

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, November 9, 2020
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes: Planning Commission Regular Meeting held October 12, 2020

OLD BUSINESS:

7. **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. **Postponed from September 14th, 2020 until November 9th, 2020**

NEW BUSINESS: NONE

PLANNING DIRECTOR REPORT: NONE

PLANNING COMMISSION REPORTS:

ADJOURNMENT

The next scheduled Planning Commission meeting is December 14, 2020

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 # 6

SUBJECT: Approval of the Minutes

DATE(s): **11/09/2020**

PURPOSE FOR REQUEST:

HISTORY/ FACTS / ISSUES

Minutes: Planning Commission Regular Meeting held October 12, 2020

OPTIONS:

To approve or amend

REQUESTED BY: Stanislav Zaverukha - Permit Technician

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 12, 2020
5:30 P.M.

1. **Call to Order:** Acting Chair Sue Theisen, called the meeting to order at 5:30 p.m.
2. **Roll Call:** Present were Commission Members Sue Theisen, Randy Davis, Matt Fallstrom and Clint Harper. Staff present: Planning Director David Picklesimer, Permit Technician Stanislav Zaverukha, City Manager Bob Bolz and City Attorneys Paul Mitchell. Council Member Stephen Tolson.

Absent: Commission Member Anna Tobolski
3. **Invocation and Pledge:** were led by Planning Director David Picklesimer
4. **Announcements:** none
5. **Approval of the Agenda:** Randy Davis motioned to approve today's agenda; second by Clint Harper; all were in favor and the agenda was approved.
6. **Approval of the Minutes:** Matt Fallstrom motioned to approve the September 14, 2020 Planning Commission minutes. Randy Davis seconded the motion. The minutes were approved unanimously.

OLD BUSINESS:

7. Appoint the Chair for the commission

Randy motioned to appoint Sue Theisen to be the chair, Matt Fallstrom seconded the motion. All were in favor and the motion was approved unanimously.

8. **ZA C21-00031:** Sedge Wren Development, LLC has requested a zoning amendment for TMP D01-051* Located at 11 Marie Drive and consisting of 10.552** from HB (Highway Business) to R3 (Residential). Public Hearing Dates: Planning Commission – September 14, 2020 and City Council September 21, 2020 and City Council October 5, 2020. *part of D01-051-001, **10.649 acres.
Postponed by Planning Commission until October 12, 2020. – Applicant has submitted request to withdraw application. The application has been approved with prejudice.

Paul Mitchell mentioned that a motion was not necessary since the applicant withdrew within 5 days of the planning commission meeting, they will have to wait 6 months before resubmitting an application.

NEW BUSINESS: NONE

PLANNING DIRECTOR REPORT:

9. Administrative Variance: **AVAR-C2100054**: Lorhetta Beyer Healy was granted an administrative variance of 2.50 feet to the front building setback line for TMP 083 026 046 located at 324 Flowing Trail.

PLANNING COMMISSION REPORTS: NONE

ADJOURNMENT

At 5:37 p.m. a motion to adjourn the meeting was made by Randy Davis; second by Matt Fallstrom. Vote carried unanimously in favor.

The next scheduled Planning Commission meeting is November 9, 2020

By: CITY OF DAWSONVILLE

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 12, 2020
5:30 P.M.

Sue Theisen, Commission Chair

Anna Tobolski, Planning Commissioner

Matt Fallstrom, Planning Commissioner

Randy Davis, Planning Commissioner

Clint Harper, Planning Commissioner

Attested: _____
Stanislav Zaverukha, Permit Technician



PLANNING COMMISSION EXECUTIVE SUMMARY FOR AGENDA ITEM # 7

SUBJECT: Public Hearing ANX C2100043 and ZA C2100043

DATE(s): **11/09/2020**

PURPOSE FOR REQUEST:

Hold a Public Hearing for

1. **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. **Postponed from September 14th, 2020 until November 9th, 2020**

HISTORY/ FACTS / ISSUES

OPTIONS:

To approve, deny, table or defer

REQUESTED BY: Stanislav Zaverukha - Permit Technician

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

9/11/2020

To: City of Dawsonville Planning Commission, Mayor and Council Members

Reference: ANX C2100043 and ZA C2100043 Planning Department Summary

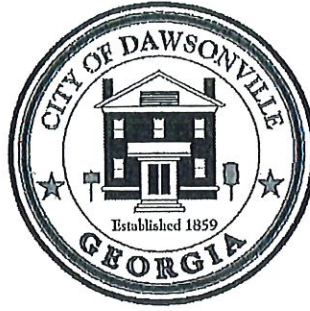
The planning department has provided the following pertinent information to help you decide on this request:

1. The applicant previously submitted an annexation and rezoning request C8-00209 from County RSR and RA to City R3 zoning district and withdrew on 9/27/18.
2. Water and sewer infrastructure are located on Perimeter Rd.
3. Subject property adjoins county zoned residential on the east and north side. The parcel also adjoins City zoned institutional district on the south and west side. Property on the west side of Perimeter Rd is zoned City R3 district.
4. Rules of the DCA chapter 110-12-3-05.3 multi phased developments. If the multi phased nature of the project cannot be established in advanced, whenever a phase is submitted for approval that, when combined with all previously approved phases of the project built during the past five years, cumulatively equals or exceeds the applicable DRI threshold, the proposed new phase, plus any incomplete portions of the project must be submitted as a DRI.
5. Annexation will create an unincorporated island at the corner Allen Street and Perimeter Rd Dawson County school maintenance shop.
6. Pedestrian access to Robinson school poses a potential safety concern across Perimeter Rd unless an engineered solar powered high intensity activated crosswalk is installed.


David R Picklesimer

Planning Director

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

September 11, 2020

Dear Michael Turner:

Thank you for your request to annex a portion of your property along Perimeter Road into the City of Dawsonville. We appreciate folks that want to become city residents. Your family has always been very community minded and that service and commitment is appreciated.

As you know your annexation request is on the Planning Commission Agenda for Monday, September 14, 2020. As staff was researching this request, we found that annexing your property would create an island. We cannot legally create an island by annexation. The island created is the Board of Education Maintenance Facility located at the corner of Perimeter Road and Allen Street. This property was previously owned by Windstream/Alltel, and we can find no record of it ever having been annexed. We have reached out to the school system to see if they would be interested in annexing this piece of property along with some others they have acquired in recent years. At one time, they were interested in doing so.

Due to the prohibition of creating an island, the Planning Commission would have no other alternative than to deny your request. If the Planning Commission denies the request, the applicant must wait six months to reapply. An alternative might be for you to request a postponement. If you choose to do this, all we need is a written request to the Planning Director providing the reason for the requested postponement. At Monday's meeting, the Planning Commission would need to place the annexation request on a specific within two months or less of the date of the existing meeting date. If you choose a postponement, you could email your request to Planning Director David Picklesimer at david.picklesimer@dawsonville-ga.gov.

Thank you for your interest in annexation. Should you have any questions, please don't hesitate to contact me.

Sincerely,


David Picklesimer
Planning & Zoning Director

David Picklesimer

From: Michael Turner <allenstreetproperties@gmail.com>
Sent: Friday, September 11, 2020 5:16 PM
To: David Picklesimer
Cc: Myles Montgomery; Bob Bolz; Permit Tech; Beverly Banister; dmiles@mhtlegal.com; Mike Eason; Caleb Phillips; John Walden; Mark French; Stephen Tolson; Doug Flint
Subject: Re: FW: ANX C2100043/ ZA C2100043

David, thank you for your email and attached letter regarding our upcoming annexation and zoning hearing before the Dawsonville Planning Commission. In light of the issues you raised and in order to give your staff time to act on the issues raised; we would request that you table our matter until the 11-9-20 planning meeting.

If you have any questions or need further documentation I can be reached by phone or email.

Michael Turner
Manager
Allen Street Properties, LLC
678-570-0469

On Fri, Sep 11, 2020 at 2:33 PM David Picklesimer <david.picklesimer@dawsonville-ga.gov> wrote:
Michael, please see the attached letter and call me with all questions.

Disclaimer

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PATRICK DOYLE DODSON*
MELISSA A. KLATZKOW†
KAREN P. PACHUTA†

September 11, 2020

**VIA OVERNIGHT DELIVERY &
EMAIL (dmiles@mhtlegal.com)**

Mr. Dana Miles
City Attorney
City of Dawsonville
202 Tribble Gap Road, Suite 200
Cumming, GA 30040

Re: City of Dawsonville Annexation & Rezoning of portion of Tax Parcel 093 004 001
Applicant: Allen Street Properties, LLC
Application No.: C2100043
Location: Perimeter Road
Owner: B&K Turner Family, LLLP

Dear Mr. Miles:

The City of Dawsonville has advised Dawson County of its intent to annex 74.865 acres of Tax Parcel 093 004 001 which is located on Perimeter Road in Dawson County. The property to be annexed was recently subdivided from Tax Parcel 093 004 001 with a minor subdivision plat being recorded in Dawson County on August 21, 2020. The full application is attached for your reference as well as a GIS map prepared by County Staff.

As determined in a unanimous vote at its regular meeting on September 3, 2020, the Dawson County Board of Commissioners (the "County") objects to the proposed annexation and rezoning request. While the County is not aware whether the City is supporting this annexation, it is compelled to present its legal objections, and reasons that the City should not approve the proposal. Accordingly, this correspondence will set forth the County's legal objection to the annexation and rezoning identified above, as well as the County's request that the annexation and rezoning be rejected or withdrawn. In addition, this letter will serve to notify the City of Dawsonville that the proposed annexation does not satisfy the statutory requirements of O.C.G.A. § 36-36-4. The County's objection and concerns are more specifically outlined below.

I. Unincorporated Islands:

As you are aware, cities are limited in the land that can be annexed to that property that is “contiguous” to the city limits. Specifically, pursuant to O.C.G.A. § 36-36-21, “Authority is granted to the governing bodies of the several municipal corporations of this state to annex to the existing corporate limits thereof unincorporated areas contiguous to the existing corporate limits at the time of such annexation, in accordance with the procedures provided in this article and in Article 1 of this chapter, upon the written and signed applications of all of the owners of all of the land, except the owners of any public street, road, highway, or right of way, proposed to be annexed, containing a complete description of the lands to be annexed.”

In addition, when annexing property, the creation of unincorporated island is prohibited. See O.C.G.A. § 36-36-4. O.C.G.A. § 36-36-4 (a) provides:

(a) The creation of unincorporated islands as described in paragraph (1), (2), or (3) of this subsection shall be prohibited:

(1) Annexation or deannexation which would result in the creation of an unincorporated area with its aggregate external boundaries abutting the annexing municipality;

(2) Annexation or deannexation which would result in the creation of an unincorporated area with its aggregate external boundaries abutting any combination of the annexing municipality and one or more other municipalities; or

(3) Annexation or deannexation which would result in the creation of an unincorporated area to which the county would have no reasonable means of physical access for the provision of services otherwise provided by the county governing authority solely to the unincorporated area of the county.

Based upon the legal description in the application and the Dawson County GIS Maps, the proposed annexation creates an island of unincorporated land of County property to the west of the annexation property at Tax Parcel 093 005, which is owned by Dawson County Schools. Tax Parcel 093 006 was annexed by the City last year.

In conclusion, the City’s annexation notice does not comply with the requirements set forth on O.C.G.A. §36-36-4, because it creates an unincorporated island, which is prohibited.

The City of Dawsonville and Dawson County share the common goal of protecting the interests of our citizens and taxpayers. In that important context, we are all one community. We hope and trust that the City will join with us in rejecting this annexation and rezoning request. Furthermore, we would respectfully ask the City to do so at the earliest opportunity to avoid additional costs and disruption to both the City and County. Please provide us with notice of your intentions as soon as is reasonably possible. We would be more than happy to discuss these matters more fully between counsel, staff, and elected officials. Should you have any questions or comments, please contact us at your convenience.

JARRARD & DAVIS, LLP
Page 3 of 3

Thank you for your immediate attention to this matter.

Sincerely,

JARRARD & DAVIS, LLP


Patrick Doyle Dodson

PDD/kgs
Enclosures

cc: Dawson County Board of Commissioners (via email w/encls.)
David Headley, County Manager, Dawson County (via email w/encls.)
Kristen Cloud, County Clerk, Dawson County Board of Commissioners (via email w/encls.)
Jameson Kinley, Planning and Development Director, Dawson County (via email w/encls.)

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, 373, 427, 428 District # 12th Section # _____ Legal Recorded in Deed Book # 1053 Page # 303
 Current Use of Property: vacant
 County Zoning Classification: RSR + RA City Zoning Classification: R3

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:
 Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.
 An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
 A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
 Survey **must** be signed and sealed by a Registered Land Surveyor.
 Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court

COPY



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

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

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
- Number of persons currently residing on the property: _____; VACANT
 Number of persons 18 years or older: _____; Number of persons registered to vote: _____
- 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

- Number of existing housing units: 1
- List of Addresses for each housing unit in the annexed area at the time of the annexation:

- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- Names of affected Subdivision: _____
- Name of affected Multi-Family Complex: _____
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):

- Names of affected Duplexes: _____
- Names of Mobile Home Parks: _____

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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 / 093 004 001 (Address/Tax Map Parcel), respectfully
request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the
City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true
and accurate to the best of our knowledge.
(1) [Signature] G.P. Property Owner Signature B & K TURNER FAMILY LLP
Michael K Turner Property Owner Printed Name
(2) _____ Property Owner Signature _____ Property Owner Printed Name
(1) _____ Applicant Signature Myles Montgomery Applicant Printed Name
(2) [Signature] Applicant Signature Michael K Turner Applicant Printed Name

Sworn to and subscribed before me
this 14 day of August 2020.
[Signature]
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
1st City Council Reading Date: RE: 9/21/2020
2nd 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:

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**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

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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

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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.

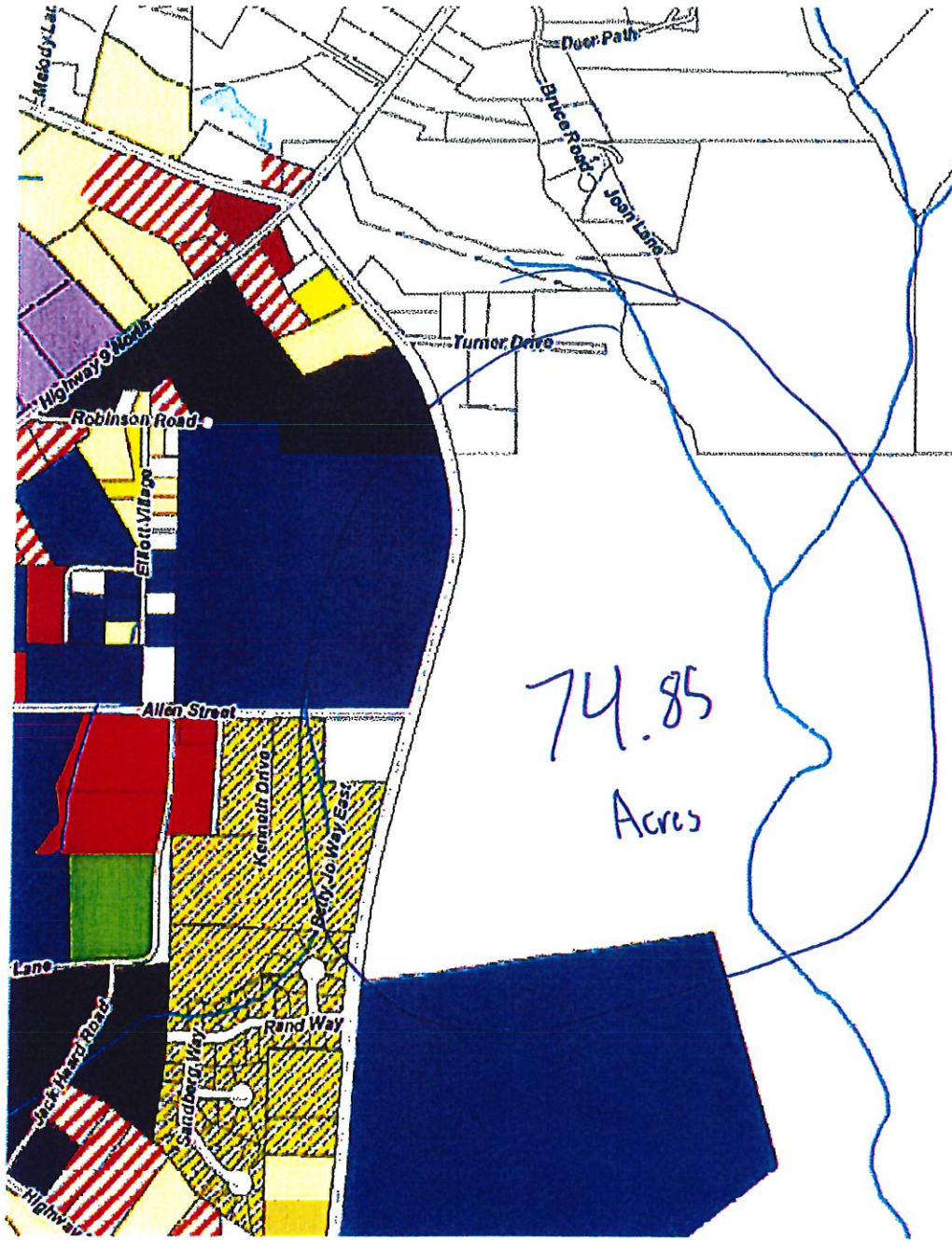
Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519

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City of Dawsonville Zoning Map

COPY

Dawson
County
Zoning
Map

74.95
Acres

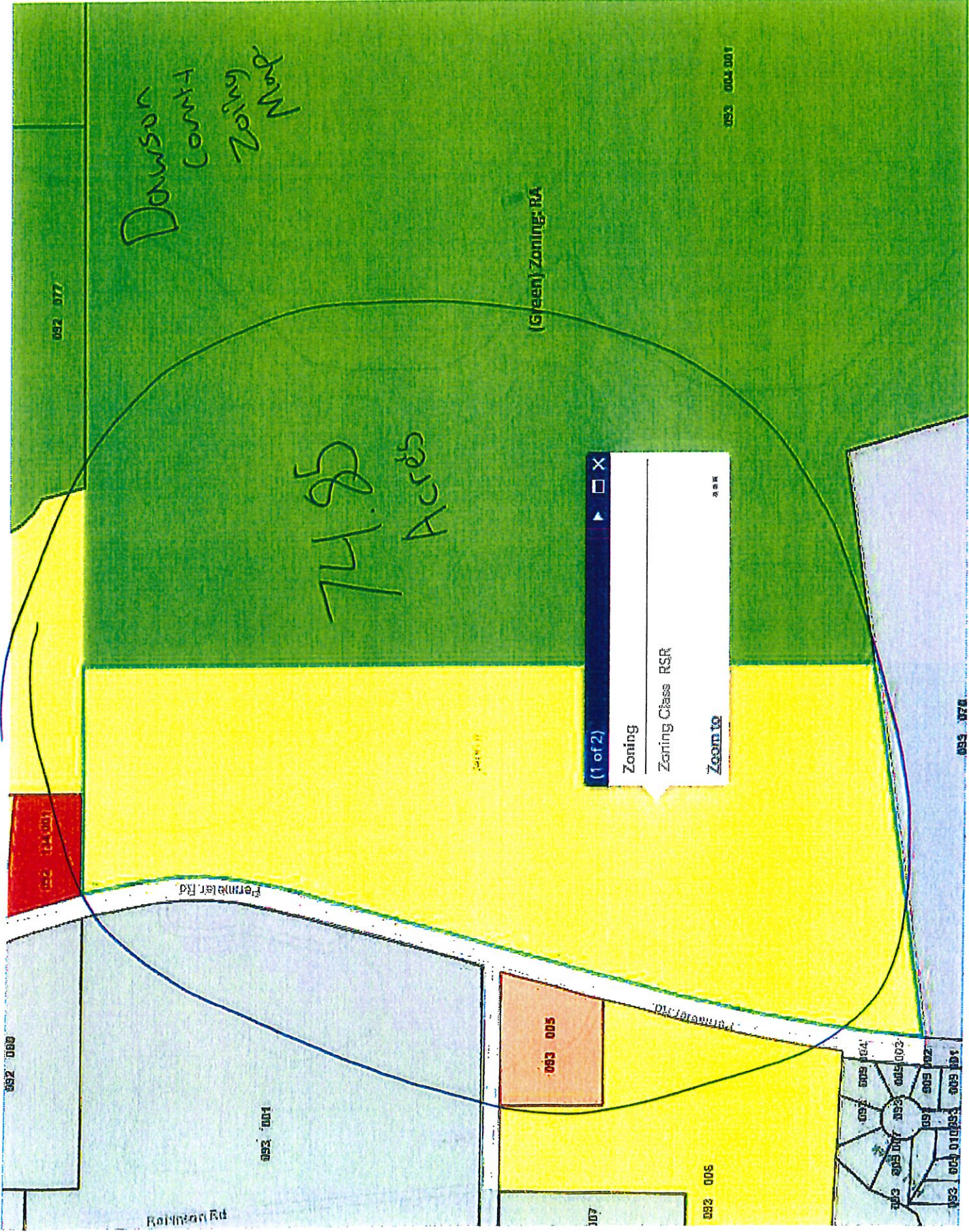
(Green) Zoning: RA

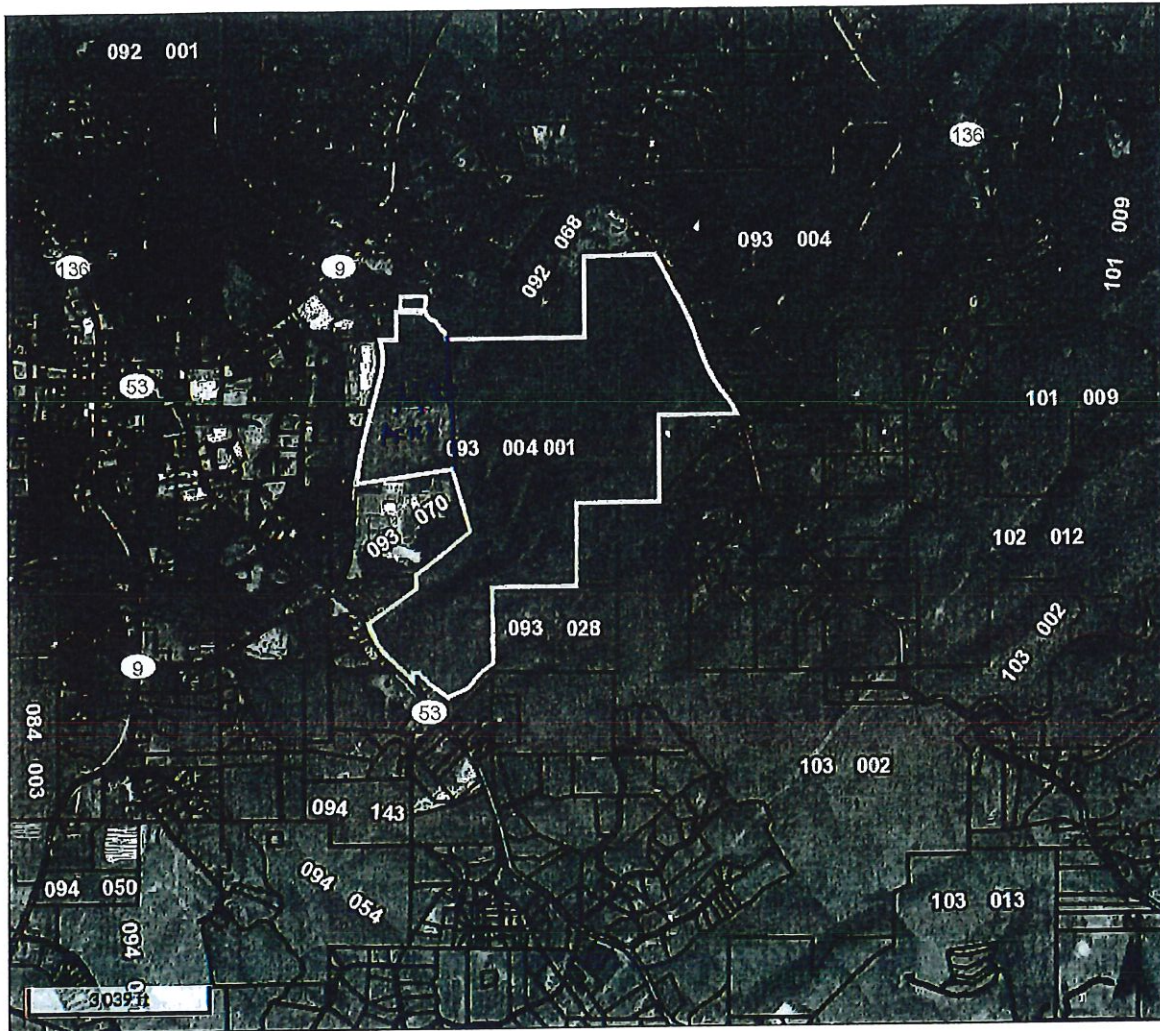
(1 of 2)

Zoning

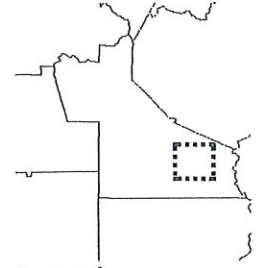
Zoning Class RS/R

Zoom to





Overview



Legend

□ Parcels

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

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

Developed by  Schneider
GEOSPATIAL

Summary
 Parcel Number: 093 004 001
 Location Address: PERIMETER RD
 Legal Description: LL 367 368 372 373 374 375 376 425 426 427 +
 (Note: Not to be used on legal documents)
 Class: Unincorporated (District 01)
 Tax District: D17 - River Parishes (B) (122000)
 Millage Rate: 23.867
 Acres: 492
 Neighborhood: D17 - River Parishes (B) (122000)
 Homestead Exemption: No (50)
 Landlord District: N/A
[View Map](#)

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

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	1	9.72
RUR	Woodland	Rural	3	24.38
RUR	Woodland	Rural	4	1.54
RUR	Woodland	Rural	5	44.57
RUR	Woodland	Rural	6	15.29
RUR	Woodland	Rural	7	165.58
RUR	Woodland	Rural	8	231.18

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	4	0.58
CUV	Timberland 93	3	1.31
CUV	Timberland 93	7	12.21
CUV	Timberland 93	2	0.19
CUV	Timberland 93	3	1.54
CUV	Timberland 93	6	1.54
CUV	Timberland 93	7	20.71
CUV	Timberland 93	6	161.19
CUV	Timberland 93	5	3.02
CUV	Timberland 93	7	232.82
CUV	Timberland 93	3	11.35
CUV	Timberland 93	1	9.56
CUV	Timberland 93	3	10.3
CUV	Timberland 93	2	11.25
CUV	Timberland 93	2	11.04
CUV	Timberland 93	2	2.32
CUV	Timberland 93	2	0.07
CUV	Timberland 93	4	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantee
12/31/2012	1053/003		\$0	GIFT	B & K TURNER FAMILY LLP
9/15/2010	962/319		\$0	Estate (non-ALT)	TURNER KENNETH TUCKER W R ESTATE
3/22/1998	873		\$0	Quitclaim (non-ALT)	TUCKER W R ESTATE



Valuation

	2020	2019	2018	2017	2016
Previous Value	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363	\$2,056,363
Land Value	\$2,089,400	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
- Current Value	\$2,089,400	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363
10-Year Land Covenant (Agreement Year Value)	2012 / \$391,539	2012 / \$380,451	2012 / \$369,647	2012 / \$359,066	2012 / \$348,971

Photos



No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

The "Public.net" utility does not collect or store any personal information. It only collects information that is necessary to provide the service. We do not share your information with third parties. We have implemented appropriate data collection and storage practices in order to protect your privacy and security. See our Privacy Policy for more information.
 User Privacy Policy
 GDPR Privacy Notice

Last Data Update: 8/21/2020 10:27:47 AM

Version: 2.3.79



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, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject tract. 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 list*
- 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: 12th Section: _____

Subdivision Name: _____ Lot # _____

Acres: 74.865 Current Use of Property: Vacant

Has a past Request of Rezone of this property been made before? yes If yes, provide ZA # C8-00209 withdrawn 9-27-1
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 1139 /Cash

Date of Planning Commission Meeting: 9/14/2020 Dates Advertised: 8/26/20

Date of City Council Meeting: 11/9/2020 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 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
093004001 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] GA 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.)



Stanislaw 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**

COPY

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

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant / Representative of Applicant

8/14/2020

Date

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



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
5120 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

D05 018
JONES ELTON C & SARAH J
3100 HWY 9 SOUTH
DAWSONVILLE, GA 30534

D05 031
GOODSON WANDA W
PO BOX 204
DAWSONVILLE, GA 30534

D05 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
SEAY RUTH D AYERS
83 WILDER RD
DAWSONVILLE, GA 30534

092 070
GARRETT CAROL D
3363 N ANNEEWAKEE 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 & ANGELA DIANNE 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
25 Justice Way, Suite 2204
Dawsonville, Georgia 30534

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

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

Jameson Kinley, Planning and Development Director
Dawson County
25 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, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject tract. 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.

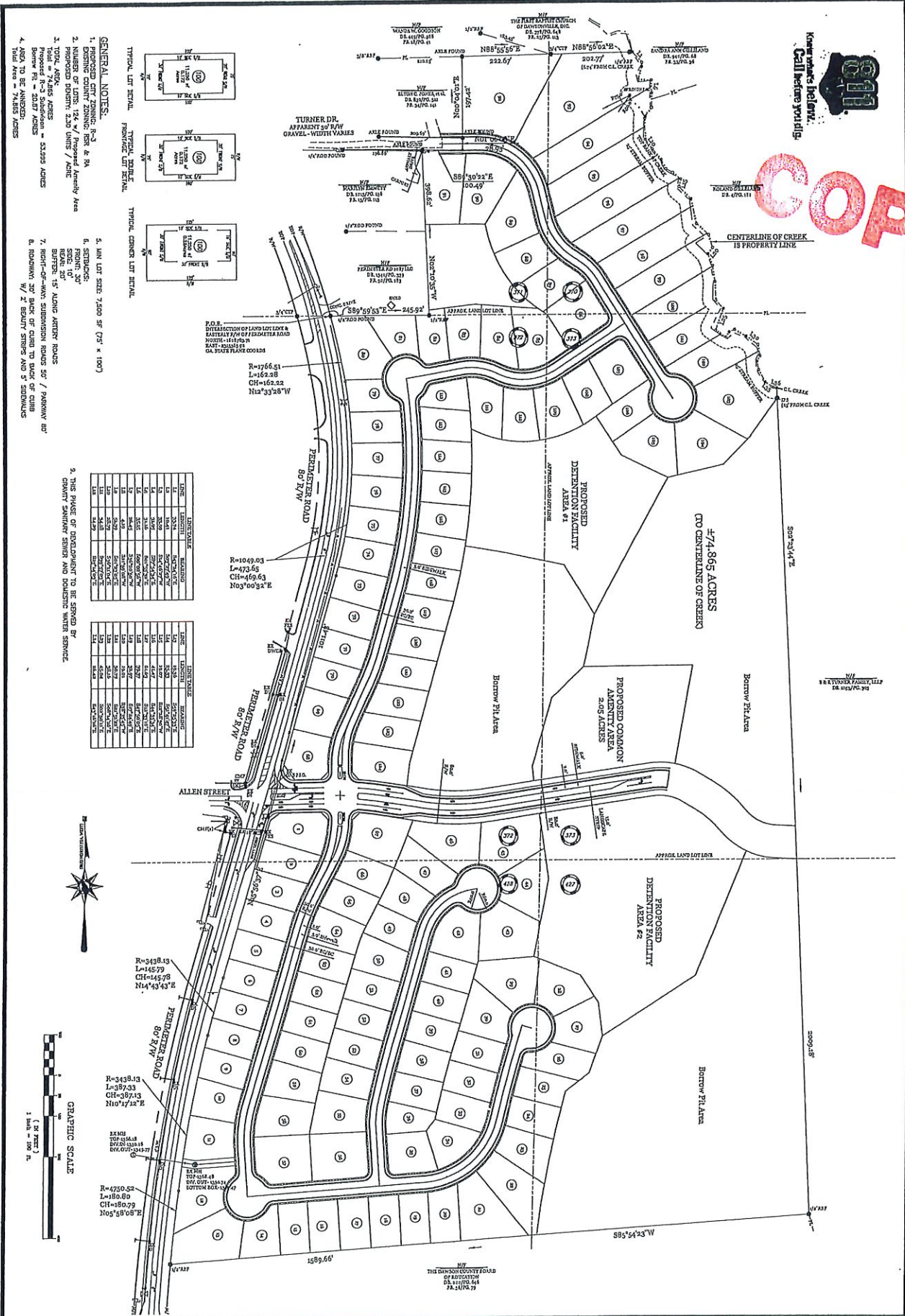
Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

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.

Know what's behind.
Call before you dig.



COPY



- GENERAL NOTES:**
1. PROPOSED CITY ZONING: R-3
 2. EXISTING COUNTY ZONING: RFR & R
 3. NUMBER OF LOTS: 124 (4 / Proposed Assembly Area)
 4. TOTAL AREA: 74.865 ACRES
 5. TOTAL AREA: 74.865 ACRES
 6. TOTAL AREA: 74.865 ACRES
 7. TOTAL AREA: 74.865 ACRES
 8. TOTAL AREA: 74.865 ACRES

5. MIN LOT SIZE: 7,500 SF (75' x 100')

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	7,500	10,000
COMMERCIAL	10,000	15,000
INDUSTRIAL	15,000	20,000
AGRICULTURAL	20,000	25,000
PUBLIC USE	25,000	30,000
RECREATION	30,000	35,000
UTILITIES	35,000	40,000
OTHER	40,000	45,000

6. SETBACKS:

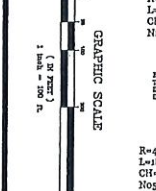
TYPE	MINIMUM	MAXIMUM
FRONT	10	15
REAR	10	15
SIDE	10	15
OFF-ROAD	10	15
WATER	10	15
SEWER	10	15
UTILITY	10	15
OTHER	10	15

7. RIGHT-OF-WAY: SUSPENSION ROADS 50' / PARKWAY 40'

TYPE	MINIMUM	MAXIMUM
FRONT	50	60
REAR	50	60
SIDE	50	60
OFF-ROAD	50	60
WATER	50	60
SEWER	50	60
UTILITY	50	60
OTHER	50	60

8. THIS PHASE OF DEVELOPMENT TO BE SERVED BY GRAVITY SANITARY SYSTEM AND DOMESTIC WATER SERVICE.

TYPE	MINIMUM	MAXIMUM
FRONT	10	15
REAR	10	15
SIDE	10	15
OFF-ROAD	10	15
WATER	10	15
SEWER	10	15
UTILITY	10	15
OTHER	10	15



ANNEXATION & REZONING PLAN FOR ALLEN STREET PROPERTIES, LLC PERIMETER RD. 74.865 AC TRACT

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7185 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-513-8838

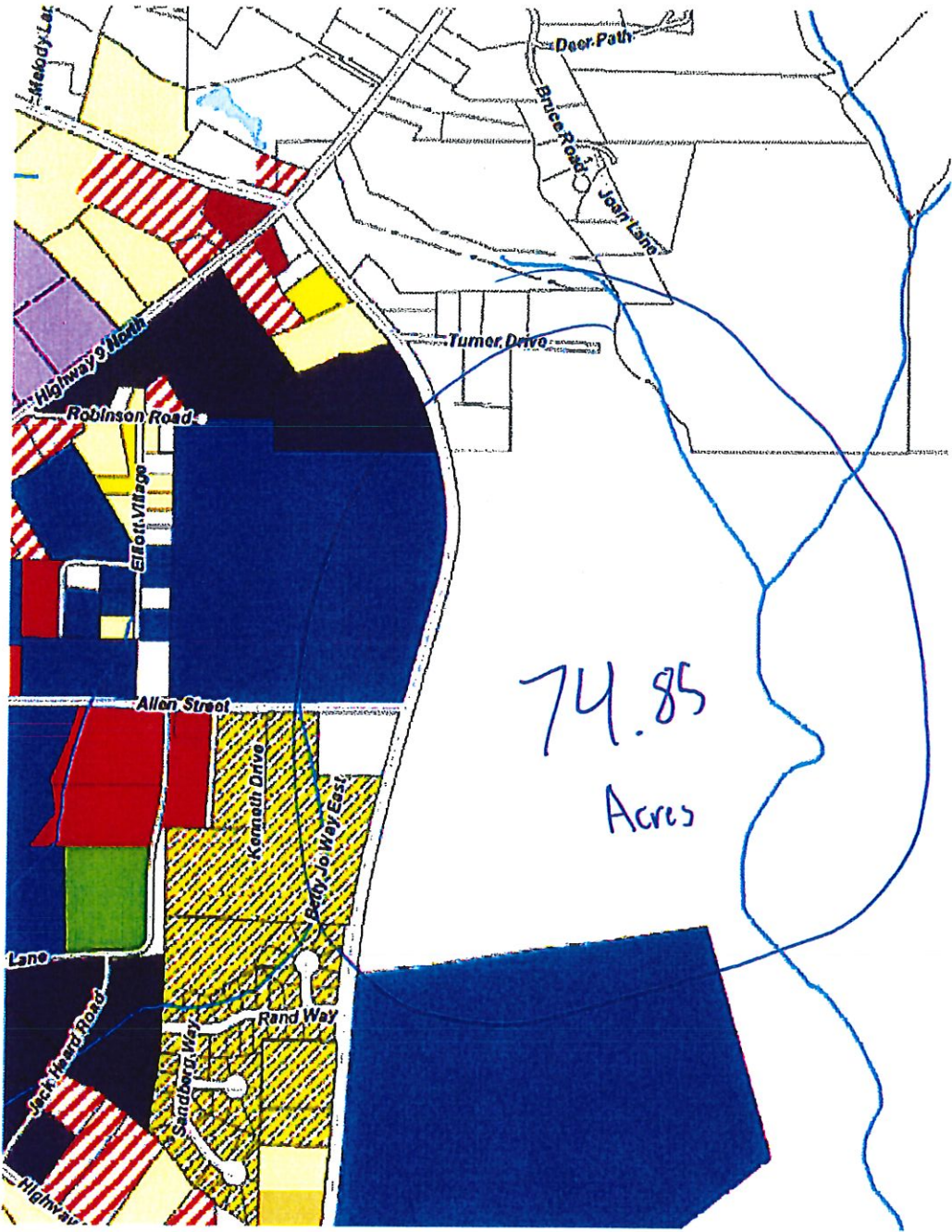
REVISIONS

NO.	DATE	REMARKS



PROJECT: 20-0055
DATE: 8/12/20
DRAWN BY: [Name]
CHECKED BY: [Name]

COPY



City of Dawsonville Zoning Map

COPY

Dawson
County
Zoning
Map

093 004 001

092 077

(Green) Zoning: RA

74.95
Acres

(1 of 2)

Zoning
Zoning Class RSR
Zoom to

404

092 124 001

Perimeter Rd

092 080

092 004

093 005

Perimeter Rd

093 006

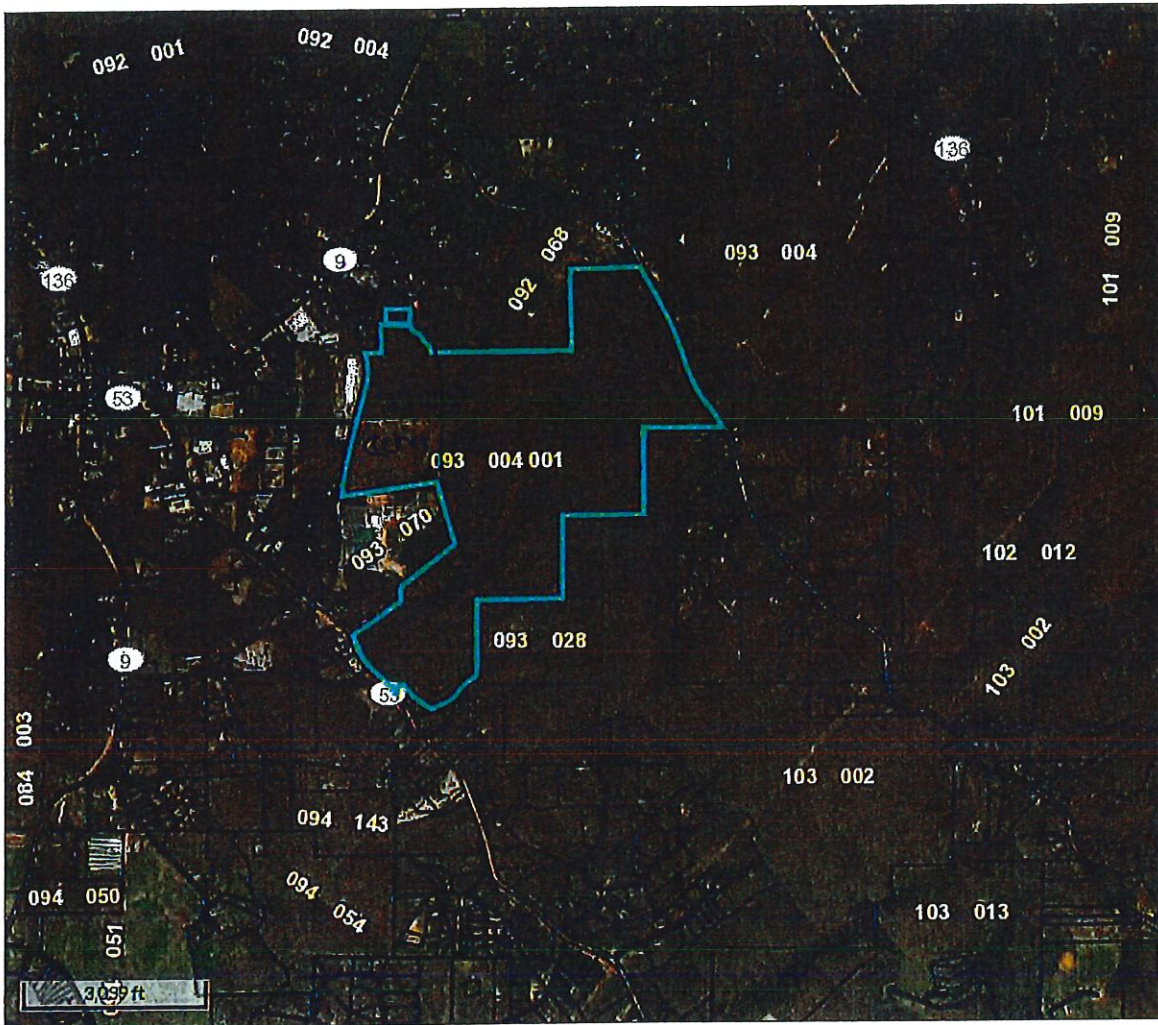
Robison Rd

107

093 004 010 093 005 002
093 004 010 093 005 002
093 004 010 093 005 002
093 004 010 093 005 002

093 070

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

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

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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

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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.

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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

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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** _____

NA

Application Number: _____

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

INVOICE #
12100175

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
				<hr style="border-top: 3px double #000;"/>
Prn Payment: 08/20/20 CK 1131				-4,393.25
Prn Payment: 09/09/20 CK 1139				-298.40
			BALANCE:	\$ 0.00
				<hr style="border-top: 3px double #000;"/>

 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 #: 12100175
 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



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

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.

