

AGENDA
City of Dawsonville Planning Commission Regular Meeting
Monday, June 10, 2019 @ 5:30 pm

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 May 13, 2019.

Old Business: None

New Business: Public Hearings

3. **CU-C9-00287**: Jeremy Porter, with Atlanta Motorsports Park LLC, has requested a Conditional Use Permit to construct garage condos in a CIR (Restricted Industrial) zoning district for TMP 070 049 001 located at 20 Duck Thurmond Road. Hearing Date: Planning Commission – June 10, 2019 and City Council – July 8, 2019
4. **ZA-C9-00287**: Jeremy Porter, with Atlanta Motorsports Park LLC, has requested a site plan update for TMP 070 049 001 located at 20 Duck Thurmond Road. Hearing Date: Planning Commission – June 10, 2019 and City Council – July 8, 2019

Planning Director Report

Announcements:

- The next meeting date for the Planning Commission is scheduled for July 8, 2019 @ 5:30pm.
- The City's next food truck night will be July 12th.

Adjournment

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

City of Dawsonville
May 13, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the May 13, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

Present: Planning Commission Members present: John Walden, Anna Tobolski, Ken Goines, Matt Fallstrom, and Troy Lindsey. Staff present: Planning Director Robbie Irvin, Zoning Administrator Nalita Copeland, and City Attorney Kevin Tallant.

Invocation and Pledge: Ken Goines gave the invocation and led the pledge.

Approval of the Agenda: John Walden motioned to approve today's agenda; Ken Goines seconded the motion; no further discussion; all were in favor; the agenda was approved.

Approval of the Minutes:

Anna Tobolski motioned to approve the April 15, 2019 Planning Commission Meeting minutes; Matt Fallstrom seconded the motion. There was no further discussion and the minutes were unanimously approved.

Old Business: None

New Business: Public Hearings

ANX C9-00252 and ZA C9-00252: James E. Bottoms has petitioned to annex into the city limits of Dawsonville the 80 acre tract known as TMP 068 055, located at 0 Cleve Wright Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of RA (Restricted Agriculture).

John Walden motioned to open the public hearing for ANX/ZA C9-00252; Matt Fallstrom seconded; all were in favor. Public hearing was opened at 5:34 p.m.

Planning Director Robbie Irvin presented his staff report, stating that this was an unincorporated county island and staff is recommending approval. No one spoke in favor or against the request.

Matt Fallstrom motioned to close the public hearing for ANX/ZA C9-00252; Ken Goines seconded; all were in favor. Public hearing was closed at 5:36 p.m.

Matt Fallstrom motioned to approve the request; John Walden seconded; all were in favor; motion carried 4/0.

ANX C9-00253 and ZA C9-00253: Jamie McCracken has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 095, located at 551 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development).

John Walden motioned to open the public hearing for ANX/ZA C9-00253; Ken Goines seconded; all were in favor. Public hearing was opened at 5:38 p.m.

Planning Director Robbie Irvin presented his staff report, stating that this was an unincorporated county island and staff is recommending approval. No one spoke in favor or against the request.

Anna Tobolski motioned to close the public hearing for ANX/ZA C9-00253; Ken Goines seconded; all were in favor. Public hearing was closed at 5:40 p.m.

Ken Goines motioned to approve the request; John Walden seconded; all were in favor; motion carried 4/0

ANX C9-00256 and ZA C9-00256: Anthony Tarnacki has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 083, located at 143 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development).

Matt Fallstrom motioned to open the public hearing for ANX/ZA C9-00256; Anna Tobolski seconded; all were in favor. Public hearing was opened at 5:42 p.m.

Planning Director Robbie Irvin presented his staff report, stating that this was an unincorporated county island and staff is recommending approval. No one spoke in favor or against the request.

John Walden motioned to close the public hearing for ANX/ZA C9-00256; Anna Tobolski seconded; all were in favor. Public hearing was closed at 5:43 p.m.

Anna Tobolski motioned to approve the request; Matt Fallstrom seconded; all were in favor; motion carried 4/0.

ZA C9-00267: Mostafa Elahy has requested an amendment to the zoning stipulations for TMP D02 001 and TMP 083 038 082 consisting of 9.14 acres total, located at 280 Maple Street South.

John Walden motioned to open the public hearing for ZA C9-00267; Ken Goines seconded; all were in favor. Public hearing was opened at 5:45 p.m.

Planning Director Robbie Irvin presented his staff report stating that the property consists of two of three parcels that were zoned to R6 in 2006 with stipulations. Two of the stipulations relate to the property being an active adult community. The applicant is requesting for those two stipulations to be removed. City staff is recommending approval of the request. The applicant, Mostafa Elahy presented his request and stated that he wanted the community to be open to all ages and the townhomes would be for purchase only with a price range of \$180,000 - \$200,000. There would be walking trails, garages, and a dog park. Shon Geddes, owner of an adjacent property, spoke in opposition with concerns of increased traffic and the extension of sidewalks to Stegall Place. Terrence Sicilia, a local realtor and a member of the City's Comprehensive Plan Committee, spoke in favor of the request stating that there is a great need for affordable housing.

Ken Goines motioned to close the public hearing for ZA C9-00267; John Walden seconded; all were in favor. Public hearing was closed at 6:15 p.m.

Following the close of the public hearing, the Planning Commission members discussed the request having concerns of density, the area, traffic, etc. Anna Tobolski motioned to deny the request; Ken Goines seconded; all were in favor of denying the request; motion carried 4/0.

VAR C9-00267: Mostafa Elahy has requested a variance to the minimum lot width and front set back for TMP D02 001 and TMP 083 038 082 located at 280 Maple Street South.

Anna Tobolski motioned to open the public hearing for VAR-C9-00267; Matt Fallstrom seconded; all were in favor. Public hearing was opened at 6:20 p.m.

Planning Director Robbie Irvin presented his staff report, recommending approval of the request of a variance of 8 feet for the lot widths (20 feet instead of the required 28 feet) and a 15 foot reduction of

the front building set back (15 feet instead of the required 30 feet). His recommendation is based on the topography of the property and safety and design standards for the access road. The applicant Mostafa Elahy spoke in favor of the request; Shon Geddes spoke in opposition.

Ken Goines motioned to close the public hearing for VAR-C9-00267; Anna Tobolski seconded; all were in favor. Public hearing was closed at 6:40 p.m.

Ken Goines motioned to deny the request; Anna Tobolski seconded; all were in favor of denying the request; motion carried 4/0.

ZA C9-00268: Larry Lowman has requested a zoning amendment for a 5 acre portion of TMP 068 022, located at Reece Road and Elliott Family Parkway, from R1 (Single Family Residential) to LI (Light Industrial).

Matt Fallstrom motioned to open the public hearing for ZA-C9-00268; Anna Tobolski seconded; all were in favor. Public hearing was opened at 6:43 p.m.

Planning Director Robbie Irvin recommended approval of the request based on the proximity of the property to the airport and other businesses in the area. The applicant Larry Lowman stated that he is purchasing the property so that he can relocate his existing business of building utility and concession trailers. He has a large contract and will be hiring more people. He also stated that he had cleaned up the vacant property and will be rehabbing the existing structures as well as constructing a new building. Business hours would be generally Monday through Friday 8 – 5 and half a day on Saturdays when necessary. Area residents Jennifer Walls and Mike Brandt expressed some concern about the increased truck traffic and maintenance issues on unpaved Reece Road.

Matt Fallstrom motioned to close the public hearing for ZA-C9-00268; John Walden seconded; all were in favor. Public hearing was closed at 6:55 p.m.

Matt Fallstrom motioned to approve the request; John Walden seconded; Ken Goines recused himself; motion carried 3/0 with Ken Goines recused.

Next Meeting Date: The next Planning Commission meeting is scheduled for Monday, June 10, 2019 at 5:30 p.m. at Dawsonville City Hall.

Announcement: The City's next food truck night is scheduled for Friday, June 7, 2019; 5-8 p.m.

Planning Director Robbie Irvin's report to the Commission on:

AVAR-C9-00269: Per Article IX Section 902.A.3, a 7 foot rear building set back variance was administratively granted to Ms. Maria Dea for her property located at 115 Thorndale Lane for the purpose of constructing a roof over the existing rear patio. We received no objections and the request will not create any adverse conditions.

AVAR-C9-00270: Per Article IX Section 902.A.3, a 6 foot rear building set back variance was administratively granted to Ms. Nora Hernandez for her property located at 132 Harrier Drive for the purpose of constructing a swimming pool. No objections were received and the request will not create any adverse conditions.

Adjournment: With no further business, Ken Goines motioned to adjourn; Anna Tobolski seconded; All were in favor. Meeting adjourned at 6:58 p.m.

Minutes approved this June 10, 2019.

Troy Lindsey, Chairman

John Walden, Commissioner

Anna Tobolski, Commissioner

Matt Fallstrom, Commissioner

Ken Goines, Commissioner

Attested _____
Nalita Y. Copeland, Zoning Administrator



April 29, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; CU-C9000287 & ZA-C9-00287

Mr. Lindsey and Commission,

Mr. Jeremy Porter with Atlanta Motorsports Park has requested a Conditional Use Permit to construct garage condos in a CIR (Restricted Industrial) zoning district for TMP 070 049 001 located at 20 Duck Thurmond Rd. Mr. Porter has also requested a site plan update for the Atlanta Motorsports Park site to include the aforementioned garage condos as well as a parking area for the DriveStrong Teen Driving School.

Current conditions are as follows:

Said property currently operates as a private motorsports club and includes a racing track, automobile garages, a trackside business center, driving school and go-cart racing facilities.

Current garages do not provide living quarters for members.

The proposed garage condos would provide for the occasional overnight stay and daytime habitation of members.

The property is zoned CIR (Restricted Industrial) which requires approval for site plan changes.

The property use is consistent with the City of Dawsonville Comprehensive Plan.

This office recommends approval with the following stipulations:

1. Applicant shall meet the following requirements and any future requirements of the Dawson County Fire Marshal's Office which include the following:
 - a. 2012 IFC, Sect. 507, requirement for an approved water supply capable of supplying the required fire flow
 - b. Fire hydrant locations
 - c. Potential need for fire sprinklers based on construction type, occupancy use, and area/height
 - d. 2012 IFC, Sect. 503, required fire apparatus access roads to and around buildings
 - e. Potential need for additional entrance(s) to park
 - f. Additional details regarding proposed fuel stations

2. Applicant shall install a vegetative buffer of evergreens no smaller than 6 feet in height along the fence adjacent to the proposed parking lot as an additional noise buffer.
3. All other areas where screening and buffers are insufficient due to lack of materials, vegetation or maintenance as determined by the City of Dawsonville shall have additional materials or vegetation installed or maintenance performed to meet all required noise buffer standards as set forth in the original site approval ZA-11-08-1763 dated April 13, 2009.
4. Applicant shall provide a list of all businesses operating within the facility at the time of approval of this request and annually at the time of renewal of the Atlanta Motorsports Park business license.
5. All previous stipulations as approved in ZA-11-08-1763 dated April 13, 2009 shall remain intact and in full force.

Please let me know if you have any questions regarding this matter.

Sincerely,



R.J. Irvin
Planning Director, City of Dawsonville



Dawson County Emergency Services

Danny Thompson, EMA Director/Fire Chief
Danny Speaks, Div Chief Operations & Training
Jeff Bailey, Div Chief Fire Marshal
Robby Lee, Div Chief Administration/EMS

393 Memory Lane
Dawsonville, Georgia 30534
(706) 344-3666 Office
(706) 344-3669 Fax

Date: June 3, 2019

To: Robbie Irvin
Subj: AMP

Robbie,

I've only recently looked at the drawing provided to me (sheet C201/master site plan) showing proposed construction at Atlanta Motorsports Park. At this point, and with the limited details available to me, I am only able to offer minimal comment on the proposed expansion. I will attempt to list several areas of concern that will need to be addressed before I would be able to sign off.

- 1) 2012 IFC, Sect. 507, requirement for an approved water supply capable of supplying the required fire flow
- 2) Fire hydrant locations
- 3) Potential need for fire sprinklers based on construction type, occupancy use, and area/height
- 4) 2012 IFC, Sect. 503, required fire apparatus access roads to and around buildings
- 5) Potential need for additional entrance(s) to park
- 6) Additional details regarding proposed fuel stations

These are just a few of the items I would need more clarification and details on before I would be in a position to sign off on the plans.

Sincerely,

Jeff Bailey
Div. Chief/Fire Marshal
Dawson County Emergency Services

Mission Statement

Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.



Planning Commission:
Claire Sharp, Chairperson
B. J. Farley, Vice Chairperson
Jimmy Castleberry
Ken Breeden
Pam Bragg

P.O. Box 6
415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706)265-3256 Fax (706)265-4214
www.dawsonville.com

Steve Holder
Planning Director

Bonnie Warne
Zoning Administrator

April 13, 2009

The staff recommends the following stipulations if the requested rezoning of CIR for the project is approved:

1. Private driving instruction and exhibition facility shall mean a facility containing a paved roadway two or more miles in length (the "driving course") the use of which is limited to:
 - (a) Providing instruction and training in safe driving skills, adverse weather driving techniques, or high performance/competition driving;
 - (b) The exhibition, maintenance, and operation of vintage or specialty motor vehicles;
 - (c) Similar non-spectator activities which are recreational or educational in nature.
 - (d) A private driving instruction and exhibition facility.
 - (e) Accessory clubhouse, rental garages, retail and permitted commercial or industrial uses serving the primary driving course operations. Other than set forth above, no other CIR uses shall be allowed as a principal use.
2. The Applicant/Owner, their successors and assigns by application for and acceptance of this rezoning shall have conclusively deemed to have agreed to indemnify the City and its agents and representatives from all liability including personal injuries and property damage coming out of the existence, use, ownership or operation of the Motorsport Park.
3. When the driving course contained within a Non-Spectator facility is not in use, it shall be secured in such a manner as to prevent its unauthorized use.
4. No PA system shall be installed or operated on the site.

5. Driving course will be contained within a Non-Spectator facility. The course shall be enclosed by a fence of a height and construction sufficient to preclude wildlife and unauthorized persons from gaining access to the driving course
6. At all times during which a driving course is in use, the Operator shall have, at his/her expense, on-site, a fully equipped EMT and ambulance. The EMT's shall be licensed under the laws of the State of Georgia.
7. Use of the driving course and related facilities shall be limited to its owners, operators, their agents, affiliates, employees, members, family, guests, students and instructors of the driving school and city, county or state officials, including but not limited to law enforcement personnel using the premises for training, instruction or other official business.
8. Rental garages, Club House, retail buildings and any other permitted commercial/industrial buildings shall be placed strategically to reduce sound levels. The location of the buildings shall be approved by the City Planning Director.
9. There shall be a fifty (50) foot or greater undisturbed buffer along all streams.
10. Where the property runs along Duck Thurman road, buildings shall be placed to reduce the sound levels and keep as much vegetative buffer as possible. Dirt berms shall be constructed where necessary to reduce sound levels closer to the driving course side, to a height, width and vegetative cover specified by the Owner's sound engineer to meet the requirements set forth in Condition 18 and shall be increased or modified after the sound study is completed as required in Condition 19 to maintain or achieve the sound limitation requirements of Condition 18. The berms will be designed to include hay bales and located on the property to achieve the required noise limits as depicted in Exhibit A.
11. There shall be a buffer of between one hundred (100) feet and two hundred (200) feet to reduce sound levels as designed by Owner's sound engineer to meet the requirements of Condition 18. The buffer shall be around the perimeter of the property and shall be undisturbed except to permit an entrance road to subject property, the construction of the berms and other sound mitigation measures and/or the installation of any utilities. This buffer shall be planted in any area that is not visually impervious to a level approved by the City Planning Director in order to prevent any soil erosion.
12. Exterior lighting fixtures shall be of the box type and situated so that light only goes downward and shall not be more than twenty-five feet high and shall be designed so as to minimize glare and light spillage to not more than one (1) foot candle along the interior buffer line of the subject property.
13. There will be no grandstand or similar facility for spectator viewing constructed on the property.
14. There will be no billboards or signs on poles. All signs will meet current regulations.
15. Hours of operation are limited to 7:00 a.m. to 6:00 p.m. from November 1 to March 31. From April 1 to October 31, the hours are limited to 7:00 a.m. (or one (1) hour after

sunrise, whichever is earlier) to 8:00 p.m. (or one (1) hour after sunset, whichever is earlier). No on track activity before 8 am.

16. No type of vehicle other than maintenance vehicles may run on the track or rev their engines before or after the hours listed above.
17. Facility to be restricted to site plan as submitted as to the use of the property, the type of structures allowed and the general placement of the structures as the same may be revised by Owner's sound engineer to meet the sound requirements of Condition 18. Any major adjustments, changes or additions must be approved by Planning Commission. Any minor adjustment must be approved by the Planning Director. The decision of what is major or minor is to be made in the discretion of the Planning Director.
18. Sound monitoring meters shall be installed in four or more locations around the perimeter of the property at the property line on the outside edge of the buffer at locations as shown on Exhibit A. In addition, the Owner shall install one or more sound meters 50 feet from the outside track pavement edge to monitor track sound levels such that they remain below 98 Dba LEQ at all times. Only Low Noise Go-Karts may be operated on the track and their noise level may not exceed 92 Dba LEQ. The Owner, its successors and assigns shall operate the sound monitoring meters at all times that the track is operating. As a condition of continued operation pursuant to their business license, sound levels at the four or more locations outside the berms as depicted on Exhibit A shall not exceed 60 Dba LEQ(16) on average during hours of operation with no readings over 63 Dba LEQ(16). Method of measurement: Measurements shall be made with a calibrated sound level meter in good operating condition, meeting the requirements of a Type I or Type II meter, as specified in ANSI Standards, section 1.4 – 1971. For purposes of this section, a sound level meter shall contain at least an "A" weighting network, and both fast and slow response capability. Failure to comply with this condition shall result in a citation for each offense and upon conviction a fine as set by the City Judge of up to \$1,000 per violation. Upon three or more convictions for failure to comply with this condition during any calendar year, the Mayor and Council may revoke the business license and the ability of Owner, its successors and assigns to operate the facility as a motorsports park complex.
19. Prior to issuing a Certificate of Occupancy or a Business License, The Planning Department shall receive an updated noise study with typical noise generating vehicles to verify sound level limitations are met. If limitations are exceeded, further mitigating devices are to be installed until corrected and the sound levels set forth in Condition 18 are met.
20. All infrastructures shall be designed and installed as required by the Development regulations in force at the time the Owner seeks permits for development.
21. Drive way permits shall be obtained from Dawson County prior to Dawsonville issuing a Land Disturbance permit. Applicant shall construct at its expense all accel/decel lanes or other road improvements required for the development by Dawson County.
22. Development of the driving course and at least one accessory building in accordance with this rezoning and the submitted site plan must begin within eighteen (18) months

and be completed within forty-eight (48) months of the approval by the Mayor and Council. In the event either deadline is not met due to failure of Applicant/Owner to develop the property in accord with these conditions, the zoning will revert to R-1 and all improvements must be in accordance with R-1 allowed uses. Any partial development that has been completed in accordance with these conditions shall be a legal non-conformity and shall not be expanded without review and approval of City Council in accordance with the zoning ordinance. In the event either deadline is not met due to an act of God, actions of third parties not affiliated in any way with Applicant/Owner or other significant reason not caused by the action or inaction of Applicant/Owner, then the Planning Director may, in his discretion, grant upon proper application an extension of either deadline of up to three (3) months and the Mayor and Council may, in their discretion, grant a second extension of either deadline of up to six (6) months following the extension granted by the Planning Director. By acceptance of the rezoning to CIR with all of the above conditions, Applicant and its successors and assigns agree that they will have no claim of vested rights violated if they do not meet these deadlines and the property's zoning reverts to R-1.

Letter of Intent – Atlanta Motorsports Park

This outlines the application for a conditional use permit for Not for Profit 5013c Teen Driving School parking lot on Duck Thurmond Road and member garages for sale. The two requests are outlined below.

1. **Not for Profit 5013c DriveStrong Teen Driving School Parking Lot.** DriveStrong saves teen lives by providing new drivers and parents with the lifelong skills to become safer, more proficient drivers through advanced training in real world scenarios. Currently, the program is sold out for more than six months in advance due to the limited parking lot space to operate the program.

The creation of parking lot space will allow the school to expand and continue its vital mission in the Atlanta and Southeast region. Profits from DriveStrong will be donated to fund scholarships in Dawsonville and the surrounding areas to allow disadvantaged and at-risk teenagers to take part in the program.

Uses:

- Driving exercises such as showing the difference between texting and driving and driving normally.
- Accident avoidance: Learning vehicle dynamics help drivers safely maintain control of their car at all times.
- Maneuvering vehicles through a series of courses simulating real-life road conditions, students learn what best to do in the event of an unexpected hazard.
- AMP driving instructors teach students to focus on where the vehicle needs to be rather than on the object they are trying to avoid.

2. **Member Garage Condos for Sale.** Garages will be made available to purchase by AMP members in good standing. These garages will be similar to existing garages that are currently available at AMP for lease. However; they are for sale and allow an occasional overnight stay and NOT primary residents. Lastly, these are for members so traffic will be the same or slightly different than current low traffic.

What they are NOT:

- They are not sold to anyone but members. No membership/no ownership.
- They will not increase traffic to the venue since they will only be sold to members.
- They are not primary places to live/sleep and restrictions will be outlined in the HOA/Sale Agreement.

What they ARE:

- Significant improvement of sound mitigation, thin pine trees are in their current location.
- Great tax impact for the city and county due to the occupants not using the Dawson infrastructure, such as schools, etc.
- May be used for occasional overnight stay.
- Current members, who rent a garage at AMP, will purchase one of these garages and move their cars/bikes to the new privately owned garage.

Signed: _____ Date: 5-16-19
By: Jeremy Porter, AMP LLC Manager, LLC

Letter of Intent – Atlanta Motorsports Park

- Positive impact for Dawson home/commercial values.

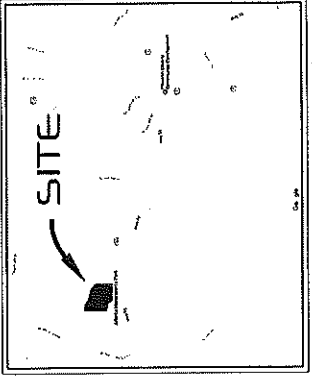
Signed:  _____ Date: 5-16-19
By: Jeremy Porter, AMP LLC Manager, LLC



CIVILICISTIX
 1165 Hightower Trail, #50201A, Atlanta, Georgia 31150
 (404) 594-4403 - cwhite@ctix.com

MASTER SITE PLAN
 Project: Atlanta Motorsports Park
 Phase 2 Improvements
 Duck, Georgia 30534
 12045 State Road 500, Suite 200
 Atlanta, Georgia 30328

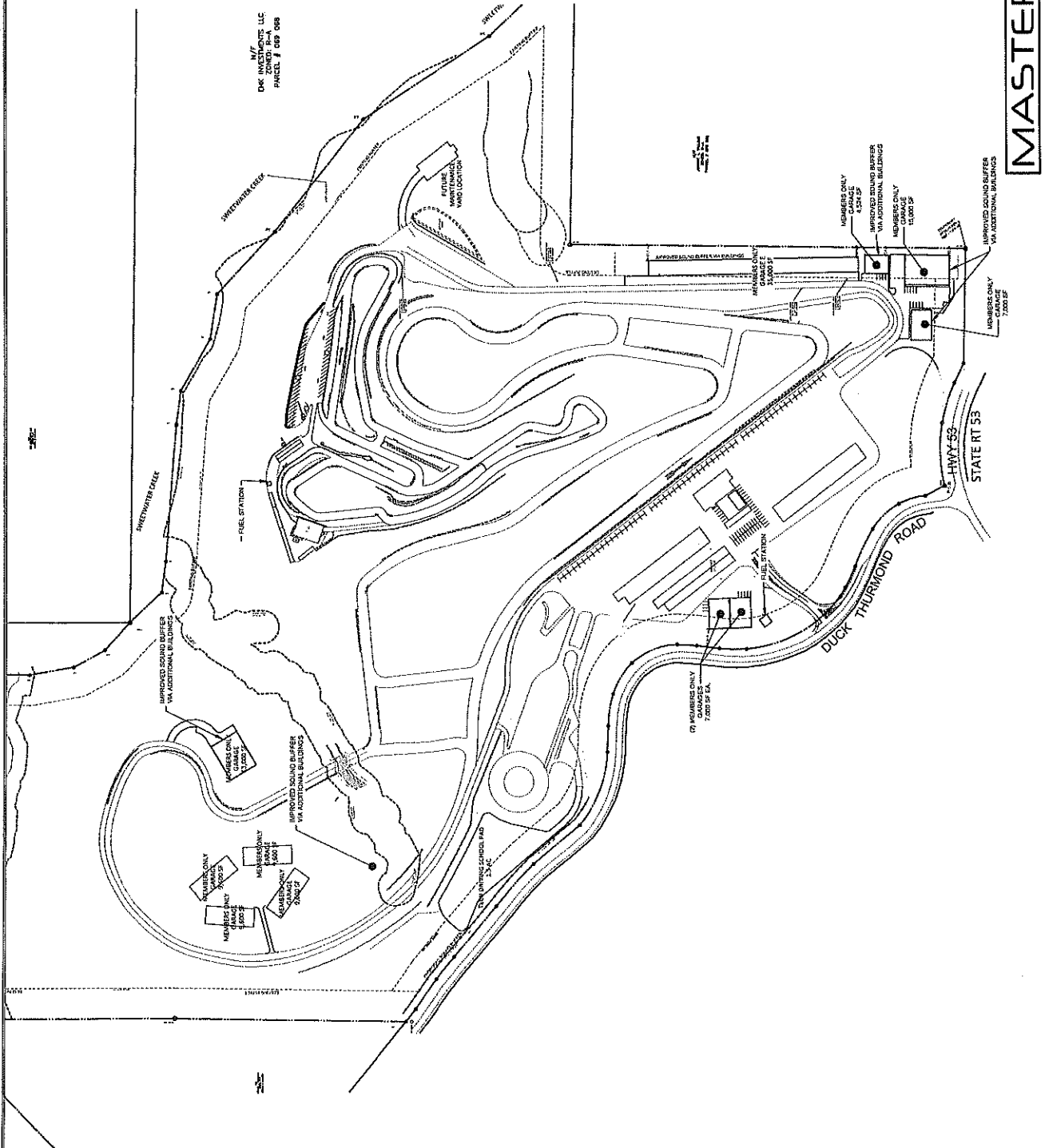
PROJECT NUMBER	C201
DATE	March 14, 2019
REVISIONS	04-2019
OWNER COMMENTS	04-18-19
OWNER COMMENTS	05-28-19



VICINITY MAP

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF DAVENPORT, STATE OF GA REGULATIONS AND CODES, AS WELL AS ALL O.C.S.A. STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY GEORGE BURELL AND ASSOCIATES, L.L.C. (DATE: 05-03-18) SHALL BE USED.
3. ACCORDING TO THE SURVEY REPORT PREPARED BY GEORGE BURELL AND ASSOCIATES, L.L.C. (DATE: 05-03-18), PORTIONS OF THE SUBJECT PROPERTY OF THIS SURVEY HAS BEEN FOUND TO RESIDE IN ZONE R-7, WHICH IS INSIDE THE LIMITS OF THE 100 YEAR FLOOD ZONE.
4. BUILDING FOUNDATIONS SHOWN ON THIS PLAN ARE AT LEAST 24" DEEPER. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CORNER, CURB & GUTTER ARE TO "FACE OF CURB".
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING.
6. EXISTING STRUCTURES WITH CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NOTICED ON THE PLANS AND IN THE PERMISSIBLE.
7. CONSTRUCTION IS TO NOTIFY CITY INSPECTOR 72 HOURS PRIOR TO THE START OF.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS, INCLUDING A DOT UTILITY ENCROACHMENT PERMIT.
9. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF DAVENPORT ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION TRAFFIC USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF DAVENPORT PLANNING AND ZONING DEPARTMENT.
11. CONSTRUCTION EQUIPMENT SHALL NOT BE STORED OR PARKED ON THE SITE UNLESS AN AREA WHICH RESTRICTS TRAFFIC DISTANCE.
12. THE EXACT LOCATION OF HANDICAP PARKING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS, ACCESSIBILITY, AND DISTANCE DATES.
13. ALL SIGNAGE SHALL BE INSTALLED PER ADA STANDARDS. SIGNAGES TO HAVE MAX SIZE OF 5' X 6' AND MAX CROSS SLOPE OF 2%.
14. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
15. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
16. PROJECT LOCATION: 20 DUCK THURMOND RD CORNER OF HWY 53 AND DUCK THURMOND ROAD, IN THE CITY OF DAVENPORT, GEORGIA. SEE ALSO THE ZONING MAP, DAVENPORT, GA 2016, WHICH SHOWS THE PROJECT LOCATION. CONTACT: JEREMY PORTER, 2016 MIDDLE BRIDGE ROAD, CORNER OF HWY 53 AND DUCK THURMOND ROAD, DAVENPORT, GA 30128. CONTACT: DAVID WHITE, CIVILICISTIX.COM.
17. BUILDING LOCATIONS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATIONS WITH ARCHITECTURAL DRAWINGS.



SCALE: 1" = 150'

0 50 100 150 200 250 300 350 400 FEET



MASTER SITE PLAN



City of Dawsonville

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

Conditional Use Application

CU- 09-00287

CIR (Restricted Industrial)

Application for: [] Conditional use in [] Zoning District per the City of Dawsonville Land Use and Zoning Ordinance (as amended)

Applicant Name: Jeremy Porter Its LLC Manager Company: Atlanta Motorsports Park, LLC
Address: 20 Duck Thurmond Rd. City: Dawsonville Zip: 30534
Phone: 678-381-8527 Cell Phone: 404-933-3436 Fax #: NA
Owner Name(s): Jeremy Porter Its LLC Manager
Address: 2935 Gomerway Ct City: Cumming Zip: 30041
Phone: X Cell Phone: 404-933-3436 Fax #: NA

Exact Location and Description of Subject Property:

Address: 20 Duck Thurmond Rd Lot # N/A
Present Zoning: CIR (Restricted Industrial) Parcel # 049 006 Tax Map # 070
Present and/or Proposed Use of Property:

Requirements:

- [x] A completed signed application by applicant and property owner.
[x] A detailed Letter of Intent of your request for a conditional use of the zoning district.

[Signature]
Signature of Applicant

[Signature]
Signature of Owner

Sworn to and subscribed before me
this 14th day of May 2019.

[Signature]
Notary Public, State of Georgia
My Commission Expires: 1-7-2022



Meeting Dates: Advertised 5/22/19 Planning Commission Mtg 6/10/19 City Council Mtg 7/8/19



City of Dawsonville

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

**Property Owner
Authorization**

CU# _____ TMP# 070 049 001 Applicant's Name: Jeremy Porter / AWA

Property Owner Authorization

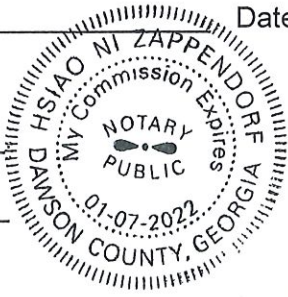
I / We Jeremy Porter hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 20 Duck Thurmond Rd Dawsonville, 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the conditional use requested on this property. I understand that any conditional use 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.

Printed Name of Applicant or Agent Jeremy Porter Its LLC Manager
Signature of Applicant or Agent [Signature] Date _____
Mailing Address 2935 Gomicsway Ct
City Cumming State GA Zip 30041
Telephone Number 404-933-3436

Printed Name of Owner(s) Jeremy Porter Its LLC Manager
Signature of Owner(s) [Signature] Date _____
Date _____

Sworn to and subscribed before me
this 14th day of May 2019
[Signature]
Notary Public, State of Georgia



My Commission Expires: 1-7-2022 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.)



City of Dawsonville

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

Zoning Amendment Application

Request # ZA- C9-00287 Date: 5-20-19
Applicant Name(s): Atlanta Motorsports Park LLC Jeremy Porter ITS LLC Manager
Address: 20 Duck Thorn Road City: Dawsonville State: GA Zip 30534
Phone: 678-381-8527 Cell Phone: 404-933-3436
E-Mail: Jeremy@AtlantaMotorsportsPark.com
Property Address: 20 Duck Thorn Road
Tax Map # 070 Parcel # C9 001 Current Zoning**: CIR
Land Lot(s): N/A District: Section:
Subdivision Name: NA Lot #
Acres: 1.53 Current Use of Property: CIR
Has a past Request of Rezone of this property been made before? If yes, provide ZA # N/A

The applicant request:

Site Plan Change
[checked] Rezoning to zoning category: [] Special Use permit for: Teen Parking Lot + Garage in sound buffer

Proposed use of property if rezoned: N/A

If Residential: # of lots proposed N/A Minimum lot size proposed N/A (Include Concept Plan)

Is an Amenity area proposed, if yes, what

If Commercial: Total Building area proposed (Include Concept Plan)

Existing Utilities: (readily available at road frontage) Water Sewer [checked] Electric Natural Gas

Proposed Utilities: (developer intends to provide) [checked] Water [checked] Sewer [checked] Electric Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Duck Thorn Road Type of Surface: 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 of Applicant ITS LLC Manager, Date 5-20-19

Office Use Only:

Date Completed Application Rec'd 5/20/19 Amount Paid \$ 500 Check # /Cash

Date of Planning Commission Meeting: 6/12/19 Dates Advertised: 5/22/19

Date of City Council Meeting: 7/8/19 Dates Advertised: 5/29/19

Postponed: YES NO Date: Rescheduled for next Meeting:

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



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Jeremy Porter / Atlanta Motorsports Park, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 20 Duck Thurmond Road, Dawsonville, GA 30534 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.

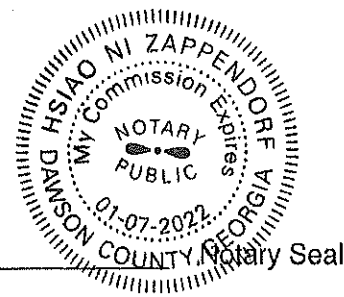
Printed Name of Applicant or Agent Jeremy Porter LLC Manager
Signature of Applicant or Agent [Signature] Date 5-20-19
Mailing Address 2935 Gomer Road Ct
City Cumming State GA Zip 30041
Telephone Number 404-933-2436

Printed Name of Owner(s) Jeremy Porter LLC Manager 5-20-19
Signature of Owner(s) _____ Date _____
_____ Date _____

Sworn to and subscribed before me
this 20th day of May 2019.

Notary Public, State of Georgia

My Commission Expires: 6-7-2022



(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.)



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**Zoning Amendment
 Campaign Disclosure**

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:

_____ *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: _____

 Signature of Applicant / Representative of Applicant

5-20-19

 Date

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



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 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

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.

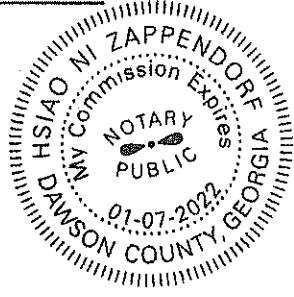
This notice and acknowledgement shall be public record.

Applicant Signature Date 5-20-19
 Ike Lee Mungfer

Application Number: _____

Sworn to and subscribed before me
 this 20th day of May 2019.

Notary Public, State of Georgia



My Commission Expires: 1-7-2022 Notary Seal



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

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

INVOICE #
19-00750

INVOICE DATE: 05/16/19
 DUE DATE: 06/15/19

ACCOUNT ID: P-000071 PIN: 9473
 ATLANTA MOTORSPORTS PARK
 20 DUCK THURMOND ROAD
 DAWSONVILLE GA, 30534
 USA

PERMIT INFORMATION
 PERMIT NO: C9-00287
 LOCATION: 20 DUCK THURMOND ROAD-TSBC
 OWNER: ATLANTA MOTORSPORTS PARK

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C9-00287		
1.0000/ACR	P-180	CONDITIONAL USE PERMIT Permit No: C9-00287	300.00000	300.00
1.0000/ACR	P-181	CHANGE IN ZONING CONDITIONS Permit No: C9-00287	500.00000	500.00
12.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C9-00287	6.60000	79.20
		TOTAL DUE:		\$ 879.20
		Prn Payment: 05/16/19 CK 001132		-579.20
		Prn Payment: 05/17/19 CK 001134		-300.00
		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 #: 19-00750
 DESCRIPTION: Permit No: C9-00287
 ACCOUNT ID: P-000071 PIN: 9473
 DUE DATE: 06/15/19
 TOTAL DUE: \$ 0.00

ATLANTA MOTORSPORTS PARK
 20 DUCK THURMOND ROAD
 DAWSONVILLE GA, 30534
 USA

