

AGENDA
City of Dawsonville Planning Commission Regular Meeting
Tuesday, November 12, 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 October 14, 2019.

Old Business:

3. **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. (Continued until November 12, 2019.)
4. **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. (Continued until November 12, 2019.)
5. **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. (Continued until November 12, 2019.)

New Business: None

Planning Director Report:

Announcements:

- The next meeting date for the Planning Commission is scheduled for December 9th, 2019 @ 5:30pm.
- The annual Christmas Parade and Tree Lighting will be held on December .7th.

Adjournment

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. **This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date**

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
October 14, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the October 14, 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. Councilman Stephen Tolson and Mayor Mike Eason were present as well.

Invocation and Pledge: Troy Lindsey gave the invocation and led the pledge.

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

Approval of the Minutes:

Susan Theisen motioned to approve the September 16, 2019 Planning Commission Meeting minutes; Matt Fallstrom seconded the motion. There was no further discussion and the minutes were unanimously approved.

Old Business: None

New Business:

Chairman Troy Lindsey advised the Planning Commission of a training opportunity being offered by the City Attorneys office on December 9, 2019 following the Planning Commission regular meeting. Kevin Tallant advised the Planning Commission as to the purpose of the training.

Public Hearings:

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.

Anna Tobolski motioned to go into public hearing for ANX-C2000032 and ZA-C2000032; Sue Theisen seconded; all were in favor. Public hearing was opened at 5:34 p.m.

Chairman Troy Lindsey asked if the applicant was present and ready to present. Mr. Patel advised he was ready. Troy Lindsey then requested Mr. Patel to come forward and state his name and address. Mr. Patel then advised the commission that he wished to annex into the city and rezone the property HB (Highway Business) in order to construct a 30 room hotel. Troy Lindsey then asked if anyone (of the planning commission) had any questions of the applicant.

Chairman Troy Lindsey then asked the Planning Director, Robbie Irvin to present his report. Planning Director, Robbie Irvin presented the staff report. Mr. Sachinkumar Patel has requested annexation into the City of Dawsonville and an amendment to the current zoning ordinance for a portion of TMP 091 012 consisting of 5 acres, located at 60 Hwy 136 East.

Planning and Zoning staff report is as follows:

Current conditions and request are as follows:

Said property is currently within the jurisdiction of Dawson County and zoned RA (Residential/Exurban Agricultural).

The applicant is requesting annexation into the City of Dawsonville and a change in zoning to HB (Highway Business).

The parcel in question is at the intersection of two state highways Hwy 9 and Hwy 136. All other corners of this intersection have previously been annexed two of which are zoned HB and the other R-1 with a nonconforming grandfathered business at that location.

It is typical to see the corners of a rural intersection to experience commercial growth of this nature, mixing new appropriate commercial zonings with older grandfathered uses typically with service type businesses such as gas stations, small markets, etc.

The adjoining residential properties both the annexed and unincorporated parcels are owned by the seller and or family of the seller of the parcel in question and no objections have been raised by them.

This request is consistent with the City of Dawsonville Comprehensive Plan.

I have spoken with adjoining property owner who are in favor of this request with the condition that a security fence be erected around any development that occurs to prevent unwanted trespassing and foot traffic onto their properties. Adjoining property owners are not requesting a security fence around the entire 5 acres but only around the area which is developed.

This office recommends approval with the following stipulations:

All lighting shall be full cutoff down light only as to prevent light spillage onto neighboring properties. When development of said parcel occurs a security fence no less than six feet in height shall be erected around any development but shall not be required around the entirety of the parcel unless said development encompasses such.

Chairman Troy Lindsey then allocated ten minutes for anyone wishing to speak in favor of the request. Four people spoke in favor of the requests.

Chairman Troy Lindsey then allocated ten minutes for anyone wishing to speak against the requests. None were present.

Chairman Troy Lindsey requested a motion to close the public hearing.

Anna Tobolski motioned to close the public hearing for ANX-C2000032 and ZA-C2000032; Susan Theisen seconded the motion; all were in favor. Public hearing was closed at 5:40 p.m.

Chairman Troy Lindsey requested City Attorney Kevin Tallant to address a legal issue regarding the request.

Mr. Tallant detailed the legal issue which involved ownership and subdivision of the parcel and the fact that it did not have a separate Tax Map & Parcel number and advised the Planning Commission that he would recommend denial until the legal issue could be resolved. Anna Tobolski asked if the sale of the parcel to the applicant would alleviate the legal issue to which Mr. Tallant advised yes.

Anna Tobolski motioned to deny the request as it stands with regard to the legal issues. Sue Theisen seconded the motion and during discussion commented that if resolved she would like a stipulation that twenty-five percent of trees removed would be replanted and that twenty percent buffer for the adjoining residential properties. All were in favor.

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 November 12, 2019 at 5:30 pm.
- The next City Food Truck Night will be Friday, November 1, 2019; 5-8 pm

Adjournment: With no further business, Matt Fallstrom motioned to adjourn; Anna Tobolski seconded; All were in favor. The meeting was adjourned at 5:47 p.m.

Minutes approved this December 9, 2019.

Troy Lindsey, Chairman

Sue Theisen, Commissioner

Anna Tobolski, Commissioner

Matt Fallstrom, Commissioner

Vacant

Attested _____
Robbie Irvin, Planning Director



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.

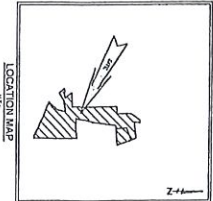
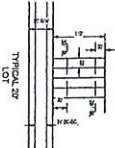
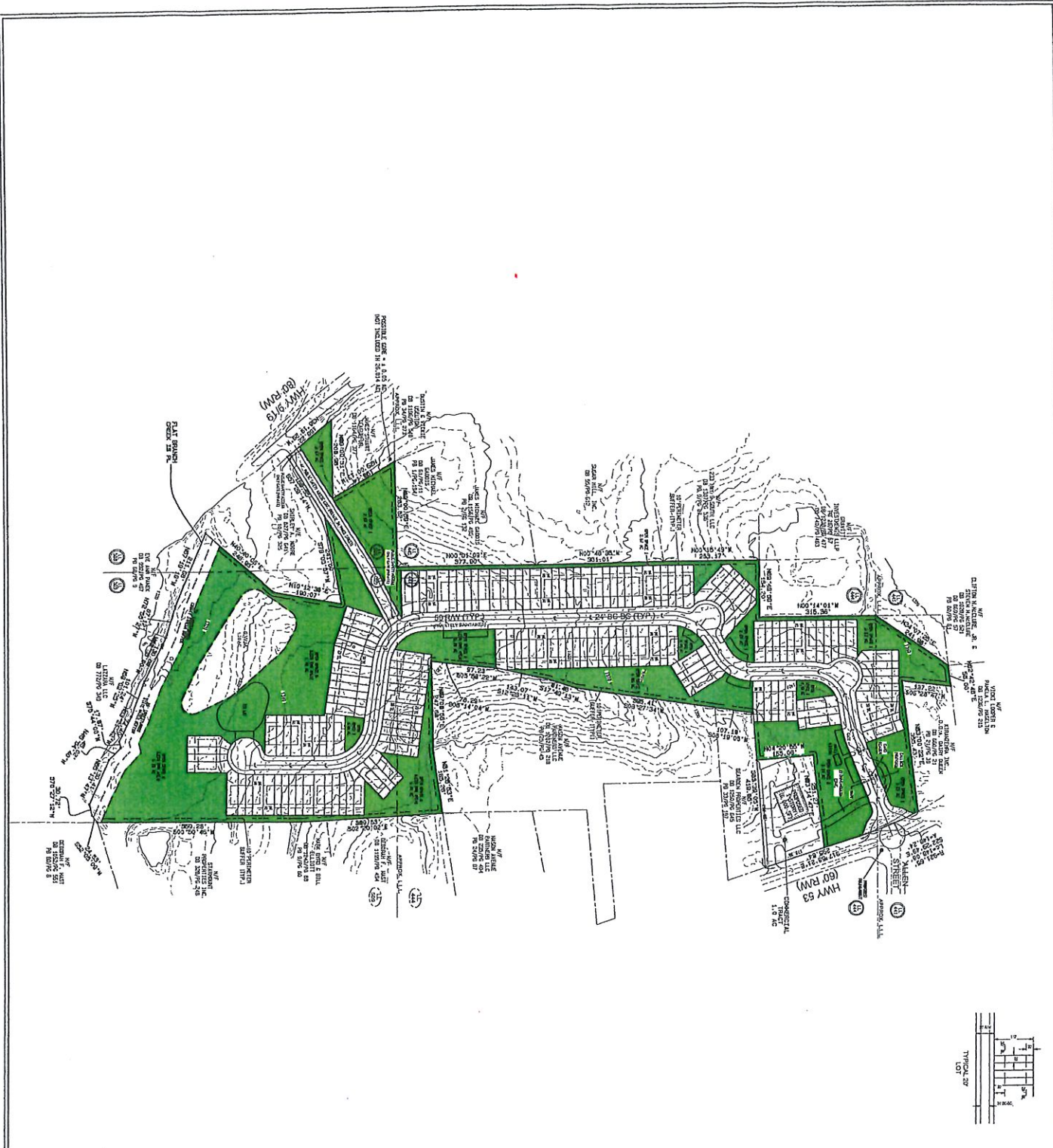
We have 2 entrances, the main entrance will be on Highway 53 with a secondary entrance on Highway 9. We met with your planning staff and the city fire marshal and they suggested that both entrances be gated to prevent vehicles from cutting through the site from Highway 53 to Highway 9 and we have agreed 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, appearing to read "Norman White".

Norman White
Fall Leaf Residential, LLC



DEVELOPMENT DATA

TOTAL GRT AREA	23.2 AC
COMBUSTIBLE	8.0 AC
PHYSICAL ZONING	R-4
MINIMUM LOT AREA	6,400 SQ FT (0.147 AC)
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT AREA	15,000 SQ FT (0.343 AC)
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT AREA	15,000 SQ FT (0.343 AC)
MINIMUM LOT WIDTH	120 FT
MINIMUM LOT DEPTH	120 FT

DESIGN NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE STATE ENGINEER.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

LEND

LAND ENGINEERING AND DESIGN, INC.

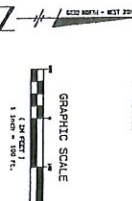
1000 W. BROADWAY, SUITE 1000
 DAWSONVILLE, GA 30701
 (706) 845-1111
 WWW.LENDINC.COM

DENSITY CALCULATIONS

GROSS AREA	23.2 AC
NET AREA (LESS INFRASTRUCTURE)	22.4 AC
PERMITTED DENSITY	63 UNITS/AC
ALLOWABLE DENSITY	63 UNITS/AC
TOTAL UNITS	1416 UNITS

OPEN SPACE CALCULATIONS

OPEN SPACE 1	2.87 AC
OPEN SPACE 2	1.10 AC
OPEN SPACE 3	0.89 AC
OPEN SPACE 4	0.89 AC
OPEN SPACE 5	5.19 AC
OPEN SPACE 6	0.89 AC
OPEN SPACE 7	0.89 AC
TOTAL	12.94 AC
PERCENT OPEN SPACE	55.7%
TOTAL	12.94 AC



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

MAB
 MARY ANN BROWN ARCHITECTS, INC.
 1000 W. BROADWAY, SUITE 1000
 DAWSONVILLE, GA 30701
 (706) 845-1111
 WWW.MABARCHITECTS.COM

DATE: 11-14-2023
SCALE: AS SHOWN
DESIGNED BY: JMB
CHECKED BY: JMB
IN CHARGE: JMB
DATE: 11-14-2023



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: OH Highway 53 East
 Directions to Property from City Hall: Directly across Hwy 53 adjacent Dairy Queen
 Tax Map # _____ Parcel # portion of 004013 and 004021 Current Zoning**: C7A
 Land Lot(s): 441, 444, 508, 509 District: 4th Section: 151
 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] Signature of Applicant 6-29-19 Date

Office Use Only:
 Date Completed Application Rec'd 8/19/19 Amount Paid \$ 1250 + Certified Fees Check # 1939 /Cash
 Date of Planning Commission Meeting: 9/16/19 Dates Advertised: 8/23/19
 Date of City Council Meeting: 9/23/19 Dates Advertised: 8/23/19
 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 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 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 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 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 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 NORCROSS 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

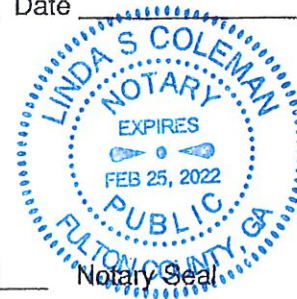
Printed Name of Owner(s) GEORGE FREISEM
 Signature of Owner(s) [Signature] Date 5/17/19
 Date _____

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

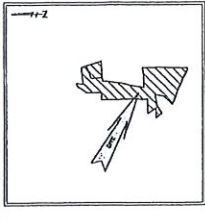
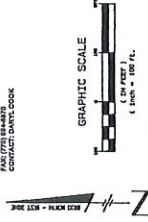
PRELIMINARY PLAN
FOR
HWY 9/HWY 53
TRACT
LAND LOTS 441, 444, 508 & 509 ~ 4TH DISTRICT ~ 1ST SECTION
DAWSON COUNTY, GEORGIA



DATE	10/15/2014
PROJECT	HWY 9/HWY 53 TRACT
CLIENT	DAWSON COUNTY
DESIGNED BY	JAT
DRAWN BY	ENC
CHECKED BY	ENC
APPROVED BY	ENC
DATE	10/15/2014



SCALE	1" = 100'
DESIGNED BY	ENC
DRAWN BY	JAT
CHECKED BY	ENC
APPROVED BY	ENC
DATE	10/15/2014



LOCATION MAP

DEVELOPMENT DATA

TOTAL SITE AREA:	29.7 AC
COMMERICAL:	2.8 AC
RESIDENTIAL:	1.0 AC
PROPOSED ZONING:	RM-10
SPACES REQUIRED:	64 AC (MIN)
ADDITIONAL COMMENTS:	122 AC (EXISTING)
ADJACENT LOTS:	100 LOTS (840 LOTS)
ADJACENT LOTS TOTAL:	100 LOTS TOTAL
ADJACENT LOTS TOTAL:	100 LOTS TOTAL
ADJACENT LOTS TOTAL:	100 LOTS TOTAL

SITE NOTES:
1. TO BE REVIEWED BY DAWSON COUNTY (ALL CONTIGUOUS INTERSECTIONS) AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
2. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
3. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
4. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
5. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
6. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
7. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
8. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
9. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.
10. TO BE REVIEWED BY THE BOARD OF COUNTY COMMISSIONERS, DATED APRIL 24, 2014.

LEGEND

- 1. EXISTING PAVED SURFACE
- 2. EXISTING UNPAVED SURFACE
- 3. EXISTING CONCRETE DRIVE
- 4. EXISTING ASPHALT DRIVE
- 5. EXISTING GRAVEL DRIVE
- 6. EXISTING DIRT DRIVE
- 7. EXISTING SIDEWALK
- 8. EXISTING CURB
- 9. EXISTING FENCE
- 10. EXISTING UTILITY
- 11. EXISTING TREE
- 12. EXISTING SHrub
- 13. EXISTING BUSH
- 14. EXISTING GRASS
- 15. EXISTING SOIL
- 16. EXISTING ROCK
- 17. EXISTING SAND
- 18. EXISTING CLAY
- 19. EXISTING SILT
- 20. EXISTING LOESS
- 21. EXISTING COBBLE
- 22. EXISTING GRAVEL
- 23. EXISTING SANDSTONE
- 24. EXISTING LIMESTONE
- 25. EXISTING GNEISS
- 26. EXISTING SLATE
- 27. EXISTING SCHIST
- 28. EXISTING QUARTZITE
- 29. EXISTING MARBLE
- 30. EXISTING SOAPSTONE
- 31. EXISTING SLATE
- 32. EXISTING SCHIST
- 33. EXISTING QUARTZITE
- 34. EXISTING MARBLE
- 35. EXISTING SOAPSTONE

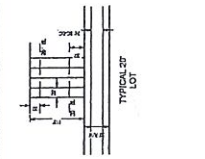
CROSS AREA CALCULATIONS:

NET AREA (EXCLUDING BUFFER AREAS):	25.7 AC
DENSITY AREA (24.8 & 1.2):	25.0 AC
TOTAL ADJUDICATED UNITS:	150 UNITS

OPEN SPACE CALCULATIONS:

OPEN SPACE 1:	1.0 AC
OPEN SPACE 2:	1.0 AC
OPEN SPACE 3:	1.0 AC
OPEN SPACE 4:	1.0 AC
OPEN SPACE 5:	1.0 AC
OPEN SPACE 6:	1.0 AC
OPEN SPACE 7:	1.0 AC
OPEN SPACE 8:	1.0 AC
OPEN SPACE 9:	1.0 AC
OPEN SPACE 10:	1.0 AC
OPEN SPACE 11:	1.0 AC
OPEN SPACE 12:	1.0 AC
OPEN SPACE 13:	1.0 AC
OPEN SPACE 14:	1.0 AC
OPEN SPACE 15:	1.0 AC
OPEN SPACE 16:	1.0 AC
OPEN SPACE 17:	1.0 AC
OPEN SPACE 18:	1.0 AC
OPEN SPACE 19:	1.0 AC
OPEN SPACE 20:	1.0 AC
OPEN SPACE 21:	1.0 AC
OPEN SPACE 22:	1.0 AC
OPEN SPACE 23:	1.0 AC
OPEN SPACE 24:	1.0 AC
OPEN SPACE 25:	1.0 AC
OPEN SPACE 26:	1.0 AC
OPEN SPACE 27:	1.0 AC
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OPEN SPACE 30:	1.0 AC
OPEN SPACE 31:	1.0 AC
OPEN SPACE 32:	1.0 AC
OPEN SPACE 33:	1.0 AC
OPEN SPACE 34:	1.0 AC
OPEN SPACE 35:	1.0 AC
OPEN SPACE 36:	1.0 AC
OPEN SPACE 37:	1.0 AC
OPEN SPACE 38:	1.0 AC
OPEN SPACE 39:	1.0 AC
OPEN SPACE 40:	1.0 AC
OPEN SPACE 41:	1.0 AC
OPEN SPACE 42:	1.0 AC
OPEN SPACE 43:	1.0 AC
OPEN SPACE 44:	1.0 AC
OPEN SPACE 45:	1.0 AC
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OPEN SPACE 47:	1.0 AC
OPEN SPACE 48:	1.0 AC
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OPEN SPACE 70:	1.0 AC
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OPEN SPACE 72:	1.0 AC
OPEN SPACE 73:	1.0 AC
OPEN SPACE 74:	1.0 AC
OPEN SPACE 75:	1.0 AC
OPEN SPACE 76:	1.0 AC
OPEN SPACE 77:	1.0 AC
OPEN SPACE 78:	1.0 AC
OPEN SPACE 79:	1.0 AC
OPEN SPACE 80:	1.0 AC
OPEN SPACE 81:	1.0 AC
OPEN SPACE 82:	1.0 AC
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OPEN SPACE 89:	1.0 AC
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OPEN SPACE 91:	1.0 AC
OPEN SPACE 92:	1.0 AC
OPEN SPACE 93:	1.0 AC
OPEN SPACE 94:	1.0 AC
OPEN SPACE 95:	1.0 AC
OPEN SPACE 96:	1.0 AC
OPEN SPACE 97:	1.0 AC
OPEN SPACE 98:	1.0 AC
OPEN SPACE 99:	1.0 AC
OPEN SPACE 100:	1.0 AC

CONSTRUCTION NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA CONSTRUCTION CODES AND REGULATIONS.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL TREE REMOVALS SHALL BE APPROVED BY THE DAWSON COUNTY BOARD OF COUNTY COMMISSIONERS.
5. ALL TREE REPLACEMENTS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. ALL SOIL EROSION SHALL BE PREVENTED AND CONTROLLED.
7. ALL WATER POLLUTION SHALL BE PREVENTED AND CONTROLLED.
8. ALL AIR POLLUTION SHALL BE PREVENTED AND CONTROLLED.
9. ALL NOISE POLLUTION SHALL BE PREVENTED AND CONTROLLED.
10. ALL TRAFFIC POLLUTION SHALL BE PREVENTED AND CONTROLLED.
11. ALL VISUAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
12. ALL CULTURAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
13. ALL HISTORIC POLLUTION SHALL BE PREVENTED AND CONTROLLED.
14. ALL ARCHAEOLOGICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
15. ALL PALEONTOLOGICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
16. ALL BOTANICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
17. ALL ZOOLOGICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
18. ALL GEOLOGICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
19. ALL METEOROLOGICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
20. ALL CLIMATOLOGICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
21. ALL HYDROLOGICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
22. ALL OCEANOGRAPHICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
23. ALL ATMOSPHERIC POLLUTION SHALL BE PREVENTED AND CONTROLLED.
24. ALL GEOSPHERICAL POLLUTION SHALL BE PREVENTED AND CONTROLLED.
25. ALL COSMOPOLITAN POLLUTION SHALL BE PREVENTED AND CONTROLLED.



TYPICAL LOT





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- C2006021

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 FAEISEM / 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

Norman White
 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 FRIESEM 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 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.

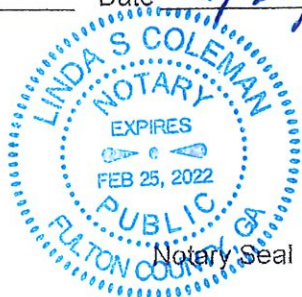
Printed Name of Applicant or Agent FALL LEAF RESIDENTIAL LLC
 Signature of Applicant or Agent [Signature] Date 6/20/19
 Mailing Address 3280 POINTE PARKWAY SUITE 2300
 City NOXROSS State GA Zip 30092
 Telephone Number 404 502 3305

Printed Name of Owner(s) DEBORAH MAST GEORGE FRIESEM
 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.

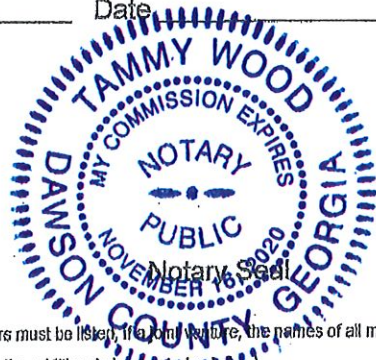
Printed Name of Applicant or Agent FALL LEAF RESIDENTIAL LLC
 Signature of Applicant or Agent [Signature] Date 7-12-19
 Mailing Address 3280 Pointe Parkway SUITE 2300
 City NORCROSS State GA Zip 30092
 Telephone Number 404 502 3305

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 attached.)



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.

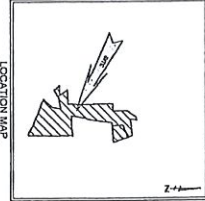
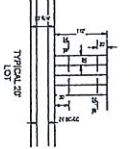
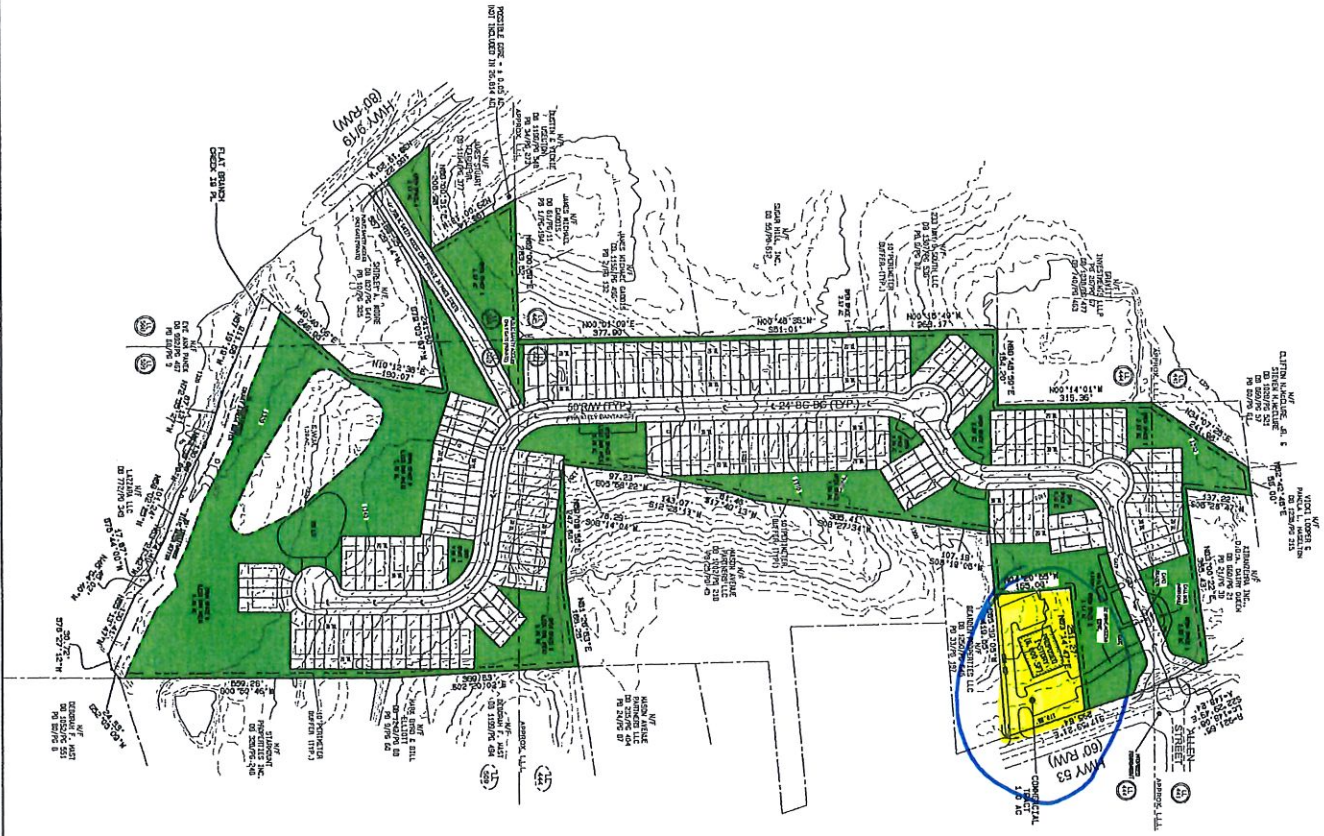
We believe a commercial development on this property is a much better use for this site than the present industrial zoning would allow. We have a companion rezoning application for a 150 unit condominium development adjacent to this commercial tract. The residents will be able to walk to this commercial 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, appearing to read "Norman White".

Fall Leaf Residential, LLC
Norman White



DEVELOPMENT DATA

TOTAL LOT AREA	242 AC
CONCRETE PAVEMENT	18 AC
LANDSCAPING	18 AC
NET AREA DEVELOPMENT	206 AC
NET AREA AVAILABLE FOR RESIDENTIAL DEVELOPMENT	188 AC
NET AREA AVAILABLE FOR COMMERCIAL DEVELOPMENT	18 AC
NET AREA AVAILABLE FOR INDUSTRIAL DEVELOPMENT	0 AC
NET AREA AVAILABLE FOR OFFICE DEVELOPMENT	0 AC
NET AREA AVAILABLE FOR OTHER DEVELOPMENT	0 AC
NET AREA AVAILABLE FOR TOTAL DEVELOPMENT	188 AC
NET AREA AVAILABLE FOR TOTAL DEVELOPMENT (including concrete pavement and landscaping)	206 AC

NOTES:

- CONCRETE PAVEMENT SHALL BE 12" THICK WITH 4" COMPACTED SUBGRADE AND 4" GRANULAR FILL. LANDSCAPING SHALL BE 12" THICK WITH 4" GRANULAR FILL AND 4" MULCH.
- NET AREA AVAILABLE FOR TOTAL DEVELOPMENT IS 188 AC. NET AREA AVAILABLE FOR TOTAL DEVELOPMENT (including concrete pavement and landscaping) IS 206 AC.
- NET AREA AVAILABLE FOR RESIDENTIAL DEVELOPMENT IS 188 AC. NET AREA AVAILABLE FOR COMMERCIAL DEVELOPMENT IS 18 AC. NET AREA AVAILABLE FOR INDUSTRIAL DEVELOPMENT IS 0 AC. NET AREA AVAILABLE FOR OFFICE DEVELOPMENT IS 0 AC. NET AREA AVAILABLE FOR OTHER DEVELOPMENT IS 0 AC.
- NET AREA AVAILABLE FOR TOTAL DEVELOPMENT (including concrete pavement and landscaping) IS 206 AC. NET AREA AVAILABLE FOR TOTAL DEVELOPMENT IS 188 AC.
- NET AREA AVAILABLE FOR RESIDENTIAL DEVELOPMENT IS 188 AC. NET AREA AVAILABLE FOR COMMERCIAL DEVELOPMENT IS 18 AC. NET AREA AVAILABLE FOR INDUSTRIAL DEVELOPMENT IS 0 AC. NET AREA AVAILABLE FOR OFFICE DEVELOPMENT IS 0 AC. NET AREA AVAILABLE FOR OTHER DEVELOPMENT IS 0 AC.

OPEN SPACE CALCULATIONS:

OPEN SPACE 1	1.87 AC
OPEN SPACE 2	0.10 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
TOTAL	1.97 AC

NET AREA DEVELOPMENT:

NET AREA DEVELOPMENT	206 AC
NET AREA AVAILABLE FOR RESIDENTIAL DEVELOPMENT	188 AC
NET AREA AVAILABLE FOR COMMERCIAL DEVELOPMENT	18 AC
NET AREA AVAILABLE FOR INDUSTRIAL DEVELOPMENT	0 AC
NET AREA AVAILABLE FOR OFFICE DEVELOPMENT	0 AC
NET AREA AVAILABLE FOR OTHER DEVELOPMENT	0 AC
TOTAL	206 AC

OVERALL TOTALS:

TOTAL LOT AREA	242 AC
CONCRETE PAVEMENT	18 AC
LANDSCAPING	18 AC
NET AREA DEVELOPMENT	206 AC
NET AREA AVAILABLE FOR RESIDENTIAL DEVELOPMENT	188 AC
NET AREA AVAILABLE FOR COMMERCIAL DEVELOPMENT	18 AC
NET AREA AVAILABLE FOR INDUSTRIAL DEVELOPMENT	0 AC
NET AREA AVAILABLE FOR OFFICE DEVELOPMENT	0 AC
NET AREA AVAILABLE FOR OTHER DEVELOPMENT	0 AC
TOTAL	206 AC

GRAPHIC SCALE
1" = 100' (1" = 30.48 M)

COMPILED BY: M&B ENGINEERS & ARCHITECTS, INC.
1000 W. BROADWAY, SUITE 100
DAWSONVILLE, GA 30701
PHONE: (770) 272-1111
FAX: (770) 272-1112
WWW.M&BENGINEERS.COM

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



REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/2011	ISSUED FOR PERMITTING
2	11/11/2011	REVISED PER PERMITTING COMMENTS
3	11/11/2011	REVISED PER PERMITTING COMMENTS
4	11/11/2011	REVISED PER PERMITTING COMMENTS
5	11/11/2011	REVISED PER PERMITTING COMMENTS
6	11/11/2011	REVISED PER PERMITTING COMMENTS
7	11/11/2011	REVISED PER PERMITTING COMMENTS
8	11/11/2011	REVISED PER PERMITTING COMMENTS
9	11/11/2011	REVISED PER PERMITTING COMMENTS
10	11/11/2011	REVISED PER PERMITTING COMMENTS
11	11/11/2011	REVISED PER PERMITTING COMMENTS
12	11/11/2011	REVISED PER PERMITTING COMMENTS
13	11/11/2011	REVISED PER PERMITTING COMMENTS
14	11/11/2011	REVISED PER PERMITTING COMMENTS
15	11/11/2011	REVISED PER PERMITTING COMMENTS
16	11/11/2011	REVISED PER PERMITTING COMMENTS
17	11/11/2011	REVISED PER PERMITTING COMMENTS
18	11/11/2011	REVISED PER PERMITTING COMMENTS
19	11/11/2011	REVISED PER PERMITTING COMMENTS
20	11/11/2011	REVISED PER PERMITTING COMMENTS

M&B ENGINEERS & ARCHITECTS, INC.
1000 W. BROADWAY, SUITE 100
DAWSONVILLE, GA 30701
PHONE: (770) 272-1111
FAX: (770) 272-1112
WWW.M&BENGINEERS.COM

SCALE: 1" = 100'

DATE: 11/11/2011

BY: JRT

CHECKED BY: JRT

APPROVED BY: JRT

SEAL: [Professional Seal]



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: NOACROSS 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] 6-29-19
 Signature of Applicant Date

Office Use Only:	
Date Completed Application Rec'd <u>8/19/19</u>	Amount Paid \$ <u>500</u> Check # <u>1939</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
 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

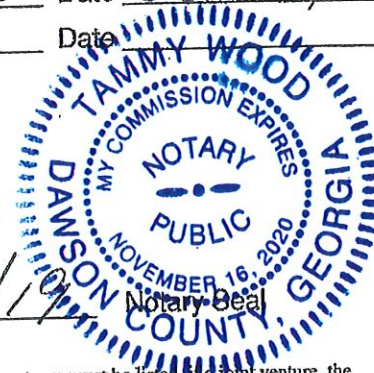
Printed Name of Owner(s) Jenkins Family Enterprises L.P.
 Signature of Owner(s) By Judy Jenkins Date 5-29-19
 _____ Date _____

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]
 Signature of Applicant / Representative of Applicant

8-29-19
 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 #
12000137

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

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





November 6, 2019

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

RE: Staff Report; ZA-C2000021, VAR-C2000021 and ZA-C2000022

Mr. Lindsey and Commission,

- 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) for the purpose of construction of 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.
- Fall Leaf Residential LLC has also 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) 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 property use is not consistent with the city of Dawsonville Comprehensive plan.
- Issues involving traffic at the intersection with Hwy 53 are of concern and must be addressed with city staff and the Georgia Department of Transportation.
- The proposed project requires a Development of Regional Impact (DRI) review by the Georgia Mountains Regional Commission (GMRC).
- GMRC review report is scheduled to be completed and delivered to city staff on Monday November 11th.

It is the final recommendation of this office that this matter be tabled until the next available Planning Commission meeting so that the DRI review report can be properly reviewed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RJ. Irvin', with a long horizontal flourish extending to the right.

RJ. Irvin, Planning Director

Cc: Nalita Copeland, Zoning Administrator

Bob Bolz, City Manager

M/CC