAM ANTHONY  
 Address: 188 STEGALL PLACE
- ✓ TMP # D01 044 6. Name(s): MOUNCE COLLEEN & JEFF  
 Address: 214 STEGALL PLACE
- ✓ TMP # D01 045 001 7. Name(s): MOUNCE COLLEEN & JEFF  
 Address: 232 STEGALL PLACE
- ✓ TMP # D01 045 8. Name(s): MOUNCE COLLEEN & JEFF  
 Address: 272 STEGALL PLACE

**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.

D01 051 001  
RICHARDSON MATTHEW & KRISTIN Y  
383 HWY 53 W  
DAWSONVILLE, GA 30534

D01 051 002  
HAMBY PATSY  
P O BOX 2106  
DAWSONVILLE, GA 30534

D01 050  
SLATON GEORGE  
26 ACADEMY  
DAWSONVILLE, GA 30534

D01 041  
PHILLIPS JESSE G  
158 STEGALL PLACE  
DAWSONVILLE, GA 30534

D01 042  
INGRAM ANTHONY  
188 STEGALL PLACE  
DAWSONVILLE, GA 30534

D01 044  
MOUNCE COLLEEN & JEFF  
P O BOX 1252  
DAHLONEGA, GA 30533

D01 045 001  
MOUNCE COLLEEN & JEFF  
P O BOX 1252  
DAHLONEGA, GA 30533

D01 045  
MOUNCE COLLEEN & JEFF  
P O BOX 1252  
DAHLONEGA, GA 30533

083 031  
GEDDES SHON BENNEY  
5755 HENDRIX RD  
CUMMING, GA 30040

083 026  
LORCAR INC  
515 WHARTON CIRCLE  
ATLANTA, GA 30336

083 046  
BEWLEY GEORGE E  
P O BOX 734  
DAWSONVILLE, GA 30534

D01 052  
WOOD SUSAN  
515 HIGHWAY 53 WEST  
DAWSONVILLE, GA 30534

D01 055  
TALMADGE PROPERTIES LLC  
P O BOX 253  
DAWSONVILLE, GA 30534

092B 027  
KTV ENTERPRISES LLC  
PO BOX 2061  
CUMMING, GA 30028

092B 028  
KTV ENTERPRISES LLC  
PO BOX 2061  
CUMMING, GA 30028

D01 051 003  
RICHARDSON MATTHEW & KRISTIN Y  
383 HWY 53 W  
DAWSONVILLE, GA 30534

**COPY**



City of Dawsonville  
 P.O. Box 6  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

Zoning Amendment  
 Campaign Disclosure

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

**COPY**

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:

\_\_\_\_\_ *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: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Wendy W. Kraly,*  
*attorney for applicant*  
*Sedge Wren Development, LLC*

*[Signature]*  
 Signature of Applicant / Representative of Applicant

*Manager, Sedge Wren Development, LLC*

*7-29-2020*  
 Date

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

ARTICLE XIII - R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 1301. - Purpose and Intent.

The R-3, single-family medium density (up to three units per acre) in areas served by public water and sanitary sewer.

(Ord. of 12-3-2018)

Sec. 1302. - Permitted uses.

The following uses are permitted in the R-3, single-family district:

1. Any use permitted in the R-2, single-family residential district, as specified in section 1202 of these regulations and subject to the same restrictions, except as indicated in article XX provided both water and sewer are available (otherwise the lot size would be governed by the requirements of the State of Georgia Health Department Rules/Regulations).
2. Personal care homes, homes for the elderly, boarding homes, lodging houses and dormitories serving ten residents or less, provided that no such buildings shall be located closer than 100 feet to a R-1 district boundary, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
3. Day care centers, kindergartens and nursery schools serving 12 or less persons, provided that no such principal building shall be located closer than 100 feet to a R-1 district boundary, that all applicable regulations of the Georgia Department of Human Resources regarding fencing and play area are met, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
4. Short-term home rentals.

(Ord. of 12-3-2018)

Sec. 1303. - Conditional uses.

The following uses are conditional uses in the R-3, single-family residential district:

1. Personal care homes, homes for the elderly, boarding homes, lodging houses and dormitories serving more than ten residents, provided that no such buildings shall be located closer than 100 feet to a R-1 district boundary, and provided a copy of the

approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.

2. Day care centers, kindergartens and nursery schools serving more than 12 persons, provided that no such principal buildings shall be located closer than 100 feet to a R-1 district boundary, that all applicable regulations of the Georgia Department of Human Resources regarding fencing and play area are met, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
3. Convalescent homes, nursing homes, group homes, rehabilitation centers, sanitariums and similar institutionalized residential facilities involving professional care and treatment, provided such use is located on property fronting an arterial or collector street, that no such dwelling is located closer than 100 feet to a R-1 district boundary, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.

(Ord. of 12-3-2018)

Sec. 1304. - Density calculation.

No more than 20 percent of floodplain or other unusable land from a development prospective may be used to calculate allowed density.

(Ord. of 12-3-2018)

SINGLE-FAMILY RESIDENTIAL DISTRICT: R-3

R-3 Single-Family Residential District	Max. # of Units	Min. Lot Size	Front Setback	Side Setback	Rear Setback	Min. Sq. Ft.	Max. Building Height
Single-Family	3	75' x 100'	30'	10'	20'	1,300'	35'

(Ord. of 12-3-2018)

Sec. 1305. - Prohibited uses.

1. Commercial uses.
2. Industrial uses.
3. Manufactured (mobile) homes and houses moved from other locations (except industrialized single-family modular homes).
4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
5. Any use not permitted in accord with the terms hereof.

(Ord. of 12-3-2018)

COPY

**LETTER OF INTENT**

**Applicant:** Sedge Wren Development, LLC  
**Subject Property:** 11 Marie Drive, D01051 and part of D01051001  
**Current Zoning:** Highway Business District  
**Proposed Zoning:** R3 – Single Family Residential  
**ROW Access:** SR 53W  
**Application:** # \_\_\_\_\_  
**Proposed Use:** Residential

**COPY**

This Letter of Intent is intended to comply with application procedures established by The City of Dawsonville, Georgia, and is intended to set forth a preliminary development plan for the Subject Property, to evaluate the proposed development and new zoning classification, conditional use and variances (if any), based upon factors set forth by the City of Dawsonville and is otherwise intended as the Written Evaluation for the Subject Property required by City of Dawsonville Land Use and Zoning Ordinance. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

The Applicant intends to develop the Subject Property for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, sketch plat, and conditional use permit submitted concurrently with the Application are also incorporated herein by this reference. The zoning request, sketch plat, and conditional use permit, along with all supplemental plans and documents are collectively referred to as the "Applicant's Proposal."

**RESIDENTIAL DEVELOPMENT**

The Applicant, who is also the owner of the Property intends to develop a 30-lot residential subdivision within the City of Dawsonville with the access of SR 53. Such development will include single-family homes with varying designs similar to the sample home drawings attached as Exhibit "A," hereto.

The entire subdivision will be placed under covenants to provide for a mandatory homeowners' association to care for the common areas of the neighborhood to include a retaining pond and a greenspace picnic amenity area.

This development, which is situated between residential (to the South and West) and highway business (to the East to downtown Dawsonville) will make an appropriate transitional neighborhood between the two uses.

49 Atlanta Street  
Marletta, Georgia 30060

2951 Flowers Road South, Suite 220  
Atlanta, Georgia 30341

Gregory, Doyle, Calhoun & Rogers, LLC

The price point of the homes is expected to be mid-200K, and the homes are expected to be marketed to first-time home purchasers or those wanting to downsize and live near the amenities and opportunities of town.

The neighborhood further accomplishes the goals of the City of Dawsonville's Comprehensive plan to both provide "the quality and variety of affordable housing" and to create a neighborhood that fosters a family friendly, walkable environment that is characterized by a variety of historic and local destination" in the City of Dawsonville.

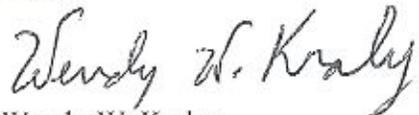
The owners of the property have been unable obtain funding to develop the property for commercial uses and have been told repeatedly that the city population is not high enough to support additional commercial in the area.

#### IMPACT ON THE LOCAL POPULATION DENSITY PATTERN AND PUBLIC INFRASTRUCTURE

- (A) Public Road System. Permanent access to the development will be from the ROW Access, which is appropriately sized to accommodate the Proposed Use.
- (B) Water and Wastewater Systems. The community's water and sewer needs will be served by public sewer.
- (C) Utilities. With regard to public utilities, water and electricity are available to the Subject Property. The impact on public utilities is anticipated to be minimal.
- (D) Environmental Impact. The project should also have a minimal impact on the environment. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the local authorities.

The Applicant will submit plans detailing the development for approval by the City of Dawsonville and any other appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other applicable ordinances, statutes and regulations.

Please contact us if you have any questions or concerns.

  
Wendy W. Kraby  
Attorney for Applicant and Owner,  
Sedge Wren Development, LLC

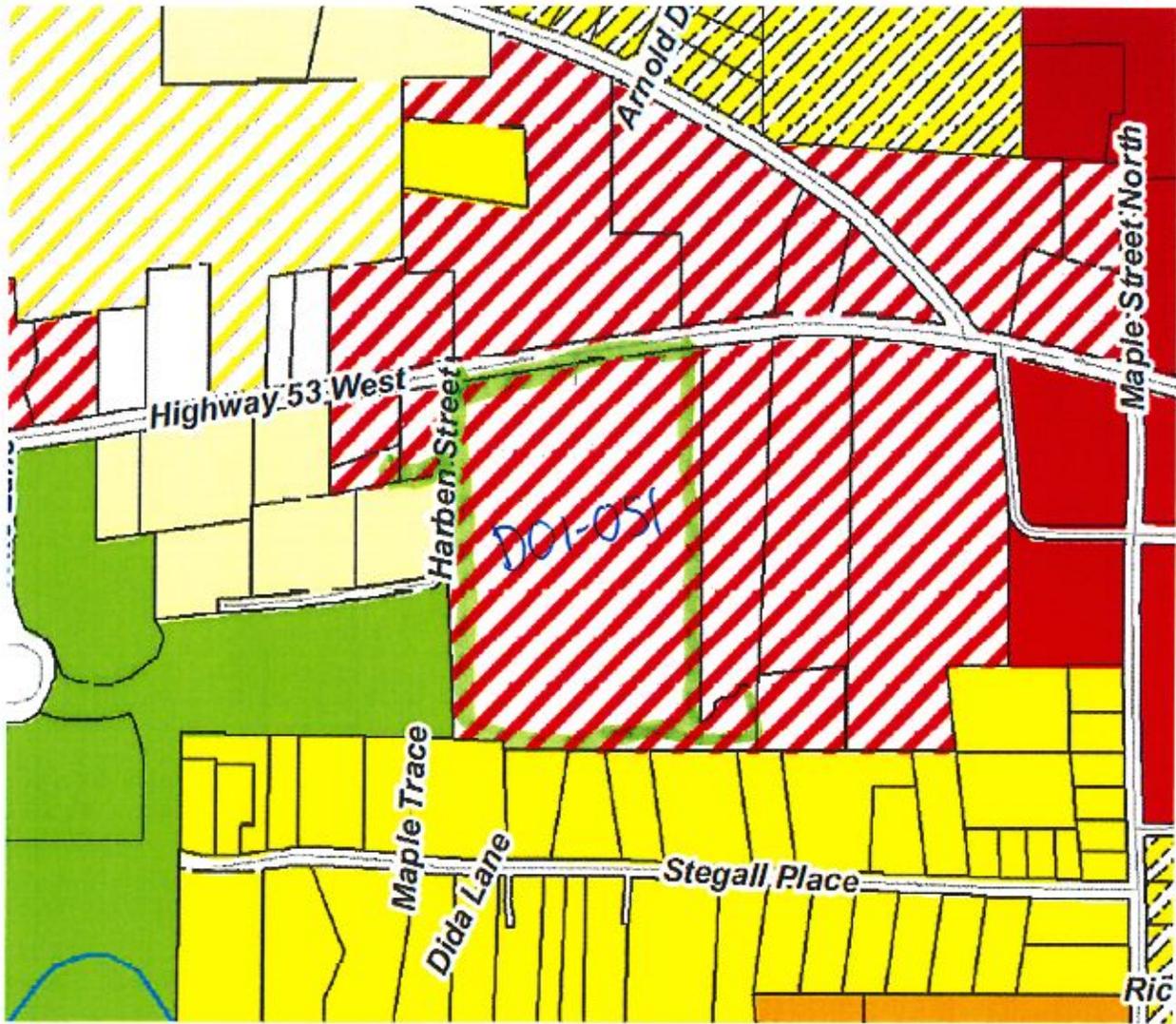
**COPY**

**EXHIBIT "A" to Letter of Intent**  
**Sample Home Fronts**





COPY



Current City Zoning: HB (HB, HIGHWAY BUSINESS DISTRICT)



**COPY**

**LEGAL**  
**11 Marie Dr, Dawsonville, GA 30534**

All that tract or parcel of land lying and being within Land Lot 438 & 439, 4<sup>th</sup>. District, 1st. Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

The true point of beginning, is the intersection of the eastern right-of-way of Harbin Street (being a 30 foot R/W) and the southern right-of-way of State Route 53 (being a 60 foot R/W) (also known as Elliott Family Parkway); proceed thence, along said southern right-of-way of State Highway 53 N 79°34'46"E for a distance of 141.08 feet to an iron pin set; proceed thence, along said southern right-of-way of State Highway 53 N 79°18'50"E for a distance of 156.87 feet to an iron pin set located on the now or formerly Matthew C. Richardson property; proceed thence, along said now or formerly Matthew C. Richardson common property line S 11°11'09"E for a distance of 206.77 feet to an iron pin set; proceed thence, along said now or formerly Matthew C. Richardson common property line S 05°57'11"E for a distance of 78.38 feet to an iron pin set; proceed thence, along said now or formerly Matthew C. Richardson common property line S 76°27'58"E for a distance of 396.36 feet to an iron pin set located on the now or formerly George Slaton property; proceed thence, along said now or formerly George Slaton common property line S 02°41'40"W for a distance of 268.44 feet to an iron pin set; proceed thence, along said now or formerly George Slaton common property line S 02°41'40"W for a distance of 3.02 feet to an iron pin set; proceed thence, along said now or formerly George Slaton common property line S 80°27'18"W for a distance of 51.13 feet to an iron pin set; proceed thence, along said now or formerly George Slaton common property line S 13°20'50"E for a distance of 19.71 feet to an iron pin set; proceed thence, along said now or formerly George Slaton common property line S 13°30'50"E for a distance of 167.82 feet to a 30 inch tree located on now or formerly Stegall Manor Subdivision Lot #5 and Land Lot Line 438 & 447; proceed thence, along said Land Lot Line 438 & 447 S 89°18'30"W for a distance of 58.78 feet to an iron pin found located on now or formerly Stegall Manor Subdivision Lot #6; proceed thence, along said Land Lot Line 438 & 447 S 88°35'08"W for a distance of 105.89 feet to an iron pin found located on now or formerly Stegall Manor Subdivision Lot #7; proceed thence, along said Land Lot Line 438 & 447 N 89°37'03"W for a distance of 93.80 feet to an iron pin found located on now or formerly Stegall Manor Subdivision Lot #8; proceed thence, along said Land Lot Line 438 & 447 S 89°08'35"W for a distance of 99.48 feet to an iron pin found located on now or formerly Stegall Manor Subdivision Lot #9; proceed thence, along said Land Lot Line 438 & 447 S 89°03'06"W for a distance of 231.47 feet to an iron pin found located on now or formerly Stegall Manor Subdivision Lot #10; proceed thence, along said Land Lot Line 438 & 447 S 89°25'37"W for a distance of 127.88 feet to an iron pin set located on now or formerly Eibel, L.L.P property; proceed thence, along said now or formerly Eibel, L.L.P common property line N 01°03'59"E for a distance of 305.82 feet to an iron pin set located on the eastern right-of-way of Harbin Street (being a 60 foot R/W); proceed thence, along said eastern right-of-way of Harbin Street (being a 30 foot R/W) N 00°30'54"E for a distance of 484.47 feet to an iron pin set and the Point Of Beginning.

Said tract or parcel of land contains 463,879 square feet or 10.649 acres as shown on a plat prepared by Trail & Son, Inc., dated May 19, 2017 and revised May 16, 2018.

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

**Applicant:** Sedge Wren Development, LLC  
**Subject Property:** 11 Marie Drive, D01051 and part of D01051001  
**Current Zoning:** Highway Business  
**Proposed Zoning:** R3  
**ROW Access:** SR 53W  
**Application: #**  
**Proposed Use:** Residential

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, sketch plat and variances) (collectively, the "Application") of the Applicant and the Owners of the Subject Property and to put the City of Dawsonville City Council on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the City of Dawsonville of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence presented by any party that fails to comply with notice and campaign disclosure requirements.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of modification of the Application.

Any provisions in the City of Dawsonville Land Use and Zoning Ordinance ("Code") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is presently suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to

49 Atlanta Street  
Marietta, Georgia 30060

2951 Flowers Road South, Suite 220  
Atlanta, Georgia 30341

**COPY**

the Constitution of the United States.

A refusal by the City of Dawsonville City Council to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

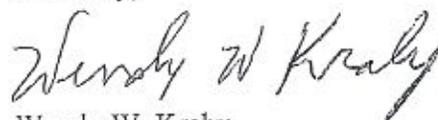
Furthermore, the City Council cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Code. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such conditions or restrictions.

Finally, the Applicant and Owner assert that the Code, and 2018 City of Dawsonville Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owners of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state and local laws and ordinances, and in equity.

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Applicant's Application and we ask that this Reservation be presented with the Applicant's other Application materials to the governing authority of the jurisdiction. The Applicant and Owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Wendy W. Kraby  
Attorney for Applicant  
Sedge Wren Development, LLC

	<p align="center"><b>City of Dawsonville</b>  P.O. Box 6  415 Highway 53 East, Suite 100  Dawsonville, GA 30534  Phone: (706) 265-3256</p>	<p align="center"><b>Zoning Amendment  Notice of R-A Adjacency</b></p>
---	--	--

**COPY**

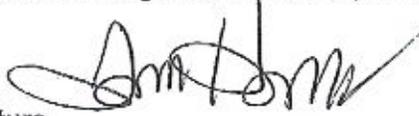
Notice of Residential-Agricultural District (R-A) Adjacency

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 in non 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.

Applicant Signature



Date

7-29-2020

Manager, Sedge Wren Development LLC

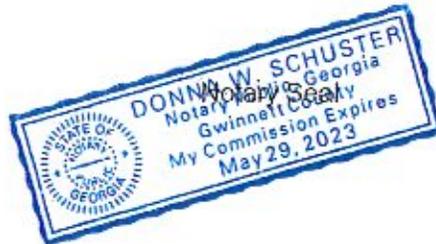
Application Number: \_\_\_\_\_

Sworn to and subscribed before me

this 29<sup>th</sup> day of July 2020.

Donna W. Schuster  
Notary Public, State of Georgia

My Commission Expires: 5-29-2023





**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534

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

<b>INVOICE #</b>
I2100158

INVOICE DATE: 08/19/20

DUE DATE: 09/18/20

**COPY**

ACCOUNT ID: P-000518 PIN: 746695 SEDGE WREN DEVELOPMENT LLC 11 MARIE DRIVE Dawsonville, GA 30534
---

PERMIT INFORMATION  
 PERMIT NO: C2100031  
 LOCATION: 11 MARIE DRIVE  
 OWNER: SEDGE WREN DEVELOPMENT LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2100031		
1.0000	P-0147	Zoning Request to R3 Permit No: C2100031	350.000000	350.00
16.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2100031	6.900000	110.40
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2100031	100.000000	100.00
10.5520/ACR	P-0161	ZONING REQUEST TO R-3 PER ACRE Permit No: C2100031	50.000000	527.60
		TOTAL DUE:		<u>\$ 1,088.00</u>
		Prn Payment: 08/20/20 CK 1041		-350.00
		Prn Payment: 08/31/20 VT		-738.00
		BALANCE:		<u>\$ 0.00</u>

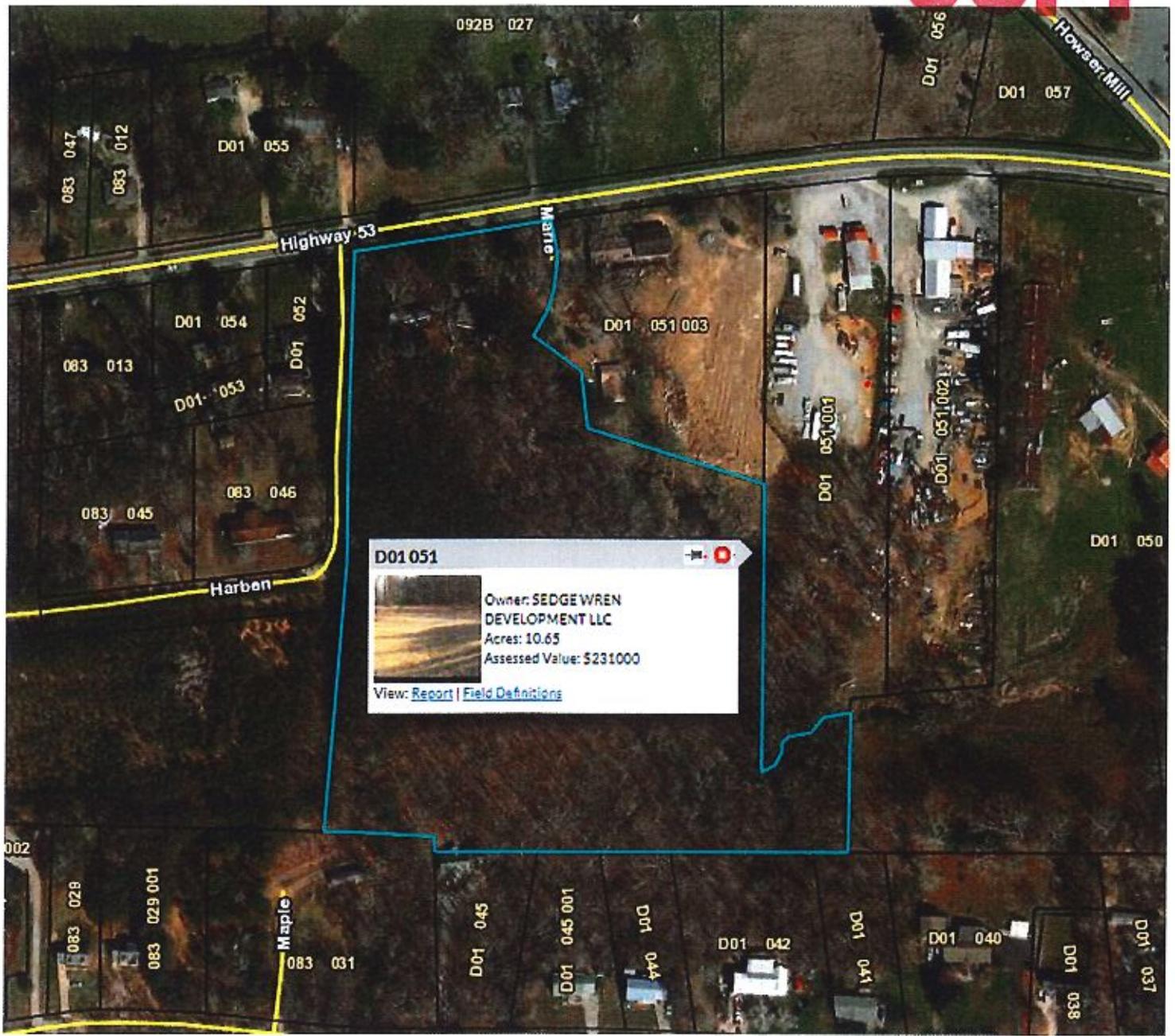
-----  
**PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT**

City of Dawsonville  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534

INVOICE #: I2100158  
 DESCRIPTION: Permit No: C2100031  
 ACCOUNT ID: P-000518 PIN: 746695  
 DUE DATE: 09/18/20  
 TOTAL DUE: \$ 0.00

SEDGE WREN DEVELOPMENT LLC  
 11 MARIE DRIVE  
 Dawsonville, GA 30534





092B 027

D01 056

D01 057

083 047  
083 012

D01 055

Highway 53

Maple

083 013

D01 054

D01 052

D01 051 003

D01 053

083 046

083 045

D01 051 001

D01 051 002

Harben

D01 050

**D01 051**



Owner: SEDGE WREN DEVELOPMENT LLC  
Acres: 10.65  
Assessed Value: \$231000

View: [Report](#) | [Field Definitions](#)

002

083 028

083 029 001

Maple

083 031

D01 045

D01 045 001

D01 044

D01 042

D01 041

D01 040

D01 038

D01 037



# PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 4

---

SUBJECT: Public Hearing ANX C2100043 and ZA C2100043

DATE(s): **09/14/2020**

---

## PURPOSE FOR REQUEST:

Hold a Public Hearing for

**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 74.865 acre tract known as a portion of TMP 090 004 001, 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 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.

---

## HISTORY/ FACTS / ISSUES

---

## OPTIONS:

To approve, deny, table or defer

---

REQUESTED BY: Stanislav Zaverukha - Permit Technician

**ANX C2100043**



**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 #** \_\_\_\_\_

**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 allenstreetproperties@gmail.com  
 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 allenstreetproperties@gmail.com  
 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, 375, 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



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

**Annexation Petition  
 into the  
 City of Dawsonville, GA**

**COPY**

**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:  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:
 

<input type="checkbox"/> American Indian	<input type="checkbox"/> Alaskan Native
<input type="checkbox"/> Asian	<input type="checkbox"/> Pacific Islander
<input type="checkbox"/> Black, not of Hispanic Origin	<input type="checkbox"/> Hispanic
<input type="checkbox"/> White, not of Hispanic Origin	<input type="checkbox"/> 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: \_\_\_\_\_

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

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)		<u>G.P.</u>	<u>B &amp; K TURNER FAMILY LLP</u>
	Property Owner Signature		Property Owner Printed Name
(2)	_____	_____	_____
	Property Owner Signature		Property Owner Printed Name
(1)		<u>Myles Montgomery</u>	<u>Michael K Turner</u>
	Applicant Signature	Applicant Printed Name	Applicant Printed Name
(2)		<u>Michael K Turner</u>	<u>Michael K Turner</u>
	Applicant Signature	Applicant Printed Name	Applicant Printed Name

Sworn to and subscribed before me  
this 14 day of August 2020.

Stanislav Zaverukha  
Notary Public, State of Georgia



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

My Commission Expires: March 21, 2023

Notary Seal

Annexation Application Received Date Stamp: Rec'd 8/21/2020 Completed Application with Signatures  
 Rec'd 8/21/2020 Current Boundary Survey  
 Rec'd 8/14/2020 Legal Description  
 Rec'd 8/14/2020 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 9/14/2020  
 Dates Advertised: 8/26/2020 sent on 8/21/2020  
 1<sup>st</sup> City Council Reading Date: 9/21/2020  
 2<sup>nd</sup> City Council Reading Date: 10/5/2020 Approved: YES NO  
 Date Certified Mail to: 8/21/2020 County Board of Commissioners & Chairman \_\_\_\_\_ County Manager \_\_\_\_\_ County Attorney

Letter Received from Dawson County Date: \_\_\_\_\_

**COPY**

**Perimeter Road  
+/-74.865 Acres**

All that tract or parcel of land lying and being in Land Lot 370,371,372,373,427 & 428 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 property line common to now or formally Perimeter Rd 1087 LLC and 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 and traveling again on the property line common to now or formally Perimeter Rd 1087 LLC North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point lying on the southerly right of way of Turner Drive (Apparent 30' right of way), said point marked by an Axle Found; THENCE on said right of way South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE continuing on said right of way North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point on the northerly right of way of Turner Drive, said point marked by an Axle Found; THENCE leaving said right of way and traveling on the property line common to now or formally Elton C. Jones, et al., 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 traveling on the property line common to Wanda W. Goodson, 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 along the property line common to now or formally The First Baptist Church of Dawsonville, Inc., North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point, said point being the centerline of a creek; THENCE traveling on said centerline 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

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519

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 2009.18 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on the property line common to now or formally The Dawson County Board of Education, South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.66 feet to a point, said point being 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 Easterly right of way the following six (6) 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

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519

**COPY**

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 1011.43 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 marked by a ½ inch Rod Found, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-74.865 Acres.

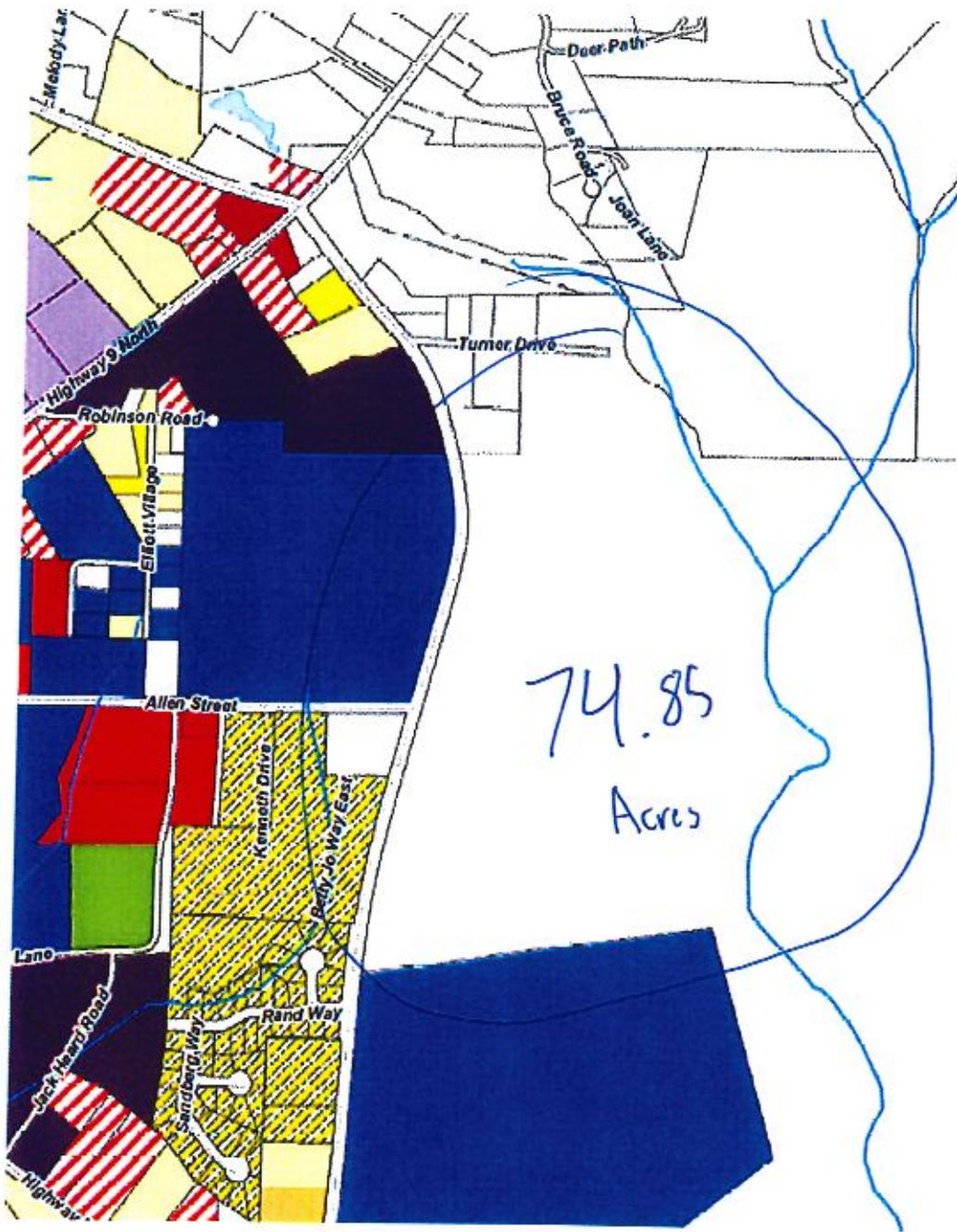
Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519

COPY



City of Dawsonville Zoning Map

COPY

Dawson  
County  
Zoning  
Map

74.85  
Acres

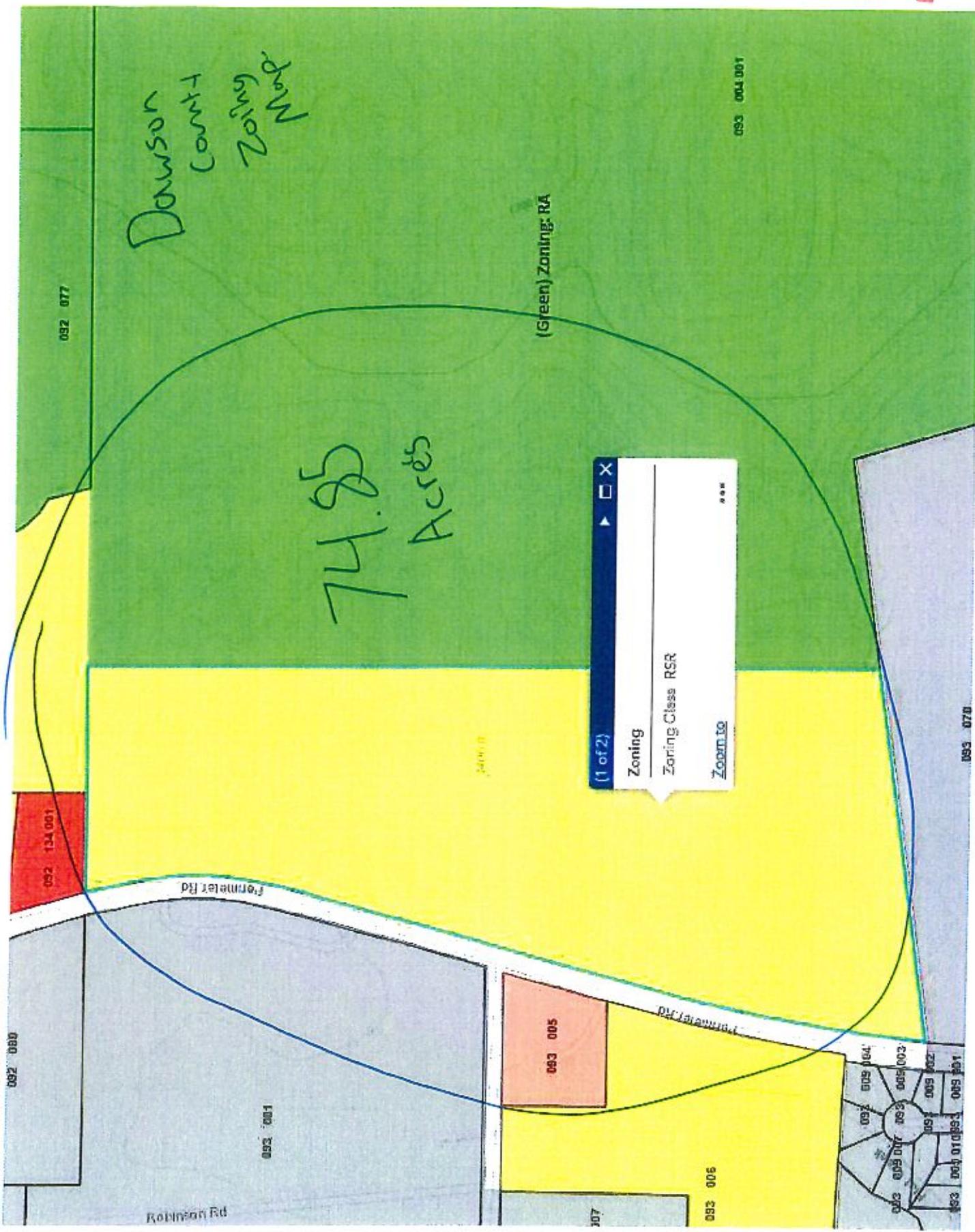
(Green) Zoning: RA

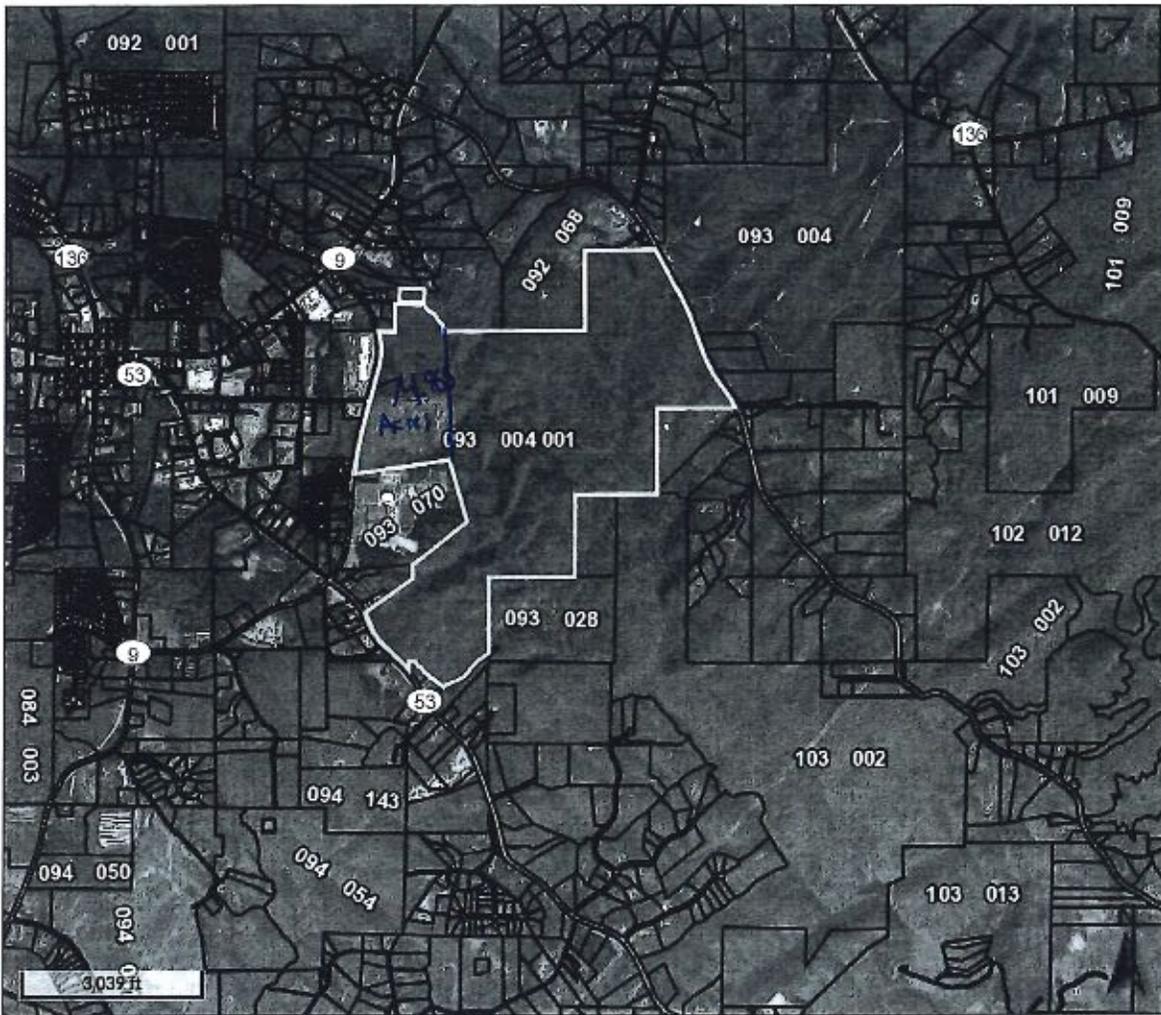
(1 of 2) [Close] [Maximize] [Refresh]

Zoning

Zoning Class RSR

Zoom to \*\*\*





Parcel ID: 093 004 001  
Alt ID: 15711  
Owner: B & K TURNER FAMILY LLP  
Acres: 492  
Assessed Value: \$2089400

Date created: 8/21/2020  
Last Data Uploaded: 8/21/2020 12:27:47 AM

Developed by  Schneider  
GEO SPATIAL

# qPublic.net Dawson County, GA

## Summary

Parcel Number: 003 004 001  
 PINE TR RD  
 Location Address: 11607 588 372 223 274 375 376 425 434 437 +  
 Legal Description: 11607 588 372 223 274 375 376 425 434 437 +  
 Class: V-S (Cemeter)  
 Notes: This is for tax purposes only. Not to be used for zoning.  
 Tax District: UNINCORPORATED (034) (010)  
 Millage Rate: 23.567  
 Neighborhood: 072  
 Homestead Exemption: No. 000 (122,500)  
 Lender/State/G: N/A  
 Status:

OWNER:  
 B & K TURNER FAMILY, L.P.  
 800 CRAWFORD DR  
 ROSWELL, GA 30075

## Rural Land

Type	Description	Calculation Method	Acres
RUR	Woodland	Rural	5.72
RUR	Woodland	Rural	34.35
RUR	Woodland	Rural	1.54
RUR	Woodland	Rural	44.57
RUR	Woodland	Rural	15.23
RUR	Woodland	Rural	155.36
RUR	Woodland	Rural	231.18

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 22	C-5B	0.58
CUV	Timberland 22	1-2	1.21
CUV	Timberland 93	0-19	1.54
CUV	Timberland 93	1-5a	1.54
CUV	Timberland 93	2-7	20.73
CUV	Timberland 93	1-5a, 1-9	161.19
CUV	Timberland 93	3-22	3.02
CUV	Timberland 93	2-12, 2-22	232.82
CUV	Timberland 93	1-12, 1-18	11.38
CUV	Timberland 93	9-18	9.18
CUV	Timberland 93	3-13	30.13
CUV	Timberland 93	1-12, 1-18	11.38
CUV	Timberland 93	2-21	2.21
CUV	Timberland 93	2-27	2.27
CUV	Timberland 93	1	1

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason
12/31/2012	1563 103		\$0	Gift
05/10/2015	942 119		\$0	Exempt (non-ALT)
03/27/2018	873		\$0	Quitclaim (non-ALT)

Grantor:  
 TURNER KENNETH  
 TURNER W R ESTATE

Grantee:  
 B & K TURNER FAMILY, L.P.  
 TURNER KENNETH  
 TURNER W R ESTATE

## Valuation

	2020	2019	2018	2017	2016
Previous Value	\$2,589,400	\$2,019,450	\$2,266,265	\$2,056,163	\$2,056,265
Land Value	\$2,000,400	\$2,019,450	\$2,266,265	\$2,056,163	\$2,056,265
Improvement Value	\$0	\$0	\$0	\$0	\$0
Accessory Value	\$0	\$0	\$0	\$0	\$0
Current Value	\$2,019,400	\$2,019,450	\$2,266,265	\$2,056,163	\$2,056,265
10 Year Land Owner's Progression Year Value	2012 / \$391,189	2012 / \$581,451	2012 / \$267,467	2012 / \$319,026	2012 / \$243,971

## Photos



No data available for the following information: Road/Right of Way/Improvement Information, Commercial/Industrial Information, Mobile Home, Accessory Information, Pool, Nesting/Perch, Beavers.

This document is for informational purposes only. It is not intended to be used as a legal document. The information contained herein is based on the best available information and is subject to change without notice. The information is provided as a service to the user and is not intended to be used as a legal document.

John P. Turner, Director  
 GIS/IT Services Manager

Last Updated: 8/21/2020, 12:29:47 AM

Version: 2.0.2.27

COPY



**COPY**

REQUEST FOR  
ANNEXATION AND REZONING ACTION  
FROM CITY OF DAWSONVILLE ZONING BOARD

FOR

**B & K TURNER FAMILY, LLP**  
**74.865-ACRE SUBDIVISION ON PERIMETER ROAD**

NATURE OF REQUEST

To annex and rezone a vacant 74.865-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 74.865-Acre tract into the City of Dawsonville for a proposed 124 Lot Residential Subdivision w/ an amenity area.

This property is a 74.865 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12<sup>th</sup> 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. The intent is to utilize 53.995 acres to develop the 124 lot subdivision and amenity area. This will yield a density of 2.30 units / acre. The remaining 20.87 acres are to be used as a borrow pit due to topography.

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 entrance located along Perimeter Road and a proposed entrance from Turner Drive.

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.

**ZA C2100043**



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

**Zoning Amendment  
 Checklist**

**COPY**

- All applicable blanks filled out on application
- Completed property owner authorization (notarized)
- Completed adjoining property owners form with names and addresses *Attached 1/5*
- Completed campaign disclosure form
- Detailed **Letter of Intent** requesting rezone with **Conceptual Plan**
- Documentation of CURRENT zoning of parcel in the City (provided by Cityhall) *county*
- Site plan information, as specified *R3*
- Recorded survey(s) by a Georgia registered surveyor, and recorded at the Court House (11x17 and 8.5x11)
- Legal description
- Completed DRI: Development of Regional Impact, if applicable (for greater than 125 new lots or units)
- Notice of R-A Adjacency form (notarized) (if applicable)
- Check or money order in the amount for the zoning requested, made payable to "City of Dawsonville"
- Public Notice certified return receipt letters to be mailed by Applicant (see Fee Schedule below \*\*\*) List a Phone Number to call when City Hall has them ready to be picked up and mailed out. PH# \_\_\_\_\_

**The applicant, or designated agent, must attend the public hearings for the request to be considered. Failure to appear may result in denial.**

Zoning Requested:	Application Fee Schedule:
RA / R-1	\$250.00
R-2	\$250.00
R-3	\$350.00
R-3R	\$350.00
R-6	\$350.00
RHMT	\$250.00
PUD	\$500.00 + \$50.00 per acre
TB	\$500.00
PCS	\$350.00
OI	\$500.00 + \$50.00 per acre
CBD	\$500.00
NB	\$500.00
LI	\$500.00 + \$50.00 per acre
HB	\$500.00 + \$50.00 per acre
CIR	\$500.00 + \$50.00 per acre
INST	\$500.00 + \$50.00 per acre
VARIANCE	\$300.00
APPEALS	\$225.00
***Public Notice Certified Mail	\$6.56 / per Adjacent Property Owner
Postponement Fee	Equal to Application Fee for requested zoning change
Condition/Stipulation Change	\$500.00



**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: 12-17 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: \_\_\_\_\_ Special Use permit for: \_\_\_\_\_

Proposed use of property if rezoned is: \_\_\_\_\_

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 <sup>1139</sup> /Cash

Date of Planning Commission Meeting: 9/14/2020 Dates Advertised: 8/26

Date of City Council Meeting: \_\_\_\_\_ Dates Advertised: 8/26

Postponed: YES NO Date: \_\_\_\_\_ Rescheduled for next Meeting: \_\_\_\_\_

Approved by Planning Commission: YES NO Approved by City Council: YES NO



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

**Zoning Amendment  
 Authorization**

Property Owner Authorization

**COPY**

I/We B+K Turner Family LLC hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) Perimeter Road  
093 004 001 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 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] GP Date \_\_\_\_\_  
 Mailing Address 1090 Oakhaven Drive  
 City Roswell State GA Zip 30075  
 Telephone Number 678-570-0469

Printed Name of Owner(s) B+K Turner Family LLC  
 Signature of Owner(s) [Signature] GP Date \_\_\_\_\_  
 Date \_\_\_\_\_

Sworn to and subscribed before me  
 this 14 day of August 2020.

[Signature]  
 Notary Public, State of Georgia

My Commission Expires: March 21, 2023



Notary Seal

(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 identify as applicant or owner and have the additional sheet notarized also.)



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



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

**Zoning Amendment  
 Campaign Disclosure**

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

**COPY**

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.**



**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.

093 009 003  
JACKSON LEE P & KIMBERLY  
38 FROST LN  
DAWSONVILLE, GA 30534

093 009 004  
NICHOLS JOSH N  
44 FROST LN  
DAWSONVILLE, GA 30534

093-006  
ALLEN STREET PROPERTIES LLC  
1090 OAKHAVEN DRIVE  
ROSWELL, GA 30075

093 005  
DAWSON COUNTY SCHOOL DISTRICT  
P O BOX X208  
DAWSONVILLE, GA 30534

093 001  
GEORGIA SCHOOL BOARDS ASSOCIATION INC BOARD OF ED, ROBINSON & HEAD START  
5170 SUGARLOAF PKWY  
LAWRENCEVILLE, GA 30043

092 134 001  
PERIMETER RD 1087 LLC  
431 BEAR DEN RD  
DAHLONEGA, GA 30533

092 079  
EMMETT MARILYN  
80 TURNER DRIVE  
DAWSONVILLE, GA 30534

005 018  
JONES ELTON C & SARAH J  
3100 HWY 9 SOUTH  
DAWSONVILLE, GA 30534

005 031  
GOODSON WANDA W  
PO BOX 204  
DAWSONVILLE, GA 30534

005 032  
FIRST BAPTIST CHURCH OF DAWSONVILLE INC  
P O BOX 1358  
DAWSONVILLE, GA 30534

092 114  
GILLELAND SANDRA  
135 JOAN LANE  
DAWSONVILLE, GA 30534

092 077  
GILLELAND RONALD  
15 JOAN LANE  
DAWSONVILLE, GA 30534

092 068  
THOMAS DOROTHY M & ROBERT  
112 WILDER ROAD  
DAWSONVILLE, GA 30534

092 069  
SFAY RUTH D AYERS  
83 WILDER RD  
DAWSONVILLE, GA 30534

092 070  
GARRETT CAROL D  
3363 N ANNEWAKEE RD  
DOUGLASVILLE, GA 30135

093 004  
TURNER PROPERTY HOLDINGS LLLP  
2001 SIGNAL RIDGE CHASE  
KENNESAW, GA 30152

093 004 005  
CALDWELL JODY & EMILY CALDWELL  
24 SPRING RIDGE CT  
DAWSONVILLE, GA 30534

093 004 004  
BENEFIELD BRANDON & KIMBERLY  
8339 EAST CHEROKEE DR  
CANTON, GA 30115

093 004 002  
DINSMORE JOSH RYAN & HEATHER WEAVER  
50 CONDUCTOR DRIVE  
DAWSONVILLE, GA 30534

093 004 003  
GRAVITT MICHAEL & ALAYNA GRAVITT  
2885 BROOKFIELD CIRCLE  
CUMMING, GA 30040

093 003  
MUENCHEN PATRICK M & SUSAN M MUENCHEN  
1512 FRANK BRUCE ROAD  
DAWSONVILLE, GA 30534

103 002  
NOBLIN EDNA A C/O JONATHAN SEIDEL, EXECUTOR  
P O BOX 889185  
ATLANTA, GA 30356

093 064  
NOBLIN NANCY FORSYTH C/O JONATHAN SEIDEL  
P O BOX 889185  
ATLANTA, GA 30356

093 028  
WILSON J K ETAL C/O DAVID PORTER  
376 AIR ACRES WAY  
WOODSTOCK, GA 30188

094 018  
BARRON JERRY & SHANNON JERRY BARRON  
1436 HWY 53 E  
DAWSONVILLE, GA 30534

094 017  
NEW LIFE CHURCH OF GOD  
PARSONAGE  
DAWSONVILLE, GA 30534

094 016  
ANDERSON ANNIE M ESTATE & W R TUCKER ESTATE  
PO BOX 1957  
DAHLONEGA, GA 30533

094 014  
YANG SU JU  
2180 TILLINGHAM CT  
DUNWOODY, GA 30338

093 072 001  
BARNETT JUSTIN A  
4875 FIELDSTONE VIEW CIRCLE  
CUMMING, GA 30028

093 072  
ETOWAH WATER & SEWER  
AUTHORITY  
1162 HWY 53 EAST  
DAWSONVILLE, GA 30534

093 038  
TURNER KENNETH K ESTATE  
1090 OAKHAVEN DRIVE  
ROSWELL, GA 30075

093 034 001  
TURNER KK ESTATE  
1090 OAKHAVEN DRIVE  
ROSWELL, GA 30075

093 062  
LEDBETTER WILLIAM R & SALLIE G  
27 VIRGLE LEMLEY LANE  
DAWSONVILLE, GA 30534

**COPY**

093 030  
LEDBETTER WILLIAM R & SALLIE G  
51 VIRGLE LEMLEY LANE  
DAWSONVILLE, GA 30534

093 032  
INGRAM CLINTON GRADY & ANGELA J MERRITT & ANCELA ISHMANE ALLISON  
81 FERN VALLEY RD  
DAWSONVILLE, GA 30534

093 070  
DAWSON CO BOARD OF EDUCATION DAWSON COUNTY HIGH SCHOOL  
1665 PERIMETER RD  
DAWSONVILLE, GA 30534

*Annex*

Dawson County Attorney  
Jarrard & Davis, LLP  
75 Justice Way, Suite 2204  
Dawsonville, Georgia 30534

David Headley, County Manager  
Dawson County  
75 Justice Way, Suite 2236  
Dawsonville, Georgia 30534

Billy Thurmond, Chairman  
Dawson County Board of Commissioners  
75 Justice Way, Suite 2313  
Dawsonville, Georgia 30534

Jameson Kinley, Planning and Development Director  
Dawson County  
75 Justice Way  
Dawsonville, Georgia 30534

REQUEST FOR  
ANNEXATION AND REZONING ACTION  
FROM CITY OF DAWSONVILLE ZONING BOARD

**COPY**

FOR

**B & K TURNER FAMILY, LLP  
74.865-ACRE SUBDIVISION ON PERIMETER ROAD**

NATURE OF REQUEST

To annex and rezone a vacant 74.865-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 74.865-Acre tract into the City of Dawsonville for a proposed 124 Lot Residential Subdivision w/ an amenity area.

This property is a 74.865 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12<sup>th</sup> 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. The intent is to utilize 53.995 acres to develop the 124 lot subdivision and amenity area. This will yield a density of 2.30 units / acre. The remaining 20.87 acres are to be used as a borrow pit due to topography.

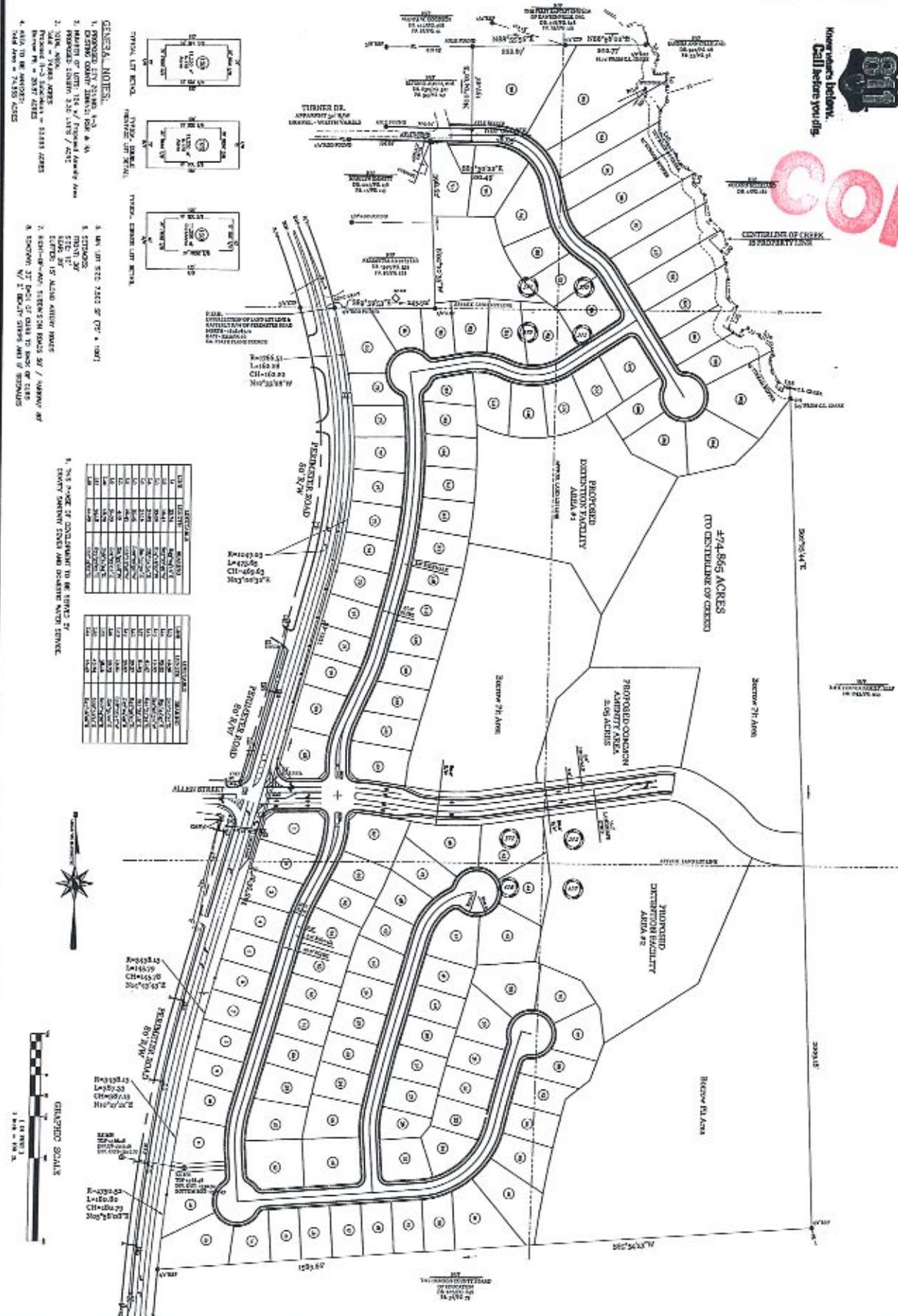
Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract 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 entrance located along Perimeter Road and a proposed entrance from Turner Drive.

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.



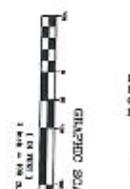
COPY



- GENERAL NOTES:**
1. PROPOSED LOTS SHOWN ARE 1/2 ACRES.
  2. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  3. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  4. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  5. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  6. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  7. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  8. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  9. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  10. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  11. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  12. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  13. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  14. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  15. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  16. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  17. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  18. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  19. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).
  20. DISTRICT COUNCIL ZONING: R20 A (1/2 ACRES).

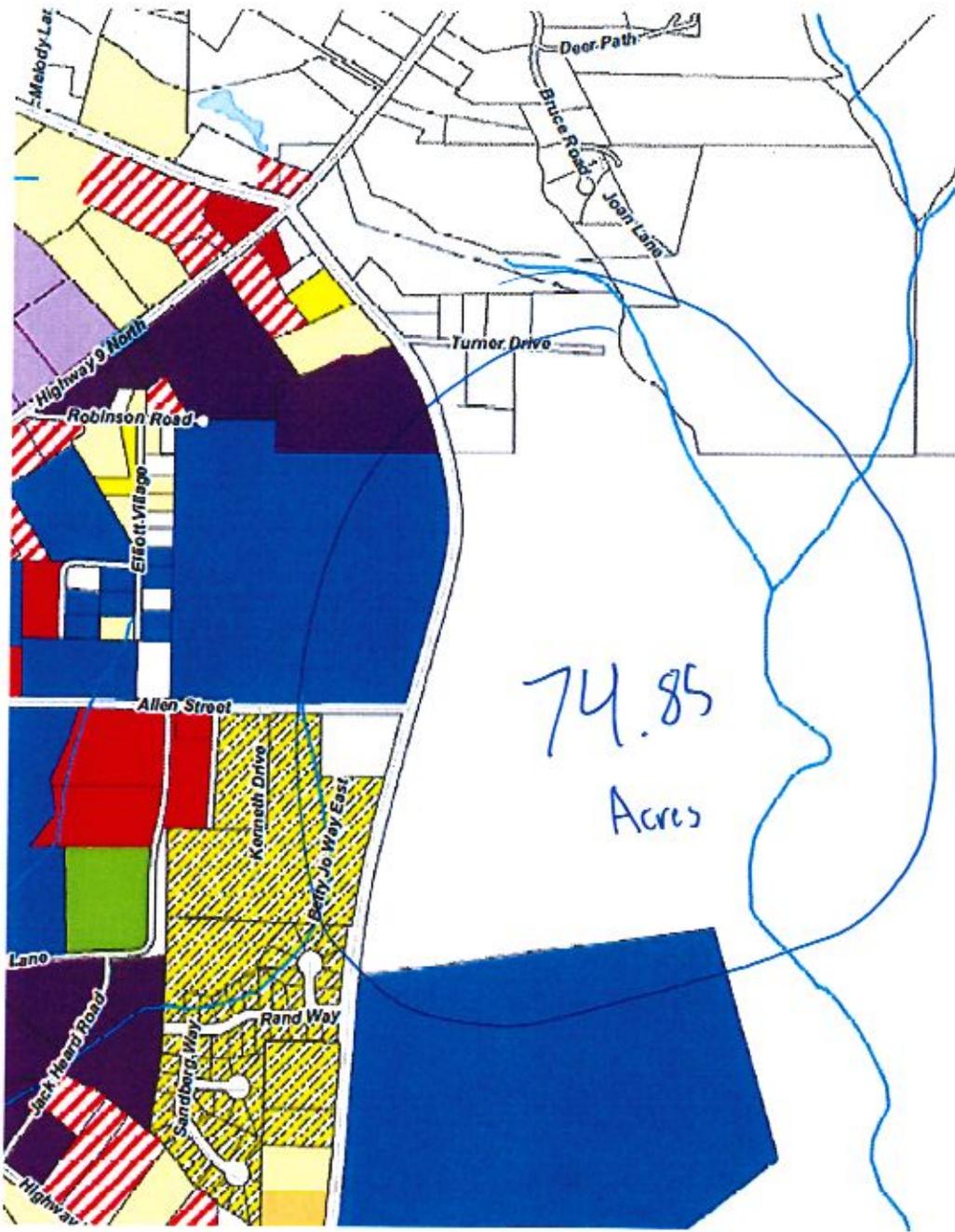
LOT	AREA	PERCENTAGE							
1	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
2	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
3	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
4	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
5	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
6	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
7	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
8	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
9	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
10	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
11	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
12	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
13	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
14	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
15	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
16	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
17	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
18	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
19	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
20	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%

LOT	AREA	PERCENTAGE							
21	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
22	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
23	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
24	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
25	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
26	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
27	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
28	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
29	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
30	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
31	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
32	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
33	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
34	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
35	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
36	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
37	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
38	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
39	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%
40	0.125	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%	0.17%



<p>DATE: 11/11/2011          TIME: 9:17:28          DRAWING NO.: 23-015</p>	<p><b>ANNEXATION &amp; ZONING PLAN</b>          FOR  <b>ALLEN STREET PROPERTIES, LLC</b>  <b>PERIMETER RD. 74.865 AC TRACT</b>          L. L. 370, 371, 372, 373, 427, 428 + 12111 DIST.          DAWSON COUNTY, GEORGIA</p>	<p><b>Civilscapes, Inc.</b>          CIVIL DESIGN &amp; LANDSCAPE ARCHITECTURE          7185 SHAWT CROVE ROAD CUMMING, GEORGIA 30041          OFFICE: 570-513-8899</p>	<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISION									
NO.	DATE	REVISION													

COPY



City of Dawsonville Zoning Map

COPY

Dawson  
County  
Zoning  
Map

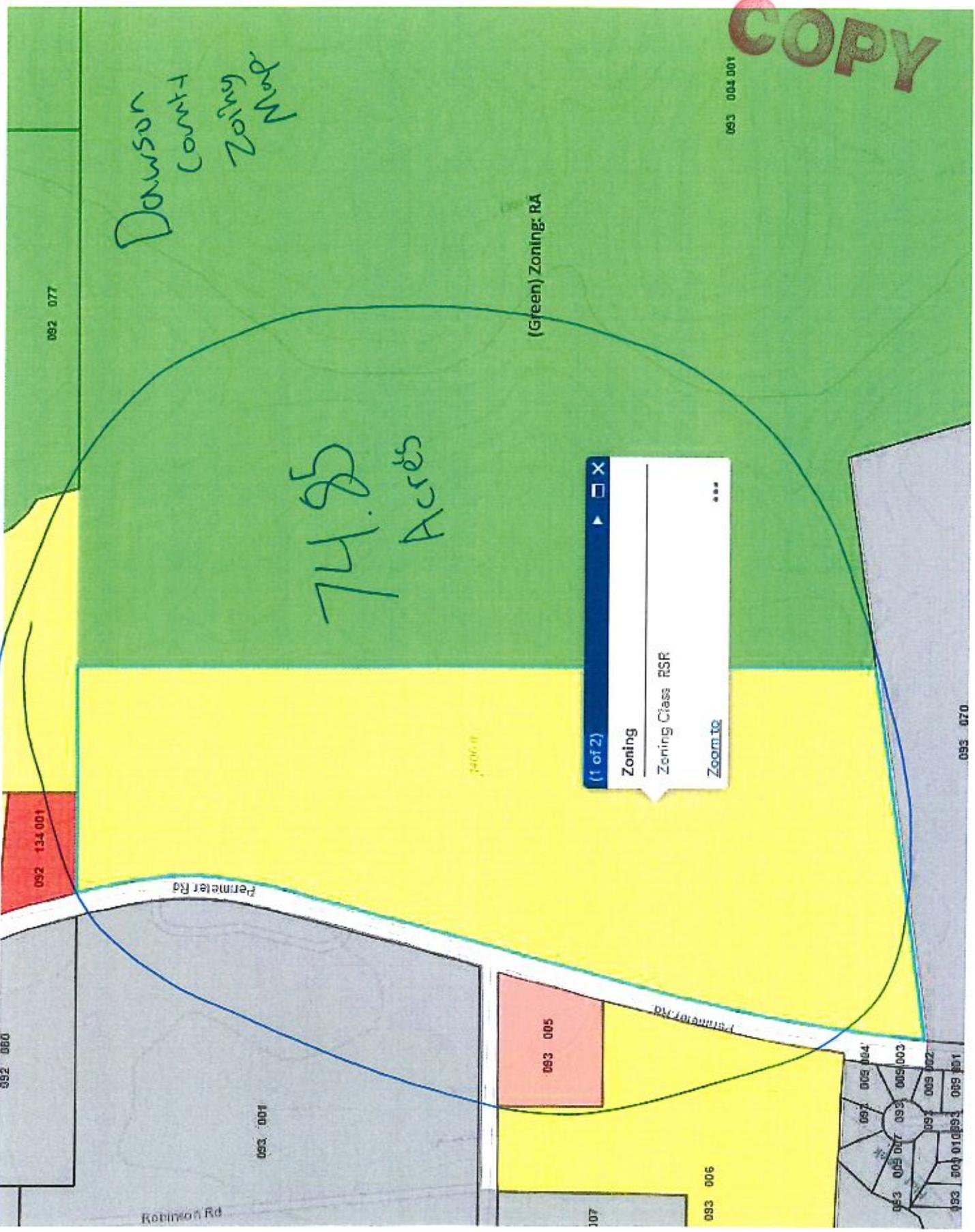
093 004 001

(Green) Zoning: RA

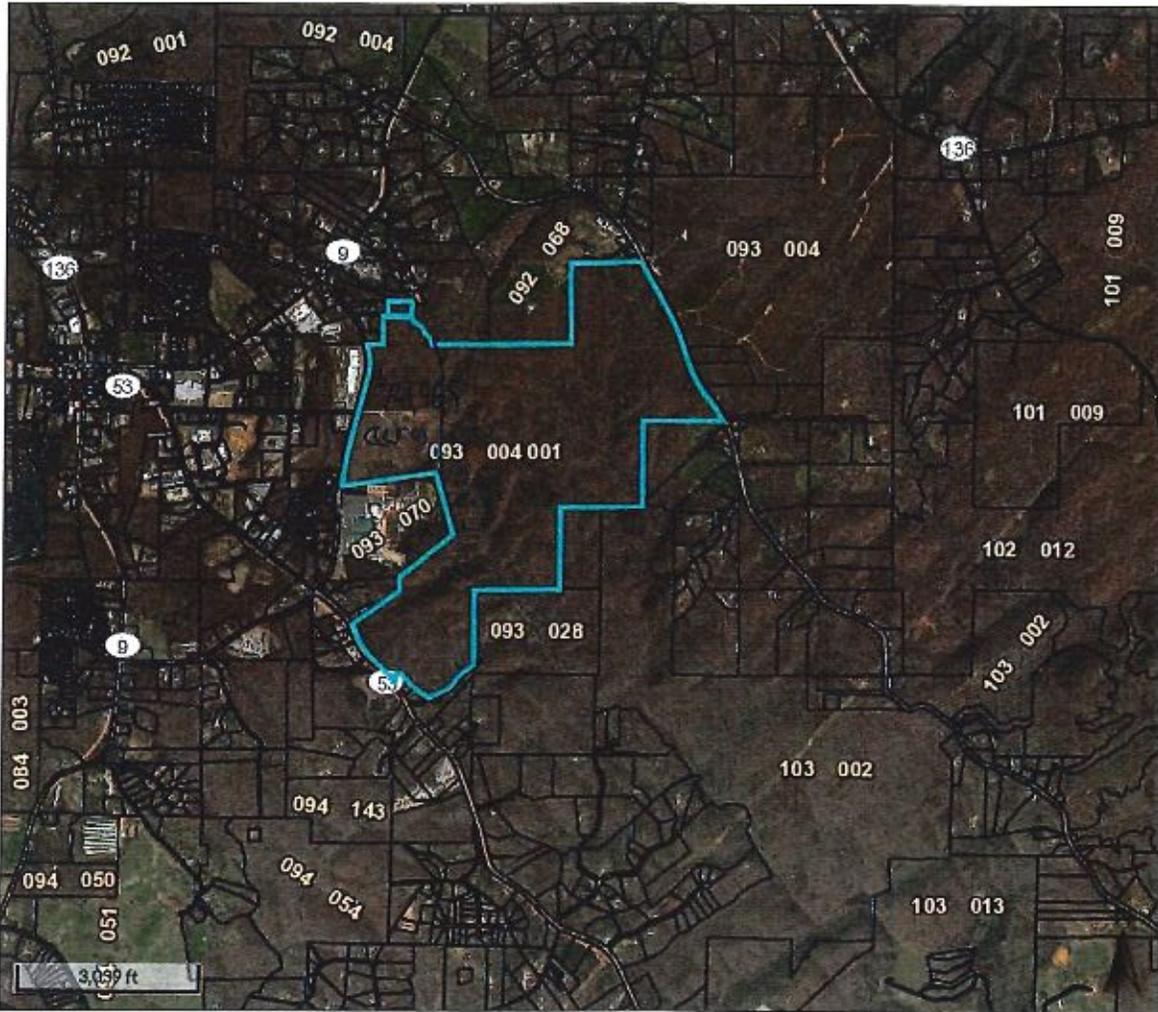
74.85  
Acres

(1 of 2) [Close] [Maximize] [Refresh]

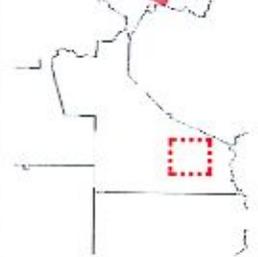
- Zoning
- Zoning Class RSR
- Zoom to



**COPY**



Overview



Legend

 Parcels

Parcel ID: 093 004 001  
Alt ID: 15711  
Owner: B & K TURNER FAMILY LLP  
Acres: 492  
Assessed Value: \$2089400

Date created: 8/20/2020  
Last Data Uploaded: 8/19/2020 11:54:11 PM

Developed by  **Schneider**  
GEOSPATIAL



ARTICLE VIII - R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 1301. - Purpose and intent.

The R-3, single-family medium density (up to three units per acre) in areas served by public water and sanitary sewer.

(Ord. of 12-3-2018)

Sec. 1302. - Permitted uses.

The following uses are permitted in the R-3, single-family district:

1. Any use permitted in the R-2, single-family residential district, as specified in section 1202, of these regulations and subject to the same restrictions, except as indicated in article XX provided both water and sewer are available (otherwise the lot size would be governed by the requirements of the State of Georgia Health Department Rules/Regulations).
2. Personal care homes, homes for the elderly, boarding homes, lodging houses and dormitories serving ten residents or less, provided that no such buildings shall be located closer than 100 feet to a R-1 district boundary, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
3. Day care centers, kindergartens and nursery schools serving 12 or less persons, provided that no such principal building shall be located closer than 100 feet to a R-1 district boundary, that all applicable regulations of the Georgia Department of Human Resources regarding fencing and play area are met, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
4. Short-term home rentals.

(Ord. of 12-3-2018)

Sec. 1303. - Conditional uses.

The following uses are conditional uses in the R-3, single family residential district:

1. Personal care homes, homes for the elderly, boarding homes, lodging houses and dormitories serving more than ten residents, provided that no such buildings shall be located closer than 100 feet to a R-1 district boundary, and provided a copy of the

1. Commercial uses.
2. Industrial uses.
3. Manufactured (mobile) homes and houses moved from other locations (except industrialized single-family modular homes).
4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
5. Any use not permitted in accord with the terms hereof.

(Ord. of 12-3-2018)

approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.

2. Day care centers, kindergartens and nursery schools serving more than 12 persons, provided that no such principal buildings shall be located closer than 100 feet to a R-1 district boundary, that all applicable regulations of the Georgia Department of Human Resources regarding fencing and play area are met, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.
3. Convalescent homes, nursing homes, group homes, rehabilitation centers, sanitariums and similar institutionalized residential facilities involving professional care and treatment, provided such use is located on property fronting an arterial or collector street, that no such dwelling is located closer than 100 feet to a R-1 district boundary, and provided a copy of the approved state license or permit is filed with the planning director or designee prior to the issuance of a certificate of occupancy.

(Ord. of 12-3-2018)

Sec. 1304. - Density calculation.

No more than 20 percent of floodplain or other unusable land from a development prospective may be used to calculate allowed density.

(Ord. of 12-3-2018)

SINGLE-FAMILY RESIDENTIAL DISTRICT: R-3

R-3 Single-Family Residential District	Max. # of Units	Min. Lot Size	Front Setback	Side Setback	Rear Setback	Min. Sq. Ft.	Max. Building Height
Single-Family	3	75' x 100'	30'	10'	20'	1,300'	35'

(Ord. of 12-3-2018)

Sec. 1305. - Prohibited uses.



**COPY**

**Perimeter Road  
+/-74.865 Acres**

All that tract or parcel of land lying and being in Land Lot 370,371,372,373,427 & 428 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 property line common to now or formally Perimeter Rd 1087 LLC and 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 and traveling again on the property line common to now or formally Perimeter Rd 1087 LLC North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point lying on the southerly right of way of Turner Drive (Apparent 30' right of way), said point marked by an Axle Found; THENCE on said right of way South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE continuing on said right of way North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point on the northerly right of way of Turner Drive, said point marked by an Axle Found; THENCE leaving said right of way and traveling on the property line common to now or formally Elton C. Jones, et al., 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 traveling on the property line common to Wanda W. Goodson, North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¼ inch crimp top pipe found; THENCE along the property line common to now or formally The First Baptist Church of Dawsonville, Inc., North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point, said point being the centerline of a creek; THENCE traveling on said centerline 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  
Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519

**COPY**

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 2009.18 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on the property line common to now or formally The Dawson County Board of Education, South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.66 feet to a point, said point being 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 Easterly right of way the following six (6) 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

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519

**COPY**

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 1011.43 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 marked by a ½ inch Rod Found, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-74.865 Acres.

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519



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

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

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

**COPY**

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 in non 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.

**Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

Application Number: \_\_\_\_\_

NA

Sworn to and subscribed before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public, State of Georgia

My Commission Expires: \_\_\_\_\_

Notary Seal



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534

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

<b>INVOICE #</b>
I2100175

INVOICE DATE: 08/20/20  
 DUE DATE: 09/19/20

COPY

ACCOUNT ID: P-000519 PIN: 397098  B & K TURNER FAMILY LLP 1090 OAKHAVEN DR ROSWELL, GA 30075
--

PERMIT INFORMATION  
 PERMIT NO: C2100043  
 LOCATION: PERIMETER RD  
 OWNER: B & K TURNER FAMILY LLP

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2100043		
1.0000	P-0147	Zoning Request to R3 Permit No: C2100043	350.000000	350.00
1.0000	P-0154	ANNEXATION Permit No: C2100043	250.000000	250.00
36.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2100043	6.900000	248.40
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2100043	100.000000	100.00
74.8650/ACR	P-0161	ZONING REQUEST TO R-3 PER ACRE Permit No: C2100043	50.000000	3,743.25
		TOTAL DUE:		\$ 4,691.65
		Prn Payment: 08/20/20 CK 1131		-4,393.25
		Prn Payment: 09/09/20 CK 1139		-298.40
		BALANCE:		\$ 0.00

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

City of Dawsonville  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534

INVOICE #: I2100175  
 DESCRIPTION: Permit No: C2100043  
 ACCOUNT ID: P-000519 PIN: 397098  
 DUE DATE: 09/19/20  
 TOTAL DUE: \$ 0.00

B & K TURNER FAMILY LLP  
 1090 OAKHAVEN DR  
 ROSWELL, GA 30075

