

AGENDA
City of Dawsonville Planning Commission Regular Meeting
Monday, October 14, 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 September 16, 2019.

Old Business: None

New Business:

3. Discuss training to be provided by City Attorney on December 9, 2019.

Public Hearings

4. **ANX-C2000032 and ZA-C2000032**: Sachinkumar Patel has petitioned to annex into the city limits of Dawsonville a portion of TMP 091 012, located at 60 Hwy 136 East and consisting of 5.00 acres, with a request to rezone from County Zoning of RA (Residential Exurban/Agricultural) to City Zoning of HB (Highway Business). Public Hearing Dates: Planning Commission on October 14, 2019 and City Council on October 21, 2019 and November 4, 2019.

Planning Director Report

Announcements:

- The next meeting date for the Planning Commission is scheduled for November 12, 2019 @ 5:30pm.
- The City's next food truck night will be November 1st.

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
September 16, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the September 16, 2019 City of Dawsonville Planning Commission regular meeting to order at 5:30 p.m.

Present: Planning Commission Members present: Susan Theisen, Anna Tobolski, Matt Fallstrom, and Troy Lindsey. Staff present: Planning Director Robbie Irvin, Zoning Administrator Nalita Copeland, and City Attorney Kevin Tallant. Councilmen Caleb Phillips and Stephen Tolson were present as well.

Invocation and Pledge: Stephen Tolson gave the invocation and led the pledge.

Approval of the Agenda: Anna Tobolski motioned to approve the agenda; Susan Theisen seconded the motion; there was no further discussion; all were in favor; the agenda was unanimously approved.

Approval of the Minutes:

Anna Tobolski motioned to approve the August 12, 2019 Planning Commission Meeting minutes; Susan Theisen seconded the motion. There was no further discussion and the minutes were unanimously approved.

Old Business: None

New Business: Public Hearings:

At this time, the agenda was amended to move Item # 3 (ZA-C2000023) to the bottom of the agenda due to the applicant being delayed. Susan Theisen motioned to approve moving Item # 3; Anna Tobolski seconded the motion; all were in favor.

The next three items on the agenda are all related and each one a part of the same project. Some of the information presented relates to the entire project while some of the information relates to a specific request.

City Attorney, Kevin Tallant addressed the Planning Commission on ZA-C2000021, VAR-C2000021, and ZA-C000022, submitted by Fall Leaf Residential LLC. He stated that the project is undergoing a DRI (Development of Regional Impact) study due to its potential impact on the area outside the city. Following the presentations and public input, the Planning Commission will need to continue the public hearings on each one until a specific later date. Mr. Tallant recommended a continuance date of November 12, 2019 to allow enough time for the DRI process.

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)

Matt Fallstrom motioned to go into public hearing for ZA-C2000021; Anna Tobolski seconded; all were in favor. Public hearing was opened at 5:36 p.m.

Planning Director, Robbie Irvin presented the staff report. The property is currently zoned CIR and is vacant. The R6 residential project will consist of 150 townhome units; it is surrounded by commercial zoning; the variance request for a reduction in lot width would allow for more open space; the proposed use is not consistent with the City's comprehensive plan, however the likelihood of a large industrial development under the current CIR zoning is marginal at best. Therefore, it is staff's recommendation that this be approved with the following stipulations:

- Proposed lighting, other than ornamental, shall be full cut off; downlight only, and placed to avoid spillage onto neighboring properties.
- The commercial tract shall incorporate 50% brick or stone to façades visible from the public road way.
- Townhomes front façade shall consist of 80% brick or stone.

Tommy Barnes spoke on behalf of the applicant, Fall Leaf Residential LLC. There is a total of 26.7 acres presently zoned CIR. 25.7 to rezone to R6 for 150 townhomes. They are requesting that one acre be rezoned to CBD for a small retail commercial project. They have tried to incorporate staff and department recommendations such as sprinklers inside all townhome units in addition to the ordinance requirements and a gated emergency only entrance/exit on Hwy 9 South to eliminate cut through traffic; additional parking for guests; and a small amenity area. He added that the development will have a total of 42% open green space however, the ordinance requires only 25%. The open space at the Hwy. 53 East main entrance will provide plenty of room for additional DOT right of way, if needed. He feels that this project will be very good for city and that it will be a more attractive use and more beneficial to the city than any of the allowable uses under the current CIR zoning.

The Planning Commission asked questions concerning square footage of each unit, price point, traffic study, open space, etc. Mr. Barnes responded that each unit will be between 1500 and 1600 square feet not including garages and they are hoping to keep the price of each unit under \$200,000. They will be leaving the existing heavy tree coverage in the open green space as much as possible and landscaping areas where the trees must be removed. There has not been a traffic study done to date. Mr. Irvin stated that this would most likely be addressed by the DRI study.

Ted Bearden, an adjacent property and business owner, would like to see a large commercial development on this property; something that will enhance the City and attract people into downtown to walk, shop, and eat. He is concerned that the large residential development will produce an increase in vandalism and foot traffic across his property, as well as create privacy issues. He does not think this type of development is conducive to the surrounding area. Mike Gaddis, an adjacent property owner, spoke in opposition with his concerns that the development would not be maintained and would end up attracting less desirable activities. Dusty Uselton, an adjacent property owner, spoke in opposition with traffic concerns and the width or size of the units.

Tommy Barnes readdressed the commission in response to the concerns raised. The Hwy 9 South entrance/exit will be locked and can be accessed by emergency personnel only. He stated that he has been involved in a lot of commercial projects and he must disagree that this property is a good site for a commercial development due to its shape, topography, and depth. It is not located on a corner and it does not have a lot of road frontage. He feels that the proposed development is a good use of the property especially in light of what could be developed there under the current CIR zoning. He stated that other cities are really struggling to obtain more city residential space.

Anna Tobolski motioned to continue the public hearing for ZA-C2000021 until November 12, 2019; Susan Theisen seconded the motion; all were in favor.

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.

Matt Fallstrom motioned to go into public hearing for VAR-C2000021; Anna Tobolski seconded; all were in favor. Public hearing was opened at 6:07 p.m.

Planning Director, Robbie Irvin recapped the request for a reduction in the required lot width of 28 feet to 20 feet for the proposed residential townhome development.

Tommy Barnes, representing Fall Leaf Residential LLC presented the request. He stated that the ordinance requires 28 feet width and they are requesting a reduction to 20 feet. There are very few 28 wide unit developments on the northside of Atlanta; 20 feet units are more common. Under a R6 zoning, they could build 20 foot or lower as condos however, they discovered that financing for those types of units are much more complicated. He feels that this will be a very nice addition to downtown with people living close to the city center and that is what many cities are trying to accomplish. Anna Tobolski asked Mr. Barnes to clarify the unnecessary hardship for the 28 feet townhomes. Mr. Barnes stated that the minimum requirement for most jurisdictions on the north side of Atlanta are much smaller. Sue Theisen asked how many units with the required 28 feet width would fit on the property. Mr. Barnes stated that it would greatly affect the amount of open space and they did not do a

28 ft concept plan. However, he would think that they could still get close to the 150 units, but it would require taking out a lot of the green space.

Ted Bearden spoke in opposition, agreeing with Mr. Uselton that 20 feet width is too small.

Anna Tobolski motioned to continue the public hearing for VAR-C2000021 until November 12, 2019; Susan Theisen seconded the motion; all were in favor.

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.

Susan Theisen motioned to go into the public hearing for ZA-C2000022; Anna Tobolski seconded; all were in favor. Public hearing was opened at 6:15 p.m.

Planning Director Robbie Irvin presented the staff report. The request is to rezone the one-acre parcel to Central Business District. Two of the stipulations in his approval recommendation pertain to this piece of the project. They are as follows:

- Proposed lighting, other than ornamental, shall be full cut off; downlit only, and placed to avoid spillage onto neighboring properties.
- The commercial tract shall incorporate 50% brick or stone to façades visible from the public road way

Tommy Barnes presented the request on behalf of Fall Leaf Residential LLC and stated that they visualize a small commercial development with restaurants and other retail to benefit the city residents.

Dusty Uselton asked for clarification on the continued public hearing and R6 zoning. City Attorney, Kevin Tallant, explained that the public hearing is being continued until November 12, 2019 to allow time for the DRI study to be completed. Robbie Irvin explained that R6 is for multi family units such as duplexes, apartments, townhomes, and condominiums.

Susan Theisen motioned to continue the public hearing until November 12, 2019; Anna Tobolski seconded; all were in favor.

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

Anna Tobolski motioned to open the public hearing for ANX-C2000024 and ZA-C2000024; Matt Fallstrom seconded; all were in favor. The public hearing was opened at 6:21 p.m.

Planning Director Robbie Irvin presented the request and recommended approval. This property belongs to the city and includes two city operated well sites.

No one spoke in favor or in opposition of the request.

Matt Fallstrom motioned to close the public hearing for ANX-C2000024 and ZA-C2000024; Susan Theisen seconded; all were in favor. The public hearing was closed at 6:22 p.m.

Matt Fallstrom motioned to approve the request; Anna Tobolski seconded; there was no further discussion; all were in favor.

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.

Susan Theisen motioned to open the public hearing for ZA-C2000023; Anna Tobolski seconded; all were in favor; the public hearing was opened at 6:23 p.m.

Planning Director Robbie Irvin presented the staff report. The proposed use will be low impact and should not interfere with the surrounding residential properties and is consistent with the City of Dawsonville's Comprehensive Plan. The Planning and Zoning Department recommends approval with the following stipulations:

- Any proposed security lighting shall be full cutoff, downlight only and shall be placed to avoid light spillage onto neighboring properties.
- The facility shall not be accessible between 10 p.m. and 7 a.m.

Aseem Qureshi presented his request with plans to construct high end luxury storage units with secure access at the gate and at each unit. The entrance to the development would be off Hwy 9 with a 10-foot privacy fence.

The commission had questions about the detention pond, climate-controlled units, landscaping, fencing, impervious surface, building facades, etc.

Mr. Irvin explained to the Planning Commission that many of the issues they are concerned with would be determined by the City's Development Regulation requirements during the plan review phase. At this time, a concept plan is provided only to show what the applicant would like to do if the zoning request is approved.

Anna Tobolski motioned to deny the request due to the proposed high intensity use and incompatibility with the area; Susan Theisen seconded the motion adding concerns for impervious surfaces and the negative visual; there was no further discussion; all were in favor of recommending denial of the request.

Planning Director Report: Mr. Irvin had nothing further to report at this time.

Announcements: Chairman Troy Lindsey made the following announcements:

- The next meeting date for the Planning Commission is scheduled for October 14, 2019 at 5:30 pm.
- The next City Food Truck Night will be Friday, October 4, 2019; 5-8 pm

Adjournment: With no further business, Anna Tobolski motioned to adjourn; Susan Theisen seconded; All were in favor. The meeting was adjourned at 6:54 p.m.

Minutes approved this October 14, 2019.

Troy Lindsey, Chairman

Sue Theisen, Commissioner

Anna Tobolski, Commissioner

Matt Fallstrom, Commissioner

Vacant

Attested _____
Nalita Y. Copeland, Zoning Administrator



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

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

Annexation # 02-000032

FEE \$250.00 (NONREFUNDABLE) Date Paid 9/15/19 Cash / Ck # 1017

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO**

Applicant Name(s): SACHIN KUMAR PATEL

Mailing Address 2131 HWY 9 NORTH City Dawsonville State Ga Zip 30534

E-Mail sawan8686@yahoo.com

Applicant Telephone Number(s): 404 817 1988

Property Owner's Name(s): MYRNA WEST

Mailing Address P.O Box 331 City Dawsonville State Ga Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): 706 531 4645

Address of Property to be Annexed: 60 HWY 136 E VACANT LOT

5 Acre PART OF Tax Map & Parcel # 091-012 Property Size in Acres: 5 Acre Survey Recorded in Plat Book # _____ Page # _____

Land Lot # 193-194 District # 13 Section # 1st Legal Recorded in Deed Book # _____ Page # _____

Current Use of Property: VACANT mobile home

County Zoning Classification: RA City Zoning Classification: H1B

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

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



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

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

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

1. Intended Use of Land: _____ Residential Commercial
 _____ Existing Structure(s) _____ Vacant
 _____ Other (specify) _____
2. Number of persons currently residing on the property: 1; VACANT
 Number of persons 18 years or older: 1; Number of persons registered to vote: _____
3. 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

- A. Number of existing housing units: 1
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
60 HWY 136 E Dawsonville ga 30534
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Demolish or moved?
- D. Names of affected Subdivision: None
- E. Name of affected Multi-Family Complex: None
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
None
- G. Names of affected Duplexes: None
- H. Names of Mobile Home Parks: None



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

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

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 5 Acre portion of 091- 012 / 60 Hwy 136 E (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><i>Myrna West</i></u> Property Owner Signature	<u>Myrna West</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	<u><i>Sachin</i></u> Applicant Signature	<u>SACHINKUMAR PATEL</u> Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 17 day of September 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>9/19/19</u>	Completed Application with Signatures
	Rec'd <u>" " "</u>	Current Boundary Survey
	Rec'd <u>" " "</u>	Legal Description
	Rec'd <u>" " "</u>	ARC Population Estimate Information
Planning Commission Meeting Date (if rezone):	<u>10/14/19</u>	
Dates Advertised:	<u>9/25/19</u>	
1 st City Council Reading Date:	<u>10/21/19</u>	
2 nd City Council Reading Date:	<u>11/4/19</u>	Approved: YES NO
Date Certified Mail to:	<u>9/20</u> County Board of Commissioners & Chairman	<u>9/20</u> County Manager <u>9/20</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- 02000032 Condition/Stipulation Change

Original ZA # N/A

Applicant Name(s): SACHIN KUMAR PATEL

Address: 2131 HWY 9 NORTH City: Dawsonville Zip: ga 30534

Phone: 404 817 1988 Cell Phone: 404 817 1988

Signature(s) [Signature] Date 09-15-19

Property Address: 60 HWY 136 E Dawsonville ga 30534

Directions to Property from City Hall: 2 miles north on Hwy 9, on right as turn onto 136 E.

Tax Map # 5Acre Portion of Parcel # 091-012 Current Zoning**: County-RA

Land Lot(s): 193-194 District: 13 Section: 1

Subdivision Name: N/A Lot #

Acres: 5 Acre Current Use of Property: mobile home residence to be moved or demolished

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: Commercial

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

Is an Amenity area proposed , if yes, what

If Commercial: Total Building area proposed TBD (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: 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.

[Signature]
Signature of Applicant

09-15-19
Date

Office Use Only:

Date Completed Application Rec'd 9/19/19 Amount Paid \$ 750 + cert Check # /Cash

Date of Planning Commission Meeting: 10/14/19 Dates Advertised: 9/23

Date of City Council Meeting: 10/21/19 10/14/19 Dates Advertised: 9/23

Postponed: YES NO Date: Rescheduled for next Meeting:

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

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

September 20, 2019

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of property of Myrna West by Sachikumar Patel; ANX# C2000032; 5 Acre portion of TMP 091 012;
60 Hwy 136 East

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City meetings; Planning Commission on October 14, 2019 and City Council on October 21, 2019 and November 4, 2019.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Sachikumar Patel on behalf of Myrna West. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Robbie Irvin,
Planning Director

Enclosures

cc: David Headley, County Manager
Dawson County Attorney

LEGAL DESCRIPTION:

MYRNA WEST

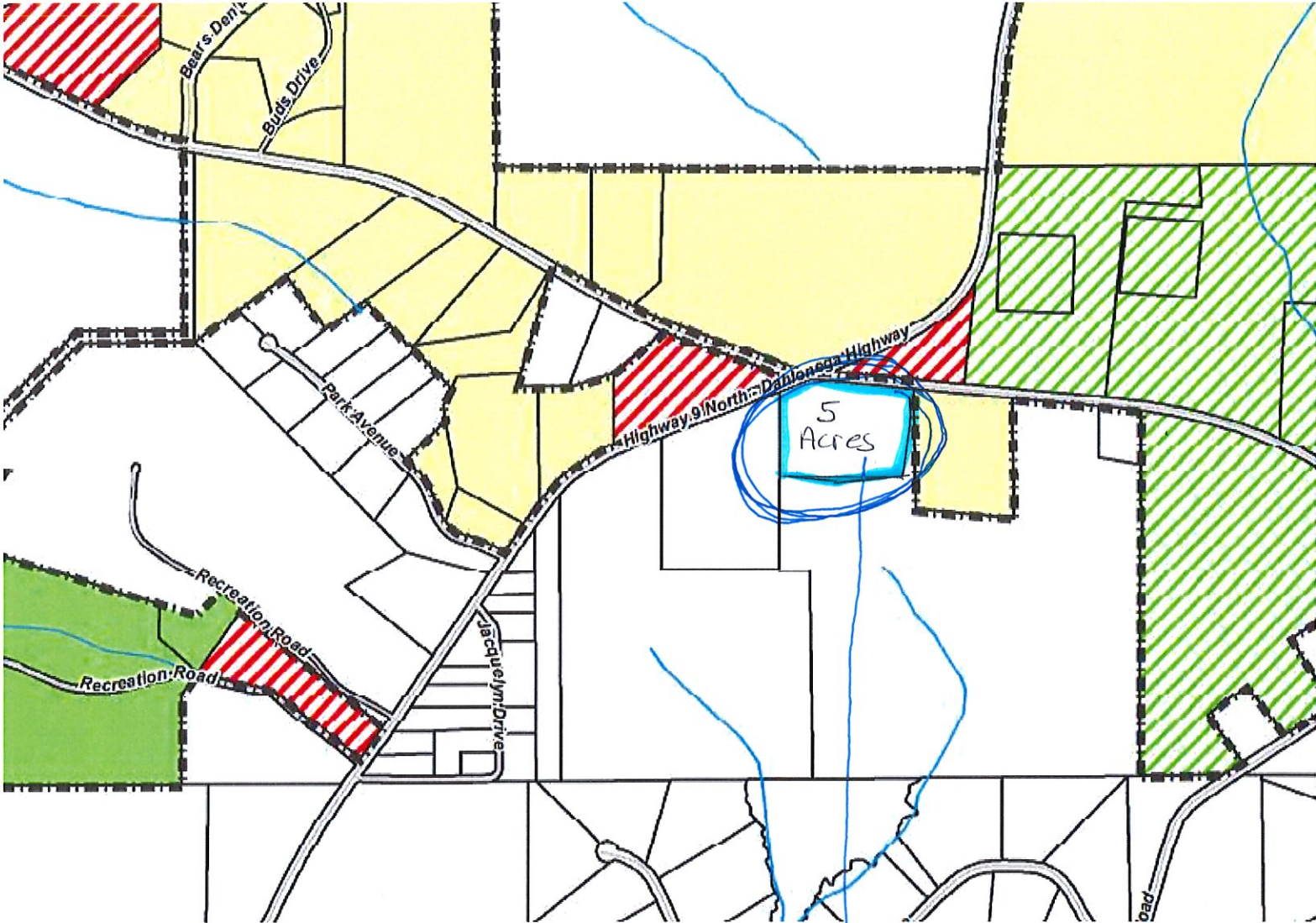
P/O M/P #091-012

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 193 & 194, OF THE NORTH HALF OF THE 13TH DISTRICT, 1ST SECTION, OF DAWSON COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IPF 5/8" ROD BEING THE CORNER COMMON TO LAND LOTS 193, 194, 246, & 247, THIS BEING THE TRUE POINT OF BEGINNING;

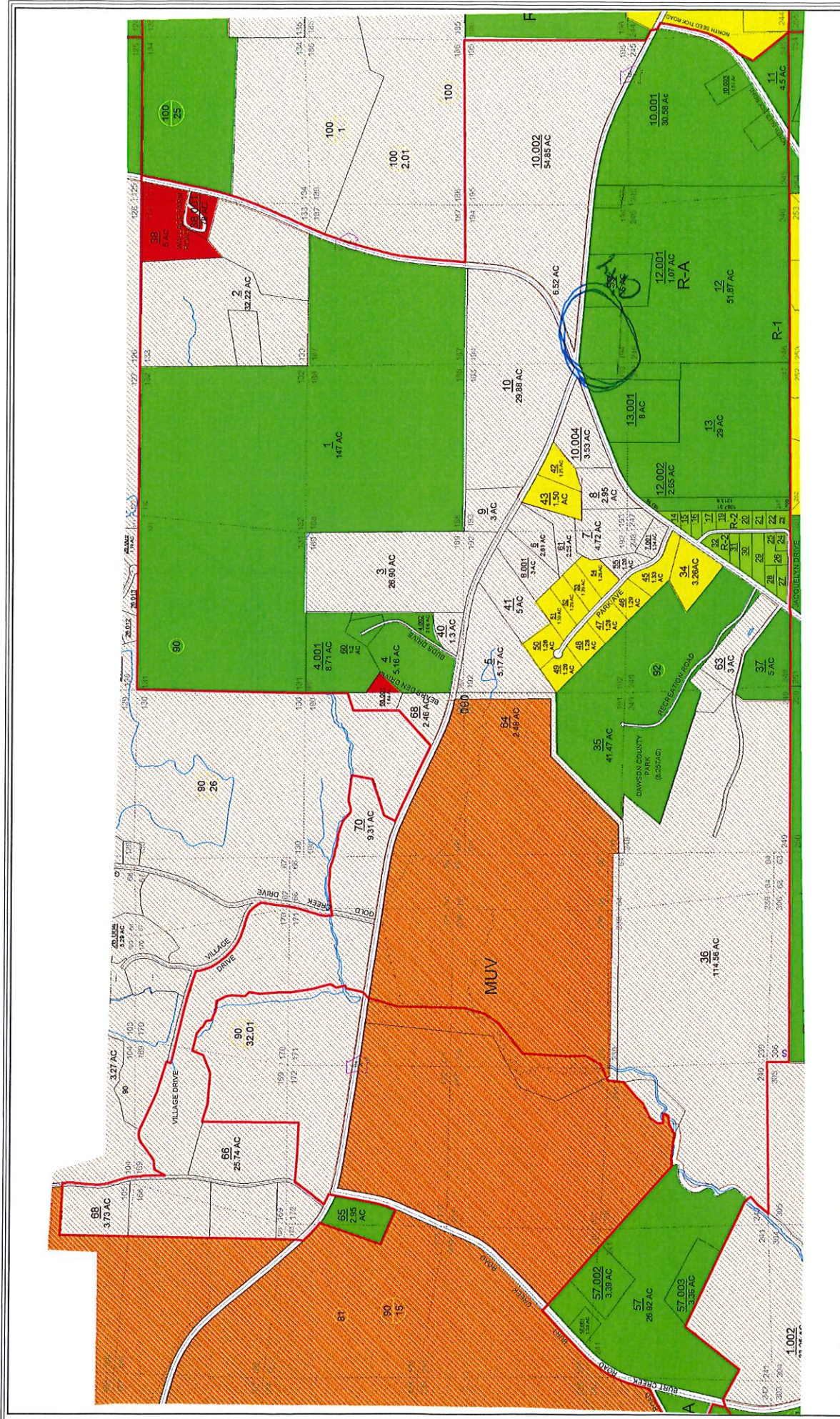
FROM SAID TRUE POINT OF BEGINNING,
THENCE North 87 DEGREES 21 MINUTES 58 SECONDS West
FOR A DISTANCE OF 377.26 FEET TO A IPS#4RB;
THENCE North 01 DEGREES 19 MINUTES 40 SECONDS West FOR A DISTANCE OF
236.28 FEET TO AN IPF-#5RB ON THE SOUTHERLY R/W OF GA HWY #9 (80' R./W);
THENCE ALONG SAID R/W, North 68 DEGREES 57 MINUTES 44 SECONDS East
FOR A DISTANCE OF 246.76 FEET TO A IPS#4RB AT THE INTERSECTION WITH THE
SOUTHWESTERLY R/W OF GA HWY #136 (100' R/W);
THENCE ALONG SAID R/W, South 84 DEGREES 54 MINUTES 25 SECONDS East
FOR A DISTANCE OF 510.85 FEET TO A IPF#4RB;
THENCE LEAVING SAID R/W, South 08 DEGREES 38 MINUTES 02 SECONDS West
FOR A DISTANCE OF 282.97 FEET TO A IPS#4RB;
THENCE South 86 DEGREES 53 MINUTES 57 SECONDS West
FOR A DISTANCE OF 314.79 FEET TO AN IPF 5/8" ROD,
THIS BEING THE TRUE POINT OF BEGINNING.

THENCE SAID TRACT HAVING AN AREA OF 217,800.00 SQUARE FEET~5.000 ACRES.



5 Acre portion of
TMP 091 012

City Zoning Map



The information on this map was prepared by the Georgia Department of Community Planning and Development. It is intended for informational purposes only and does not constitute a contract or warranty of any kind. The user assumes all responsibility for the use of this information.

January 2017

DAWSON COUNTY, GEORGIA

091

- Legend**
- County/Zone
 - Toning
 - Boundary Zoning District
 - Land Use
 - Historic District
 - Water
 - Road Center Line
 - C-10
 - C-15
 - C-20
 - C-25
 - C-30
 - C-35
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 - C-865
 - C-870
 - C-875
 - C-880
 - C-885
 - C-890
 - C-895
 - C-900
 - C-905
 - C-910
 - C-915
 - C-920
 - C-925
 - C-930
 - C-935
 - C-940
 - C-945
 - C-950
 - C-955
 - C-960
 - C-965
 - C-970
 - C-975
 - C-980
 - C-985
 - C-990
 - C-995
 - C-1000

County Zoning Map



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

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

INVOICE #
I2000179

INVOICE DATE: 09/18/19
 DUE DATE: 10/18/19

ACCOUNT ID: P-000459 PIN: 707972 PATEL SACHINKUMAR 60 HWY 136 EAST DAWSONVILLE GA, 30534

PERMIT INFORMATION
 PERMIT NO: C2000032
 LOCATION: 60 HWY 136 EAST
 OWNER: PATEL SACHINKUMAR

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2000032		
1.0000	P-0154	ANNEXATION Permit No: C2000032	250.000000	250.00
1.0000	P-0129	Zoning Request to HB Permit No: C2000032	500.000000	500.00
5.0000/ACR	P-0132	Zoning Request to HB per Acre Permit No: C2000032	50.000000	250.00
3.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2000032	6.800000	20.40
			TOTAL DUE:	\$ 1,020.40
		Prn Payment: 09/18/19 CK 1017		<u>-1,020.40</u>
			BALANCE:	<u>\$ 0.00</u>

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

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

INVOICE #: I2000179
 DESCRIPTION: Permit No: C2000032
 ACCOUNT ID: P-000459 PIN: 707972
 DUE DATE: 10/18/19
 TOTAL DUE: \$ 0.00

PATEL SACHINKUMAR
 60 HWY 136 EAST
 DAWSONVILLE GA, 30534

