

AGENDA
City of Dawsonville Planning Commission Regular Meeting
Monday, September 16, 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 August 12, 2019.

Old Business: None

New Business: Public Hearings

3. **ZA-C2000023**: Aseem Qureshi has requested a zoning amendment for the Tract A of TMP 092B 006 004, located at 00 Perimeter Road and consisting of 3.008 acres from R1 (Single Family Residential) to HB (Highway Business). Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019.
4. **ZA-C2000021**: Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi Family Residential) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019.
5. **VAR- C2000021**: Fall Leaf Residential LLC has requested a variance to the minimum lot width from 28 feet to 20 feet for a portion of TMP D04 013 and a portion of D04 021 located at 0 Hwy 53 East and consisting of 25.7 acres. Hearing Date: Planning Commission – September 16, 2019.
6. **ZA-C2000022**: Fall Leaf Residential LLC has requested a zoning amendment for a portion of TMP D04 013 located at 00 Hwy 53 East and consisting of 1.00 acres from CIR (Restricted Industrial) to CBD (Central Business District) Hearing Date: Planning Commission – September 16, 2019 and City Council September 23, 2019.
7. **ANX-C2000024 and ZA-C2000024**: The City of Dawsonville has petitioned to annex into the city limits of Dawsonville the property known as TMP 080 036 003, located at 1000 Cleve Wright Road and consisting of 32.68 acres, with a request to rezone from County Zoning of RA (Residential Exurban/Agricultural) to City Zoning of INST (Institutional). Public Hearing Dates: Planning Commission on September 16, 2019 and City Council on September 23, 2019 and October 7, 2019

Planning Director Report

Announcements:

- The next meeting date for the Planning Commission is scheduled for October 14, 2019 @ 5:30pm.
- The City's next food truck night will be October 4th.

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
August 12, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the August 12, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

Present: Planning Commission Members present: John Walden, Anna Tobolski, Matt Fallstrom, and Troy Lindsey. Staff present: Planning Director Robbie Irvin, Zoning Administrator Nalita Copeland, and City Attorney Dana Miles. Councilman Caleb Phillips and Mayor Mike Eason were present as well.

Invocation and Pledge: Caleb Phillips gave the invocation and led the pledge.

Approval of the Agenda: John Walden motioned to approve the agenda; Matt Fallstrom seconded the motion; no further discussion; all were in favor; the agenda was approved 3/0.

Approval of the Minutes:

Matt Fallstrom motioned to approve the June 10, 2019 Planning Commission Meeting minutes; John Walden seconded the motion. There was no further discussion and the minutes were unanimously approved 3/0.

Old Business: None

New Business: Public Hearings:

ZA-C2000006: The City of Dawsonville is requesting a zoning amendment correction from INST (Institutional District) to TB (Town Business District) for TMP D01 010 located at 86 Hwy. 53 West.

John Walden motioned to open the public hearing for ZA- C2000006; Anna Tobolski seconded; all were in favor 3/0. Public hearing was opened at 5:33 p.m.

Planning Director Robbie Irvin presented his staff report recommending approval of the request. This is a City initiated zoning request in order to bring the zoning into compliance with the actual use of the property. The building was originally used as County government offices and has since been used for various types of businesses, which is not in conformance with the Institutional zoning. No one spoke in favor or against the request.

Anna Tobolski motioned to close the public hearing for ZA-C2000006; John Walden seconded; all were in favor 3/0. Public hearing was closed at 5:35 p.m.

Matt Fallstrom motioned to approve the request; John Walden seconded; there was no further discussion; all were in favor 3/0.

AVAR-C2000008: Pete Smith, with SDC Gwinnett LLC, applied for an administrative variance of 2 feet to the rear building setback line for TMP # 090 026 107, located at 110 Crown Pointe Drive. Planning Director Robbie Irvin reported that all adjacent property owners were notified via certified mail and a sign was placed in the yard, as required. No objections were received and following the 10 day waiting period, the request was granted administratively.

Chairman Troy Lindsey made the following announcements:

- The next meeting date for the Planning Commission is scheduled for September 16, 2019 at 5:30 pm.
- The next City Food Truck Night will be Friday, September 6, 2019; 5-8 pm

Adjournment: With no further business, John Walden motioned to adjourn; Anna Tobolski seconded; All were in favor 3/0. Meeting adjourned at 5:38 p.m.

Minutes approved this September 16, 2019.

Troy Lindsey, Chairman

John Walden, Commissioner

Anna Tobolski, Commissioner

Matt Fallstrom, Commissioner

Vacant

Attested _____
Nalita Y. Copeland, Zoning Administrator



September 10, 2019

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

Re: Staff Recommendation; ZA-C2000023

Mr. Lindsey and Commission,

Mr. Aseem Qureshi has requested a zoning amendment for the Tract A of TMP 092b 006 004, located at 00 Perimeter Rd and consisting of 3.008 acres from R1 (Single Family Residential) to HB (Highway Business). Mr. Qureshi wishes to construct mini-storage units on the property

Current conditions are as follows:

- Said property is currently zoned R1 and is vacant.
- The proposed mini-storage site is proposed to access off of Hwy 9 and would consist of 6 units measuring 30'x120' each.
- The property is boarded to the north by Perimeter Rd.
- To the east by two properties zoned CHB and CBD.
- To the south by a parcel zoned R-1.
- To the west by Tract B of this parcel zoned R-1 and owned by Mr. Qureshi

The use proposed will be low impact and should not interfere with the surrounding residential parcels.

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

This office recommends approval with the following stipulations:

1. Any proposed security lighting shall be full cutoff, downlight only and shall be placed to avoid light spillage onto neighboring properties.
2. The facility shall not be accessible between 10 pm. till 7 am.

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

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville

Letter of Intent

August 20, 2019

City Hall Planning and Zoning
415 Hwy 53 East, Ste 100
Dawsonville, GA 30534

RE: Tax Parcel 092B-006-004

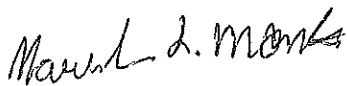
To Whom it May Concern:

Please let this letter serve as a Letter of Intent to rezone the property listed above located on Hwy 9 N and Perimeter Road in Dawsonville, Georgia. Currently, the property is zoned R-1.

I would like to request a rezoning of the property from R-1 to CHB. My intent is to build 6 mini storage units that measure 30'x120' each with a surfaced gravel drive and appropriate detention facilities. We will access the property from Hwy 9 only, using an approved G-DOT entrance.

I appreciate your consideration of this rezoning. Please do not hesitate to call me if you have any questions or concerns.

Sincerely,



Mariah L. Monk
404-514-2532

LINE	BEARING	DISTANCE
S1	S 87°14'31" W	56.91'
L1	N 40°07'03" W	48.23'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	1352.09'	183.37'	S 65°23'09" E	7°12'29"

BASE OF BEARING
MAGNETIC FROM REF. PLAT

RESERVED FOR RECORDING INFORMATION

DB.PG.....DEED BOOK, PAGE
IP.S.....IRON PIN SET (OR REBAR)
LL.....LAND LOT
LL.....LAND LOT LINE
OT.P.....OPEN TOP PIPE
P.....POWER LINE
PK.....PROPERTY OWNER
PL.....PLAT BOOK, PAGE
PB.P.....POINT OF BEGINNING
FW.....RIGHT-OF-WAY

Tax Parcel 005 003
N/F Randall and Deborah Kook
775 HWY 9 N
Dawsonville, GA 30534
Zoned R-1

Tax Parcel 0228 012
N/F Bronson Grogan
Dawsonville, GA 30534
Zoned L-1 (Light Industrial)

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 89,054 FEET AND AN ANGULAR PRECISION OF ONE SECOND OF AN ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 292,654 FEET.
3. EQUIPMENT USED: LEICA TFS12P 1400 FT FOR ANGULAR AND LINEAR MEASUREMENTS.
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT O.C.G.A. SECTION 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS NOT LOCATED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE PLAT ACT O.C.G.A. SECTION 15-6-67.

Tract B
4.000 Acres
a Portion of Tax Parcel 0928 006 004
N/F Mariah L. Monk
Zoned R-1

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or seals of the appropriate governmental bodies by any purchaser or user of this plat as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum standards and requirements of the Georgia Plating Act as set forth in the rules and regulations of the Georgia Board of Professional Engineers and Land Surveyors and all other applicable laws of the State of Georgia, O.C.G.A. Section 15-6-67.

Douglas R. Sharrill

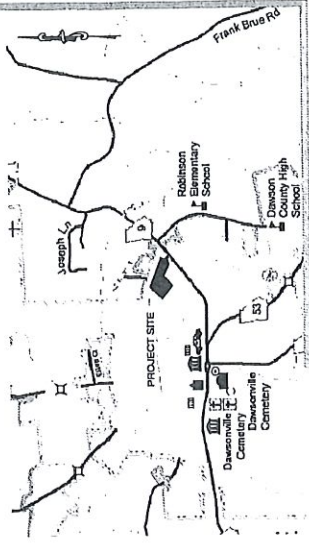
Tax Parcel 0928 006 005
N/F Christopher David Claiborne
Dawsonville, GA 30534
Zoned R-1

Tax Parcel 0928 006 006
N/F James Grogan
Dawsonville, GA 30534
R-1

Perimeter Road
80' RIGHT-OF-WAY
PUBLIC MAINTAINED ASPHALT SURFACED

Tract A
3.008 Acres
a Portion of Tax Parcel 0928 006 004
N/F Mariah L. Monk
Zoned R-1

NTS
Vicinity Map



SCALE 1 INCH = 60 FEET
0 60' 120' 180' 240'

Highway 9 N
80' RIGHT-OF-WAY
PUBLIC MAINTAINED ASPHALT SURFACED

Revision Number	Date	Description
	Aug 9, 2019	
	Field Date: Aug 2019	
	DRAWN BY:	DWG FILE:
	FIELD CREW:	Job #: 2752.001
	Checked By: DRS	Field Book: TDS Recon



LDP
LAND DEVELOPMENT PROFESSIONALS

LAND SURVEYING AND PLANNING
GA #2985 & NC #4597
131 Promenade Court
Dawsonville, GA 30534
Office: 706.300.7178
www.LDPofga.com
doug@lppoofga.com

Size Plan for:
Mariah L. Monk

Located in:
Land Lot 375 of the 4th District - 1st Section
City of Dawsonville
Dawson County, Georgia

Sheet No.
1 of 1



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

Zoning Amendment Application

Request # ZA- C2000023

Condition/Stipulation Change

Original ZA # _____

Applicant Name(s): Aseem K. Qureshi

Address: 622 Alder Circle City: Dawsonville Zip: 30534

Phone: 404-514-2532 Cell Phone: _____

Signature(s) [Signature] Date _____

Property Address: 651 Hwy 9N

Directions to Property from City Hall: Right on Allen St. turn left on Perimeter Rd. go across Hwy 9N Site be on left.

Tax Map # _____ Parcel # 092B 006 004 Tract A Current Zoning**: R-1

Land Lot(s): 375 District: 4th Section: 1st

Subdivision Name: _____ Lot # _____

Acres: 3.008 Current Use of Property: N/A

Has a past Request of Rezone of this property been made before? no If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: HB Special Use permit for: _____

Proposed use of property if rezoned is: Mini Storage Units

If Residential: # of lots proposed _____ Minimum lot size proposed _____ (Include Conceptual Plan)

Is an Amenity area proposed NO, if yes, what _____

If Commercial: Total Building area proposed 5 ac. 3 ac. (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 yes Electric _____ Natural Gas

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

Road name: Hwy 9N 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.

X [Signature]
 Signature of Applicant

8/19/19
 Date

Office Use Only:	
Date Completed Application Rec'd <u>8/19/19</u>	Amount Paid \$ <u>600.00</u> + Cert/Grd Fees Check # _____ /Cash
Date of Planning Commission Meeting: <u>9/16/19</u>	Dates Advertised: <u>8/28/19</u>
Date of City Council Meeting: <u>9/23/19</u>	Dates Advertised: <u>8/28/19</u>
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____
Approved by Planning Commission: YES NO	Approved by City Council: YES NO



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

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We X Mariah Monk hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 092B 006 004 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.

X Printed Name of Applicant or Agent Aseem Khan Qureshi
 X Signature of Applicant or Agent [Signature] Date 8/19/19
 Mailing Address 622 Alder Circle
 City Dawsonville State GA Zip 30534
 Telephone Number _____

Printed Name of Owner(s) Mariah Monk
 X Signature of Owner(s) Mariah Monk Date 8/19/19
 _____ Date _____

Sworn to and subscribed before me
 this 19 day of August 20 19.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: May 15, 2023



Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 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.)



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

**Zoning Amendment
Campaign Disclosure**

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

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:

_____ *Ø*

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 \$ *Ø* _____ 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: _____

Ø

Signature of Applicant / Representative of Applicant

8/19/19

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

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

INVOICE #
I2000138

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

ACCOUNT ID: P-000454 PIN: 947195 MARIAH MONK 622 ALDER CIRCLE DAWSONVILLE GA, 30534
--

PERMIT INFORMATION
 PERMIT NO: C2000023
 LOCATION: 00 PERIMETER ROAD
 OWNER: MARIAH MONK

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2000023		
1.0000	P-0129	Zoning Request to HB Permit No: C2000023	500.000000	500.00
9.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2000023	6.800000	61.20
2.0000/ACR	P-0132	Zoning Request to HB per Acre Permit No: C2000023	50.000000	100.00
			TOTAL DUE:	\$ 661.20
		Prn Payment: 08/20/19 CK 0100		-661.20
			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 #: I2000138
 DESCRIPTION: Permit No: C2000023
 ACCOUNT ID: P-000454 PIN: 947195
 DUE DATE: 09/19/19
 TOTAL DUE: \$ 0.00

MARIAH MONK
 622 ALDER CIRCLE
 DAWSONVILLE GA, 30534





September 10, 2019

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

Re: Staff Recommendation; ZA-C2000021, VAR-C2000021 and ZA-C2000022

Mr. Lindsey and Commission,

Fall Leaf Residential LLC has requested a zoning amendment for the following:

- To amend the zoning of a portion of TMP D04 013 and a portion of D04 021 located along Hwy 53 East and consisting of 25.7 acres from CIR (Restricted Industrial) to R6 (Multi-Family Residential) for the purposes of construction a townhome development.
- In addition to the requested zoning amendment the applicant is requesting a variance for the reduction of the minimum lot widths from 28 feet to 20 feet for a portion of TMP D04 013 and a portion of D04 021.
- Finally, the applicant has requested a zoning amendment for a portion of TMP D04 013 from CIR to CBD (Central Business District) in order to construct a small commercial development.

Conditions are as follows:

- Said property is currently zoned CIR and is vacant.
- The proposed multi-family development is proposed to access off of Hwy 53 with an emergency access off of Hwy 9 and would consist of 150 homes.
- The property is boarded by both commercial and residential zonings.
- The reduction in lot widths will result in an increase in open space. Total open space to be 12.83 of 25.7 acres.

The property use is not consistent with the City of Dawsonville Comprehensive Plan however the likelihood of industrial development for this area is marginal at best therefore it is my opinion that some use is better than no use.

This office recommends approval with the following stipulations:

1. Any proposed lighting other than ornamental shall be full cutoff, downlight only and shall be placed to avoid light spillage onto neighboring properties.
2. The commercial development shall incorporate at least 50% brick or stone into all facades visible from a public roadway.
3. Townhomes front facades shall consist of at least 80% brick and or stone.

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

Sincerely,



R.J. Irvin
Planning Director, City of Dawsonville



FALL LEAF RESIDENTIAL, LLC
6435 Shiloh Rd - Ste 100
Alpharetta, GA 30005

Mayor and City Council
Planning Commission
Dawsonville, Georgia

Re: Rezoning 25.7 Acres, Georgia Highway 53

Please accept this letter outlining our plans for a 25.7 acre tract of land fronting on the west side of Georgia Highway 53, the property also has frontage on the east side of Georgia Highway 9. This property is currently zoned CIR, Restricted Industrial Commercial.

We are requesting rezoning to R-6 to allow the development of a townhouse development. The site plan we have submitted shows 150 homes with 40% open space. We also will have a small 1 acre commercial parcel on Highway 53 that is covered in a separate rezoning application.

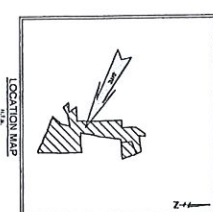
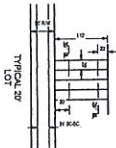
We have 2 entrances, the main entrance will be on Highway 53 with a secondary entrance on Highway 9. We met with your planning staff and the city fire marshal and they suggested that both entrances be gated to prevent vehicles from cutting through the site from Highway 53 to Highway 9 and we have agreed to make that a zoning stipulation. We also agreed to install sprinklers in each unit and in the attic of each unit in addition to the fire retardant materials that would normally be installed to provide a two hour firewall between individual townhouse units to comply with Section 1405, paragraph 2 of the zoning ordinance. We believe a townhouse development on this property is a much better use for this site than the present industrial zoning would allow. The residents will be within walking distance of the new Town Center improvements and commercial uses just across Highway 53 which will provide a nice amenity for residents of this development.

There is a great need for the type housing we are proposing, especially to provide housing for our teachers, firemen, policemen and service industry people providing a residential use so close to the City Center and that this development will be an asset to the city and respectfully request that the Planning Commission and City Council approve this rezoning application.

Sincerely,

A handwritten signature in blue ink that reads "Norman White".

Norman White
Fall Leaf Residential, LLC



DEVELOPMENT DATA

TOTAL SITE AREA	362.4 AC
RESIDENTIAL	337.4 AC
COMMERCIAL	25.0 AC
OPEN SPACE	0.0 AC
ROADS	0.0 AC
UTILITIES	0.0 AC
NET TOTAL	362.4 AC

LEGEND

- 1. EXISTING
- 2. PROPOSED
- 3. EASEMENT
- 4. SETBACK
- 5. FLOODPLAIN
- 6. WETLAND
- 7. UTILITIES
- 8. ROAD
- 9. OPEN SPACE
- 10. RESIDENTIAL LOT
- 11. COMMERCIAL LOT
- 12. DRIVEWAY
- 13. SIDEWALK
- 14. CURB
- 15. FENCE
- 16. SIGN
- 17. LIGHT
- 18. TREE
- 19. SHrub
- 20. GRASS
- 21. SOIL
- 22. ROCK
- 23. SAND
- 24. CLAY
- 25. SILT
- 26. SAND AND SILT
- 27. SAND AND CLAY
- 28. SILT AND CLAY
- 29. SAND, SILT AND CLAY
- 30. SAND AND SILT AND CLAY
- 31. SAND, SILT AND CLAY AND ROCK
- 32. SAND, SILT AND CLAY AND SAND
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DENSITY CALCULATIONS

GRASS AREA (1500 SDFU/AC)	23.7 AC
RESIDENTIAL (10 SDFU/LOT)	33.7 AC
COMMERCIAL (10 SDFU/LOT)	25.0 AC
TOTAL ALLOWED UNITS	150 UNITS

OPEN SPACE CALCULATIONS

OPEN SPACE 1	1.14 AC
OPEN SPACE 2	0.00 AC
OPEN SPACE 3	0.00 AC
OPEN SPACE 4	0.00 AC
OPEN SPACE 5	0.00 AC
OPEN SPACE 6	0.00 AC
OPEN SPACE 7	0.00 AC
NET TOTAL	1.14 AC

GRAPHIC SCALE
1" = 100 FT.

CONTRACTOR: [Name]
ENGINEER: [Name]

PRELIMINARY PLAT
FOR
HWY 9/HWY 53
TRACT
LAND LOTS 441, 444, 508 & 509 - 4TH DISTRICT - 1ST SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

MARB
MARB ENGINEERING & ARCHITECTURE, INC.
1000 W. BROADWAY, SUITE 100
DALLAS, TEXAS 75203
PHONE: (214) 750-1111
FAX: (214) 750-1112
WWW.MARB-ENR.COM

DATE: 11/11/2011
DESIGNED BY: JTC
DRAWN BY: JTC
CHECKED BY: JTC
IN CHARGE: JTC
SCALE: AS SHOWN



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

Zoning Amendment Application

Request # ZA-C2000021 Condition/Stipulation Change
 Original ZA # _____

Applicant Name(s): FALL LEAF RESIDENTIAL
 Address: 3280 Pointe Pkwy S 2300 City: NORCROSS Zip: 30092
 Phone: 404 502 3305 Cell Phone: 404 502 3305
 Signature(s): [Signature] Date: 6-29-19

Property Address: 0 Highway 53 East
 Directions to Property from City Hall: Directly across Hwy 53 adjacent Dairy Queen
 Tax Map # _____ Parcel # portion of (D04013) and D04021 Current Zoning**: GFR
 Land Lot(s): 441, 444, 508, 509 District: 4th Section: 1E
 Subdivision Name: N/A Lot # _____
 Acres: 25.7 Current Use of Property: Vacant
 Has a past Request of Rezone of this property been made before? No If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: B6 Special Use permit for: _____
 Proposed use of property if rezoned is: Townhome Development
 If Residential: # of lots proposed 150 Minimum lot size proposed 2,000 (Include Conceptual Plan)
 Is an Amenity area proposed Yes, if yes, what Tot lot
 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: Highway 53 and Hwy 9 Type of Surface: Paved

- ◆ 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] _____ Date: 6-29-19
 Signature of Applicant

Office Use Only:	
Date Completed Application Rec'd: <u>8/19/19</u>	Amount Paid \$ <u>1250 + Certified Fees</u> Check # <u>1939</u> /Cash
Date of Planning Commission Meeting: <u>9/16/19</u>	Dates Advertised: <u>8/23/19</u>
Date of City Council Meeting: <u>9/23/19</u>	Dates Advertised: <u>8/23/19</u>
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____
Approved by Planning Commission: YES NO	Approved by City Council: YES NO



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

**Zoning Amendment
 Authorization**

Property Owner Authorization

I/We Jenkins Family Enterprises L.P. hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) Highway 53 East D 04 013 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

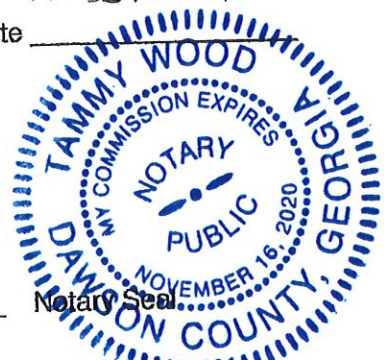
I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigner 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 Fall Leaf Residential LLC
 Signature of Applicant or Agent [Signature] Date 5-29-19
 Mailing Address 3280 Pointe Pkwy SUITE 2300
 City NONCROSS State GA Zip 30092
 Telephone Number 404 502 3305

Printed Name of Owner(s) Jenkins Family Enterprises L.P.
 Signature of Owner(s) [Signature] Date 5-29-19
 Date _____

Sworn to and subscribed before me
 this 29 day of May 2019
[Signature]
 Notary Public, State of Georgia

My Commission Expires: 11/16/20



(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 tenancy 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
 Authorization**

Property Owner Authorization

I/We DEBORAH MAST hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Highway 53 East D04 021 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 FALL LEAF RESIDENTIAL LLC
 Signature of Applicant or Agent [Signature] Date 5/14/19
 Mailing Address 3280 Pointe Pkwy Suite 2300
 City NDHCROSS State GA Zip 30092
 Telephone Number 404 502 3305

Printed Name of Owner(s) DEBORAH MAST
 Signature of Owner(s) [Signature] Date 5/14/19
 Date _____

Sworn to and subscribed before me
 this 14th day of MAY 2019.
Pamela H. Ashton
 Notary Public, State of Georgia



My Commission Expires: _____ 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
 Authorization**

Property Owner Authorization

I / We GEORGE FREISEM hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Highway 53 East
D 04 021 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 Fall Leaf Residential LLC
 Signature of Applicant or Agent [Signature] Date 5-19-19
 Mailing Address 3280 POINTE PKWY SUITE 2300
 City NORCROSS State GA Zip 30092
 Telephone Number 404 502 3305

Printed Name of Owner(s) GEORGE FREISEM
 Signature of Owner(s) [Signature] Date 5/17/19
 Date _____

Sworn to and subscribed before me
 this 17th day of May 20 19.

[Signature]
 Notary Public, State of Georgia

My Commission

Expires: 02/25/2022



(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.)



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

**Zoning Amendment
 Campaign Disclosure**

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

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: _____

[Handwritten Signature]

Signature of Applicant / Representative of Applicant

6-29-19

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

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

INVOICE #
I2000136

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

ACCOUNT ID: P-000452 PIN: 512560 FALL LEAF RESIDENTIAL LLC 6435 SHILOH ROAD STE 100 ALPHARETTA GA, 30005

PERMIT INFORMATION
 PERMIT NO: C2000021
 LOCATION: 0 HIGHWAY 53 EAST
 OWNER: FALL LEAF RESIDENTIAL LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2000021		
1.0000	P-0149	Zoning Request to R6 Permit No: C2000021	350.000000	350.00
25.0000/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2000021	50.000000	1,250.00
1.0000	P-0153	VARIANCE Permit No: C2000021	300.000000	300.00
21.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2000021	6.800000	142.80
			TOTAL DUE:	\$ 2,042.80
		Prn Payment: 08/20/19 CK 1939		-2,042.80
			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 #: I2000136
 DESCRIPTION: Permit No: C2000021
 ACCOUNT ID: P-000452 PIN: 512560
 DUE DATE: 09/19/19
 TOTAL DUE: \$ 0.00

FALL LEAF RESIDENTIAL LLC
 6435 SHILOH ROAD STE 100
 ALPHARETTA GA, 30005





FALL LEAF RESIDENTIAL, LLC
6435 Shiloh Rd - Ste 100
Alpharetta, GA 30005

Mayor and City Council
Planning Commission
Dawsonville, Georgia

Re: Variance to 28 foot minimum townhouse lot width

Please accept this letter regarding a variance we are requesting on a 25.7 acre tract of land fronting on the west side of Georgia Highway 53 and the east side of Georgia Highway 9.

We are requesting rezoning to R-6 to allow the development of a townhouse development. The Dawsonville Zoning Ordinance requires that the minimum width for each townhouse lot be 28 feet, we are requesting a variance to allow a minimum lot width of 20 feet. The following are our response to the conditions listed in Section 2507.1.

1. There are conditions relating to the size, shape and topography of this site that make the requirement for 28 foot wide townhouse lot very difficult. Having a 20 foot wide townhouse lot will enable the developer to place units in areas with the better topo and avoid having to put units in areas with the more difficult topo and areas where the shape of the property is more difficult and also allow the development to have more open space.
2. A literal interpretation of the ordinance to require a 28 foot townhouse lot would create an unnecessary hardship when compared to townhouse developments in nearby jurisdictions.
3. Granting this variance will not confer a special privilege to allow a smaller townhouse lot than might be allowed other properties in this zoning district.
4. Relief if granted will not be injurious to the neighborhood or general welfare in any manner that would interfere with or discourage the appropriate development and use of adjacent land and buildings or affect their value.
5. The variance requested is not the result of the actions of the applicant.
6. The variance requested is the minimum variance that would make possible the legal use of the land for the development proposed.
7. This variance is a request that will permit a use of this land that is permitted in this zoning district.

The demographics for Dawson County show a great need for the type housing we will be providing with this development especially filling a need for housing for our teachers, firefighters, policemen and service industry people. We believe this development will be an asset to the city however it is not feasible for us to develop this type of development with a 28 foot wide townhouse lot and we respectfully request that the Planning Commission approve this variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Norman White". The signature is fluid and cursive, with the first name "Norman" and the last name "White" clearly distinguishable.

Fall Leaf Residential, LLC
Norman White



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

Variance Application

Fee: \$300.00

VAR- 2006021

Application for: Appeal Special Exception Adjustment

Type of Variance Requested: Reduce Lot width (Letter of Intent must fully describe this request)

Applicant Name: NORMAN WHITE Company: FALL LEAF RESIDENTIAL LLC

Address: 3280 Pointe Pkwy S 2300 City: NORCROSS GA Zip: 30092

Phone: _____ Cell Phone: 404 502 3305 Fax #: _____

Owner Name(s): GEORGE FRIEMER / DEBORAH MAST / Jenkins Family Dawsonville GA

Address: 2905 Piedmont Rd SUITE C City: Atlanta GA Zip: 30305

Phone: 404 914 4845 Cell Phone: ~~404 502 3305~~ Fax #: _____

Exact Location and Description of Subject Property:

Address: Highway 53 East Lot # N/A

Present/Proposed Zoning: CIR / R-6 Parcel # D 04 013 D 04 021

District: 4th 1st Land Lot: 441, 444, 508, 509 Tax Map # _____

Present and/or Proposed Use of Property: Residential Townhouses

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Building Official.
 - The Letter of Intent shall address the criteria specified in Section 2507. (see pg: 2)
- The applicant is responsible to pay the certified mail postage to adjacent property owners.
- Variance fee of \$300.00

[Signature]
 Signature of Applicant

7-19-19
 Date



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

Property Owner
 Authorization

VAR# _____ TMP# _____ Applicant's Name: FALL LEAF RESIDENTIAL LLC

Property Owner Authorization

I/We DEBORAH MAST and George Freisen hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) DO4 021 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 variance requested on this property. I understand that any variance 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.

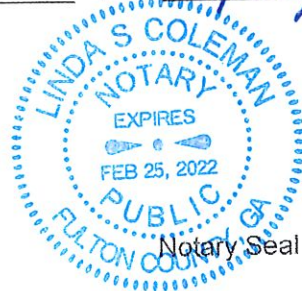
Printed Name of Applicant or Agent FALL LEAF RESIDENTIAL LLC
 Signature of Applicant or Agent [Signature] Date 6/20/19
 Mailing Address 3280 POINTE PARKWAY SUITE 2300
 City NOXROSS State GA Zip 30092
 Telephone Number 404 502 3305

Printed Name of Owner(s) DEBORAH MAST GEORGE FREISEN
 Signature of Owner(s) [Signature] Date JUNE 20, 2019
[Signature] Date 6/20/19

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

[Signature]
 Notary Public, State of Georgia

My Commission Expires: _____



(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

**Property Owner
 Authorization**

VAR# _____ TMP# _____ Applicant's Name: Fall Leaf Residential

Property Owner Authorization

I/We Jenkins Family Enterprises LP hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) D04 013

_____ 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 variance requested on this property. I understand that any variance 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.

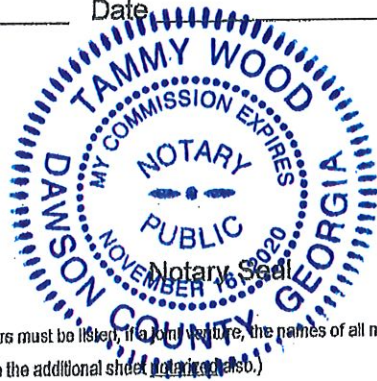
Printed Name of Applicant or Agent FALL LEAF RESIDENTIAL LLC
 Signature of Applicant or Agent [Signature] Date 7-12-19
 Mailing Address 3280 POINTE PARKWAY SUITE 2300
 City NORCROSS State GA Zip 30092
 Telephone Number 404 502 3305

Printed Name of Owner(s) Jenkins Family Enterprises
By Judy Jenkins
 Signature of Owner(s) [Signature] Date 7-12-19
 Date _____

Sworn to and subscribed before me
 this 12 day of July 2019.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 11/16/20



(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 submitted with this.)



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

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

INVOICE #
I2000136

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

ACCOUNT ID: P-000452 PIN: 512560
 FALL LEAF RESIDENTIAL LLC
 6435 SHILOH ROAD STE 100
 ALPHARETTA GA, 30005

PERMIT INFORMATION
 PERMIT NO: C2000021
 LOCATION: 0 HIGHWAY 53 EAST
 OWNER: FALL LEAF RESIDENTIAL LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2000021		
1.0000	P-0149	Zoning Request to R6 Permit No: C2000021	350.000000	350.00
25.0000/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2000021	50.000000	1,250.00
1.0000	P-0153	VARIANCE Permit No: C2000021	300.000000	300.00
21.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2000021	6.800000	142.80
		TOTAL DUE:		\$ 2,042.80
		Prn Payment: 08/20/19 CK 1939		-2,042.80
		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 #: I2000136
 DESCRIPTION: Permit No: C2000021
 ACCOUNT ID: P-000452 PIN: 512560
 DUE DATE: 09/19/19
 TOTAL DUE: \$ 0.00

FALL LEAF RESIDENTIAL LLC
 6435 SHILOH ROAD STE 100
 ALPHARETTA GA, 30005





FALL LEAF RESIDENTIAL, LLC
6435 Shiloh Rd - Ste 100
Alpharetta, GA 30005

Mayor and City Council
Planning Commission
Dawsonville, Georgia

Re: Rezoning 1 Acre, Georgia Highway 53

Please accept this letter outlining our plans for a 1 acre tract of land fronting on the west side of Georgia Highway 53. This property is currently zoned CIR, Restricted Industrial Commercial.

We are requesting rezoning to CBD to allow the development of a small commercial development.

We believe a commercial development on this property is a much better use for this site than the present industrial zoning would allow. We have a companion rezoning application for a 150 unit condominium development adjacent to this commercial tract. The residents will be able to walk to this commercial development which will be a nice amenity for these homeowners.

We respectfully request that the Planning Commission and City Council approve this rezoning application.

Sincerely,

A handwritten signature in blue ink that reads "Norman White".

Fall Leaf Residential, LLC
Norman White



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

Zoning Amendment Application

Request # ZA- C2000022

Condition/Stipulation Change

Original ZA # _____

Applicant Name(s): FALL LEAF RESIDENTIAL LLC
 Address: 3280 Pointe Pkwy S 2300 City: NORCROSS Zip: 30092
 Phone: 404 502 3305 Cell Phone: 404 502 3305
 Signature(s): [Signature] Date: 6-29-19

Property Address: Highway 53 East

Directions to Property from City Hall: Directly across the street

Tax Map # D04013 Parcel # D04013 Current Zoning**: CTR

Land Lot(s): 444 District: 4th Section: 1E

Subdivision Name: N/A Lot # _____

Acres: 1.0 Current Use of Property: Vacant

Has a past Request of Rezone of this property been made before? No If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: CBD (Central Business) Special Use permit for: _____

Proposed use of property if rezoned is: COMMERCIAL

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

Is an Amenity area proposed No, if yes, what _____

If Commercial: Total Building area proposed 6,000 sq. ft. (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: Highway 53 East Type of Surface: Paved

◆ 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

6-29-19
 Date

Office Use Only:

Date Completed Application Rec'd: 8/19/19 Amount Paid \$ 500 Check # 1939 /Cash

Date of Planning Commission Meeting: 9/16/19 Dates Advertised: 8/28/19

Date of City Council Meeting: 9/23/19 Dates Advertised: 8/28/19

Postponed: YES NO Date: _____ Rescheduled for next Meeting: _____

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



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

**Zoning Amendment
 Authorization**

Property Owner Authorization

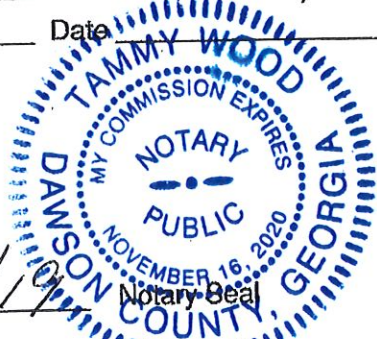
I/We Jenkins Family Enterprises LP hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) Highway 53 East
D04 013 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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 Fall Leaf Residential LLC
 Signature of Applicant or Agent [Signature] Date 5-29-19
 Mailing Address 3280 Pointe Parkway SUITE
 City NORCROSS State GA Zip 30092
 Telephone Number 404 502 3306

Printed Name of Owner(s) Jenkins Family Enterprises L.P.
 Signature of Owner(s) by [Signature] Date 5-29-19
 Date _____

Sworn to and subscribed before me
 this 29 day of May 2019.
[Signature]
 Notary Public, State of Georgia
 My Commission Expires: 11/16/19



(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
 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:

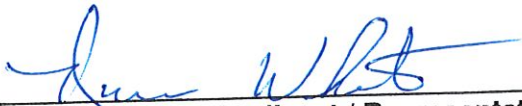
1. Name of local official to whom campaign contribution was made:

_____ 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 \$ _____ N/A _____ 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

5-29-19

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

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

INVOICE #
I2000137

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

ACCOUNT ID: P-000453 PIN: 378940 FALL LEAF RESIDENTIAL LLC 6435 SHILOH ROAD STE 100 ALPHARETTA GA, 30005

PERMIT INFORMATION
 PERMIT NO: C2000022
 LOCATION: 00 HIGHWAY 53 EAST
 OWNER: FALL LEAF RESIDENTIAL LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2000022		
1.0000	P-0129	Zoning Request to HB Permit No: C2000022	500.000000	500.00
			TOTAL DUE:	\$ 500.00
		Prn Payment: 08/20/19 CK 1939		-500.00
			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 #: I2000137
 DESCRIPTION: Permit No: C2000022
 ACCOUNT ID: P-000453 PIN: 378940
 DUE DATE: 09/19/19
 TOTAL DUE: \$ 0.00

FALL LEAF RESIDENTIAL LLC
 6435 SHILOH ROAD STE 100
 ALPHARETTA GA, 30005





September 10, 2019

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

Re: Staff Recommendation; ANX-C2000024 and ZA-C2000024

Mr. Lindsey and Commission,

The City of Dawsonville has petitioned to annex into the city limits of Dawsonville the property known as TMP 080 036 003 located at 1000 Cleve Wright Rd. and consisting of 32.68 acres with a request to rezone from County Zoning of RA (Residential Exurban/Agricultural) to City Zoning of INST (Institutional).

Conditions are as follows:

- Said property is currently zoned RA and is unincorporated.
- Said property houses two city well sites.
- The property is boarded by previously annexed parcels to the south.

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

This office recommends approval.

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

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville



1 inch = 670 feet
 Page 89 of 162
 MAP 080



DAWSON COUNTY, GEORGIA
 080
 January 2017

County Zoning District
 RA

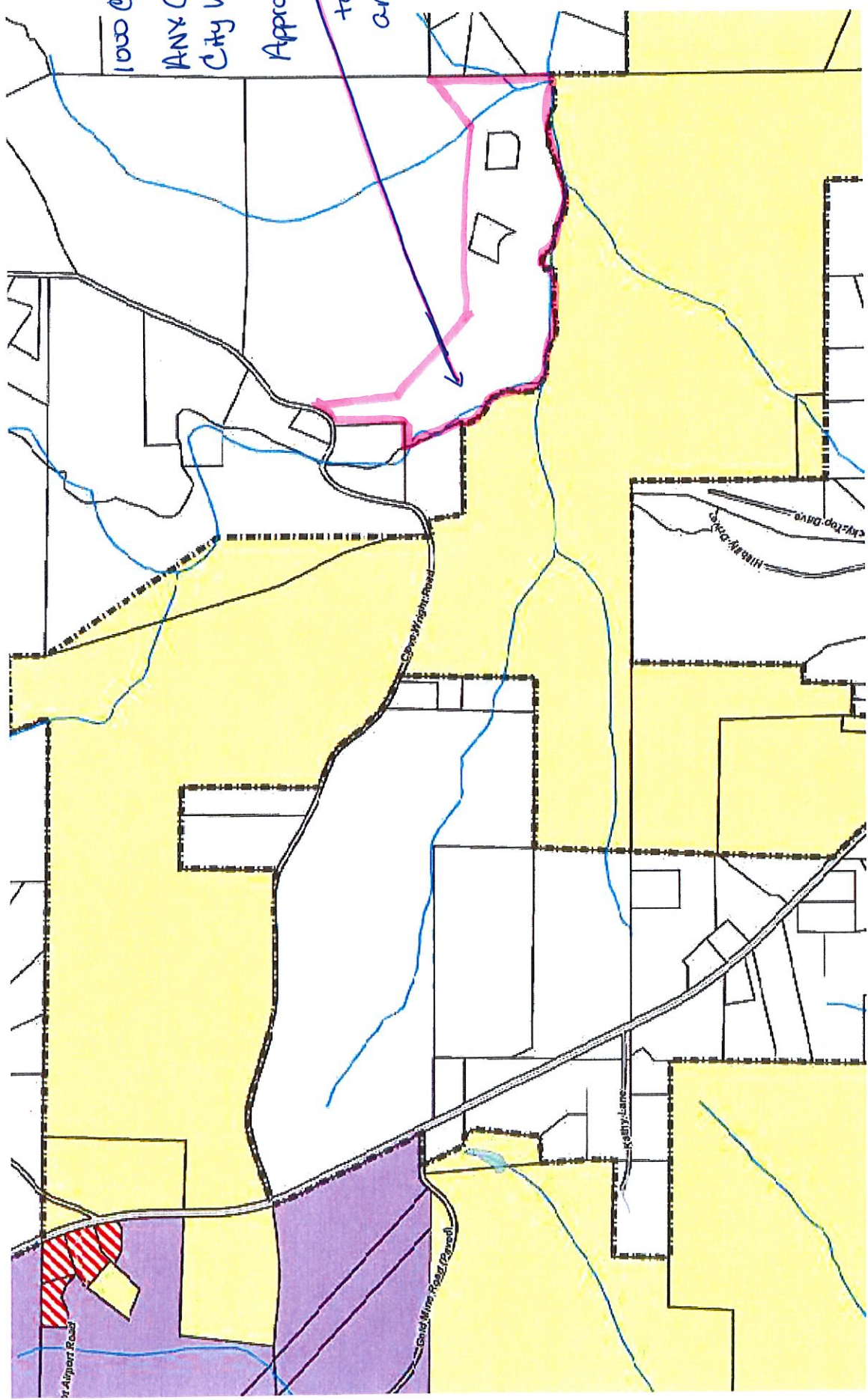
County Zoning District
 RA

- Legend**
- County Line
 - Municipality Zoning District
 - Unincorporated
 - Print
 - R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - R-6
 - R-7
 - R-8
 - R-9
 - R-10
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County Zoning District
 RA zoning

1000 Clevelandright Rd.
ANX C200024
City Well Sites

Approximate area to be annexed.
Plat shows more defined area



Missy Lane
Kyr Top Drive

Kelly Lane

Alpiner Road

Clevelandright Road

David Mine Road (Parcel)



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

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

Annexation # C2900024

FEE \$250.00 (NONREFUNDABLE) Date Paid N/A Cash /Ck # N/A

No Fee - City owned property

Please Print Clearly

ZONING AMENDMENT APPLICATION AND FEES RECEIVED? YES NO

Applicant Name(s): Bob Bolz

Mailing Address 415 Hwy 53 E, Ste 100 City Dawsonville State GA Zip 30534

E-Mail _____

Applicant Telephone Number(s): 706-265-3256

Property Owner's Name(s): City of Dawsonville

Mailing Address 415 Hwy 53 E, Ste 100 City Dawsonville State GA Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): _____

Address of Property to be Annexed: 1000 Cleve Wright Rd. VACANT LOT

Tax Map & Parcel # 080 036003 Property Size in Acres: 32.68 Survey Recorded in Plat Book # 84 Page # 198

Land Lot # 113, 160, 161 District # 4 Section # 1 Legal Recorded in Deed Book # _____ Page # _____

Current Use of Property: City Well Site

County Zoning Classification: RA City Zoning Classification: INST

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



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**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) City Well Sites
- Number of persons currently residing on the property: 0; VACANT
 Number of persons 18 years or older: 0; Number of persons registered to vote: 0
- The number of all residents occupying the property:
 _____ American Indian _____ Alaskan Native
 _____ Asian _____ Pacific Islander
 _____ Black, not of Hispanic Origin _____ Hispanic
 _____ White, not of Hispanic Origin _____ 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: 0
- List of Addresses for each housing unit in the annexed area at the time of the annexation:
N/A
- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
N/A
- Names of affected Subdivision: N/A
- Name of affected Multi-Family Complex: N/A
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A
- Names of affected Duplexes: N/A
- Names of Mobile Home Parks: N/A



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**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 1000 Cleve Wright Rd (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	_____	<u>City of Dawsonville</u>
	Property Owner Signature	Property Owner Printed Name
(2)	_____	_____
	Property Owner Signature	Property Owner Printed Name
(1)	* <u>Roberto Bolz</u>	<u>Bob Bolz</u>
	Applicant Signature	Applicant Printed Name
(2)	_____	_____
	Applicant Signature	Applicant Printed Name

Sworn to and subscribed before me
 this 22 day of August 2019.

Nalita Y. Copeland
 Notary Public, State of Georgia



Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2023

My Commission Expires: May 15, 2023

Notary Seal

Annexation Application Received Date Stamp:	Rec'd <u>8/22/19</u>	Completed Application with Signatures
	Rec'd <u>ll ll</u>	Current Boundary Survey
	Rec'd <u>ll ll</u>	Legal Description
	Rec'd <u>ll ll</u>	ARC Population Estimate Information
Planning Commission Meeting Date (if rezone): <u>9/16/19</u>		
Dates Advertised: <u>8/28/19</u>		
1st City Council Reading Date: <u>9/23/19</u>		
2nd City Council Reading Date: <u>10/7/19</u> Approved: YES NO		
Date Certified Mail to: <u>8/27/19</u> County Board of Commissioners & Chairman <u>8/27/19</u> County Manager <u>8/27/19</u> County Attorney		
<input type="checkbox"/>	Letter Received from Dawson County	Date: _____



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

Zoning Amendment Application

Request # ZA- C2000024 Condition/Stipulation Change

Original ZA # _____

Applicant Name(s): Bob Bolz - City of Dawsonville

Address: 415 Hwy 53 E, Ste 100 City: Dawsonville GA Zip: 30534

Phone: 706-265-3256 Cell Phone: _____

Property Address: 1000 Cleve Wright Rd.

Directions to Property from City Hall: _____

Tax Map # 080 Parcel # 036 003 Current Zoning**: RA - County

Land Lot(s): 113, 160, 161 District: 4 Section: 1

Subdivision Name: N/A Lot # _____

Acres: 32.68 Current Use of Property: City Well Site

Has a past Request of Rezone of this property been made before? NO If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: INST Special Use permit for: _____

Proposed use of property if rezoned is: Same - City Well Site

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

Is an Amenity area proposed N/A, if yes, what N/A

If Commercial: Total Building area proposed N/A (Include Conceptual Plan)

Existing Utilities: (utilities readily available at the road frontage) _____ Water _____ Sewer Electric _____ Natural Gas

Proposed Utilities: (utilities developer intends to provide) _____ Water _____ Sewer _____ Electric _____ Natural Gas

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

Road name: Cleve Wright Road Type of Surface: _____

- ◆ 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.

* Robert H. Bolz
 Signature of Applicant

8-22-19
 Date

Office Use Only:	
Date Completed Application Rec'd <u>8/22/19</u>	Amount Paid \$ <u>0 - City Request - City Property</u> /Cash
Date of Planning Commission Meeting: <u>9/16/19</u>	Dates Advertised: <u>8/28/19</u>
Date of City Council Meeting: <u>9/23/19</u>	Dates Advertised: <u>8/28/19</u>
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____
Approved by Planning Commission: YES NO	Approved by City Council: YES NO



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

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Bob Boltz / City of Dawsonville hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 1000 Cleve Wright Rd,
080 036 003 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 Bob Boltz
 * Signature of Applicant or Agent Robert O. Boltz Date 8-22-19
 Mailing Address 415 Hwy 53 East, Ste 100
 City Dawsonville State GA Zip 30534
 Telephone Number 706-265-3256

Printed Name of Owner(s) City of Dawsonville
 Signature of Owner(s) Robert O. Boltz Date 8-22-19
 Date _____

Sworn to and subscribed before me
 this 22 day of August 2019.

Nalita Y. Copeland
 Notary Public, State of Georgia

My Commission Expires: May 15, 2019



Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 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.)