

AGENDA
City of Dawsonville Planning Commission Regular Meeting
Monday, December 9, 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 November 12, 2019.

Old Business: None

New Business:

3. None

Public Hearings

4. **ANX-C2000032A and ZA-C2000032A**: Sachinkumar Patel has petitioned to annex into the city limits of Dawsonville 5 Acres located at 60 Hwy 136 East and being in Land Lots 193 and 194, 13th District, 1st Section as shown on a plat prepared by Nathan McClure dated August 1, 2019 and revised October 1, 2019 and recorded in Plat Book 84 on Page 232; with Warranty Deed being recorded on November 8, 2019 in Deed Book 1377 on Page 150. Applicant is also requesting to rezone from County Zoning of RA (Residential Exurban/Agricultural) to City Zoning of HB (Highway Business). Public Hearing Dates: Planning Commission on December 9, 2019 and City Council on December 16, 2019 and January 6, 2020.

Planning Director Report

Announcements:

- The next meeting date for the Planning Commission is scheduled for January 13, 2020 @ 5:30pm.
- The City's Christmas Tree lighting will be Saturday Dec. 7th.

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
November 12, 2019
Planning Commission Regular Meeting

Planning Commission Chairman Troy Lindsey called the November 12, 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 Alex Myers. Mayor Mike Eason and Councilmen Caleb Phillips and Stephen Tolson were present as well.

Invocation and Pledge: Robbie Irvin gave the invocation and led the pledge.

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

Approval of the Minutes:

Matt Fallstrom motioned to approve the October 14, 2019 Planning Commission Meeting minutes; Susan Theisen seconded the motion. There was no further discussion and the minutes were unanimously approved.

Old Business: Public Hearings-The following three related public hearings were continued by the Planning Commission on September 16, 2019 until today November 12, 2019

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)

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.

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)

Anna Tobolski motioned to open the public hearing for ZA-C2000021; Susan Theisen seconded; All were in favor; Public hearing was opened at 5:35 p.m.

Planning Director Robbie Irvin presented the staff report and the DRI review. While the proposed commercial development meets the City's COMP plan, the proposed residential development does not. The DRI review stated that the proposed development would have no regional impact, however, it did indicate a possible local traffic concern at the proposed Hwy 53 entrance. The local traffic concerns will need to be satisfactorily addressed with the City and Georgia Department of Transportation. Mr. Irvin stated that if the Planning Commission decides to give a recommendation of approval, he would ask that the following stipulations be considered:

1. Any proposed lighting, other than ornamental, shall be down lit only and placed to avoid light spillage onto neighboring properties.
2. Commercial development shall incorporate 50% brick or stone into all facades visible to public roadways.
3. Townhome front facades shall be of a hardy plank or like material and incorporate brick or stone accents.

Anna Tobolski asked Mr. Irvin how the proposed development did not meet the City's COMP plan. He replied that the COMP plan shows mostly commercial uses for that area and ties it to the downtown areas of Central Business or Historic District.

Matt Fallstrom asked Mr. Irvin if the streets would be turned over to the city. Mr. Irvin responded that the City Council can elect to bring the streets into the city maintenance system. Matt Fallstrom also asked about the aesthetic stipulation for the townhomes to which Mr. Irvin responded it was an attempt to help the development maintain value.

Chairman Troy Lindsey then asked the applicant to speak to the request.

Mr. Tommy Barnes spoke as the applicants representative and in favor of the request. Mr. Barnes recapped the request and added the townhomes would be sprinkled, the Hwy 9 entrance would be gated, would be requesting the streets become public, etc. Mr. Barnes advised that a recreation area had been added and that the amount of open space would be approximately 42 percent. As to the commercial parcel, Mr. Barnes advised that it has been condensed to accommodate for the potential of a round about being installed.

Mr. Barnes then contrasted the current request with what potentially could be built in the CIR district naming several uses that are currently allowed in the CIR zoning district.

Mr. Barnes then spoke to the variance request advising that 20-foot lot widths would provide for a nicer development and would allow for more open space.

Upon completion of Mr. Barnes presentation Chairman Lindsey asked the Planning Commission members if they had any questions.

Susan Theisen asked the applicant about the number of parking spaces each townhome would have. Mr. Barnes replied that each unit could accommodate at least 3 cars. Susan Theisen then asked if a local traffic study had been done and if any study dealing with foot traffic had been done. Mr. Barnes replied no to each. Mr. Barnes advised the development would comply with both DOT and City requirements regarding roads and pedestrian access.

Matt Fallstrom asked how residents would be prevented from trespassing onto other properties that are surrounding the development. Mr. Barnes advised that had not been considered but that the perimeter would be landscaped.

Anna Tobolski asked Mr. Barnes if any other plan had been developed showing wider townhomes. Mr. Barnes replied no. Anna Tobolski questioned how the 28-foot townhome requirement was an unnecessary hardship. Mr. Barnes advised it would cause the loss of open space and topography issues. Anna Tobolski asked if the open space was usable space. Mr. Barnes advised that some of it is. Anna Tobolski asked if any surrounding jurisdictions had 20-foot townhomes. Mr. Barnes advised somewhere in Hall Co.

Matt Fallstrom asked what the price point would be. Mr. Barnes advised it would be under \$200,000.

Susan Theisen asked why the request was for 20 feet and not for 25 feet etc. Mr. Barnes advised the price point dictates the size.

With no other questions of the applicant Chairman Lindsey asked if anyone else wished to speak in favor of the applications. No one responded.

City Attorney Alex Myers interjected that he would recommend a stipulation that entrances be built to DOT standards.

Chairman Lindsey asked if anyone wished to speak against the proposal.

Those speaking against were Mr. Ted Bearden, Mr. James Gaddis, and Mr. Dusty Uselten

Concerns included:

- Not the best use of the property.
- Pedestrian and vehicular traffic concerns (crossing properties and accident concerns)
- Privacy concerns
- Crime rates
- Would the development be a true two entrance development?

Chairman Lindsey then asked for a motion to close the public hearing. Motion made by Susan Theisen and seconded by Anna Tobolski. Motion passed unanimously.

Anna Tobolski asked if Mr. Barnes could approach and answer a question posed by Mr. Uselten regarding usage of the streets. Mr. Barnes advised it would potentially be a two-entrance subdivision where residents would use a code card to access off of Hwy 9 S.

Anna Tobolski discussed that she would motion to deny the variance request because it does not meet all seven criteria for approval. Susan Theisen agreed and would have preferred to see some variations in size requests.

Chairman Lindsey asked for direction from counsel who advised to consider each item separately for vote and to take them in order.

Susan Theisen spoke in regard to the R-6 zoning request that it did not meet the comprehensive plan and no study of traffic both vehicular and pedestrian has been done. Anna Tobolski agreed and added that while the property was not best suited for CIR, R-6 was not a better use.

Matt Fallstrom made a motion to deny ZA-C2000021, Susan Theisen seconded. Motion carried unanimously.

Anna Tobolski made a motion to deny VAR- C2000021, Matt Fallstrom seconded. Motion carried unanimously.

Anna Tobolski made a motion to approve ZA-C2000022, Susan Theisen seconded. Motion carried unanimously.

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 December 9, 2019 at 5:30 pm.
- The annual Christmas Parade and tree lighting would be held on Dec. 7, 2019.

Adjournment: With no further business, Anna Tobolski motioned to adjourn; Susan Theisen seconded; All were in favor. The meeting was adjourned at 6:26 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



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # _____

SUBJECT: ANX-C2000032A /ZA-C2000032A Patel _____

DATE(s): 12-16-2019 CITY COUNCIL MEETING 1 01-06-2020 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

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.

HISTORY/ FACTS / ISSUES

Property is Currently Unincorporated and Current Zoning is R-A
Requested to be annexed and zoned HB

Staff originally recommended approval, Planning Commission recommended denial due to legal issue brought forth by City Attorney. Tax Map cannot be split with one portion annexed while the other remains unincorporated. Property has since been purchased by Mr. Patel alleviating any legal issues.

OPTIONS:

Approve/Deny or Table

Approve with stipulations: 1. Any proposed security lighting shall be full cutoff, downlight only and shall be placed to avoid light spillage onto neighboring properties. 2. 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.

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Development _____

REQUESTED BY: R. Irvin _____



December 2, 2019

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

Re: Staff Recommendation; ANX-C2000032A and ZA-C2000032A

Mr. Lindsey and Commission,

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.

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 has completed the purchase of the property.
- 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.

If approved this office would recommend 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.

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

Sincerely,



R.J. Irvin
Planning Director, City of Dawsonville



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 # C2-000032 A

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): SACHINKUMAR PATEL

Mailing Address 2131 HWY 9 N City Dawsonville State ga Zip 30534

E-Mail Sawan8686@Yahoo.com

Applicant Telephone Number(s): 404-817-1988

Property Owner's Name(s): SACHINKUMAR PATEL

Mailing Address 2131 HWY 9 N City Dawsonville State ga Zip 30534

E-Mail Sawan8686@Yahoo.com

Property Owner's Telephone Number(s): 404 817 1988

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

Tax Map & Parcel # _____ Property Size in Acres: 5.11 Survey Recorded in Plat Book # 84 Page # 232

Land Lot # 193/194 District # 13 Section # 1 Legal Recorded in Deed Book # 1377 Page # 150

Current Use of Property: mobile home

County Zoning Classification: RA City Zoning Classification: HR

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 60 Hwy 136 E - 5 Acres (Address/Tax Map Parcel) , respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

(1) [Signature] **Property Owner Signature** SACHINKUMAR PATEL **Property Owner Printed Name**

(2) _____ **Property Owner Signature** _____ **Property Owner Printed Name**

(1) [Signature] **Applicant Signature** SACHINKUMAR PATEL **Applicant Printed Name**

(2) _____ **Applicant Signature** _____ **Applicant Printed Name**

Sworn to and subscribed before me
 this 12 day of November 20 19.



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

[Signature]
 Notary Public, State of Georgia

My Commission Expires: May 15, 2023

Notary Seal

Annexation Application Received Date Stamp:	Rec'd <u>11/12/19</u>	Completed Application with Signatures
	Rec'd <u>11/12/19</u>	Current Boundary Survey
	Rec'd <u>11/12/19</u>	Legal Description
	Rec'd <u>11/12/19</u>	ARC Population Estimate Information
Planning Commission Meeting Date (if rezone):	<u>12/9/19</u>	
Dates Advertised:	<u>11/20/19</u>	
1 st City Council Reading Date:	<u>12/16/19</u>	
2 nd City Council Reading Date:	<u>1/6/2020</u>	Approved: YES NO
Date Certified Mail to:	<u>11/15</u> County Board of Commissioners & Chairman	<u>11/15</u> County Manager <u>11/15</u> County Attorney
<input type="checkbox"/>	Letter Received from Dawson County	Date: _____

Prepared by/Return to:
Shelly Townley Martin
133 Prominence Court
Suite 110
Dawsonville, Georgia 30534

Filed 11/08/2019 09:05AM
Bk 01377 Pg 0150
Deed Doc: WD
Georgia Transfer Tax Paid : \$500.00
0422019001924
Penalty: \$0.00 Interest: \$0.00
Participants: 6439202991
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

STATE OF GEORGIA

COUNTY OF DAWSON

WARRANTY DEED

THIS INDENTURE, made this 16 day of November, 2019 between MYRNA YVONNE WEST formerly known as Myrna W. Copeland and Mrs. Myrna West Stephens, Grantor and SACHINKUMAR PATEL, Grantee,

WITNESSETH:

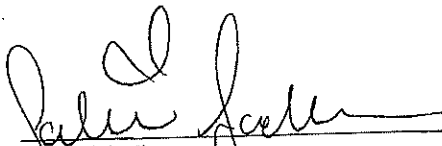
That the said Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to wit:


All that tract or parcel of land lying and being in Land Lots 193 and 194 of the North Half of the 13th District, 1st Section, Dawson County, Georgia containing 5.00 acres, more or less, as shown on a plat prepared by Nathan M. McClure, Georgia Registered Land Surveyor, McClure Surveying, Inc., dated August 1, 2019, revised September 20, 2019; and revised October 1, 2019, filed October 8, 2019, recorded in Plat Book 84, Page 232, Dawson County, Georgia Records, which is incorporated herein by reference for a more complete description of the property described herein.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE, and the said Grantor WARRANTS the title to same against the lawful claims of all persons whomsoever.

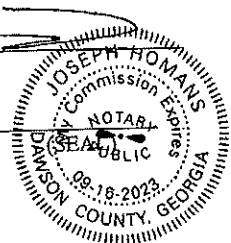
Whenever there is a reference herein to the Grantor or the Grantee, the singular included the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

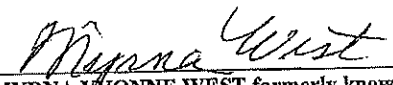
IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first written above.


Unofficial Witness


Notary Public

My commission expires: _____



 (SEAL)
MYRNA YVONNE WEST formerly known as
Myrna W. Copeland and Mrs. Myrna West Stephens

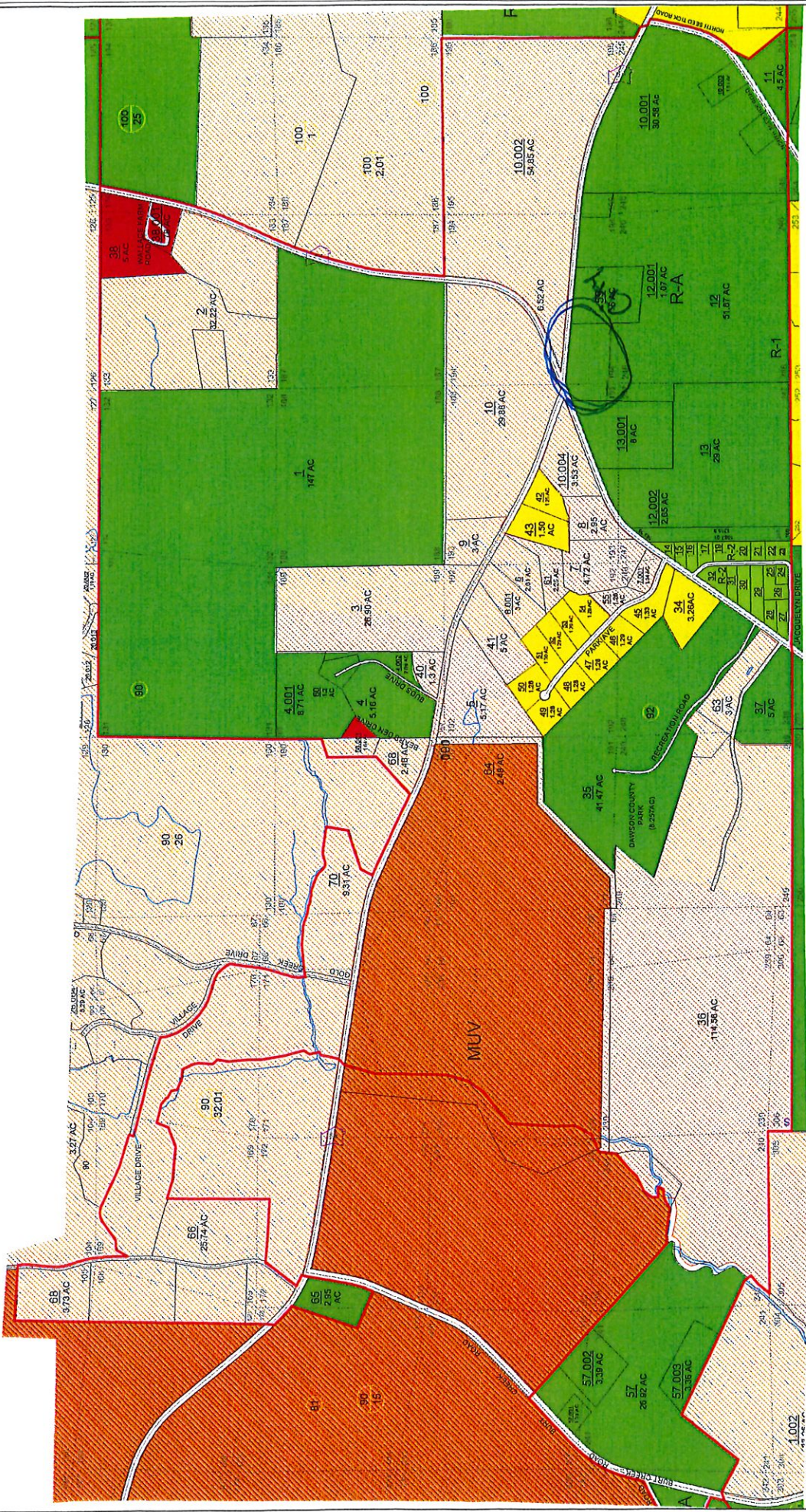
LEGAL DESCRIPTION:
MYRNA WEST
P/O M/P #091-012

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.



1 inch = 700 feet
 Page 100 of 162
 MAP 091

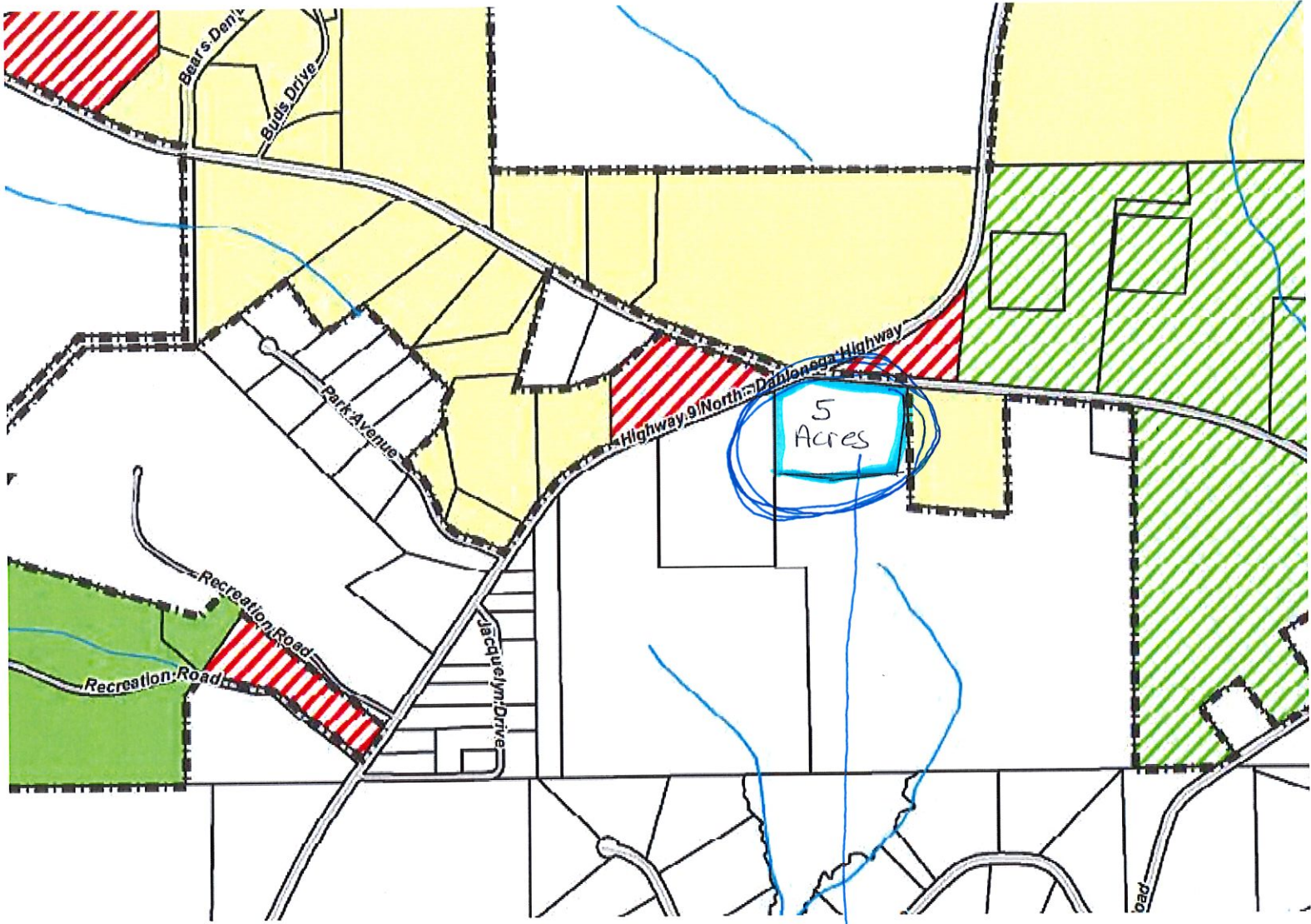


DAWSON COUNTY, GEORGIA
091
 January 2017

County Zoning Map

Legend

Boundary	ZONING	WATER USE VILLAGE	Employment City Limits
Subboundary	RURAL DISTRICT	R-1	C-1
MUNICIPAL	HOME DISTRICT	R-2	C-2
OTHER	RURAL DISTRICT	R-3	C-3
OTHER	RURAL DISTRICT	R-4	C-4
OTHER	RURAL DISTRICT	R-5	C-5
OTHER	RURAL DISTRICT	R-6	C-6
OTHER	RURAL DISTRICT	R-7	C-7
OTHER	RURAL DISTRICT	R-8	C-8
OTHER	RURAL DISTRICT	R-9	C-9
OTHER	RURAL DISTRICT	R-10	C-10
OTHER	RURAL DISTRICT	R-11	C-11
OTHER	RURAL DISTRICT	R-12	C-12
OTHER	RURAL DISTRICT	R-13	C-13
OTHER	RURAL DISTRICT	R-14	C-14
OTHER	RURAL DISTRICT	R-15	C-15
OTHER	RURAL DISTRICT	R-16	C-16
OTHER	RURAL DISTRICT	R-17	C-17
OTHER	RURAL DISTRICT	R-18	C-18
OTHER	RURAL DISTRICT	R-19	C-19
OTHER	RURAL DISTRICT	R-20	C-20
OTHER	RURAL DISTRICT	R-21	C-21
OTHER	RURAL DISTRICT	R-22	C-22
OTHER	RURAL DISTRICT	R-23	C-23
OTHER	RURAL DISTRICT	R-24	C-24
OTHER	RURAL DISTRICT	R-25	C-25
OTHER	RURAL DISTRICT	R-26	C-26
OTHER	RURAL DISTRICT	R-27	C-27
OTHER	RURAL DISTRICT	R-28	C-28
OTHER	RURAL DISTRICT	R-29	C-29
OTHER	RURAL DISTRICT	R-30	C-30
OTHER	RURAL DISTRICT	R-31	C-31
OTHER	RURAL DISTRICT	R-32	C-32
OTHER	RURAL DISTRICT	R-33	C-33
OTHER	RURAL DISTRICT	R-34	C-34
OTHER	RURAL DISTRICT	R-35	C-35
OTHER	RURAL DISTRICT	R-36	C-36
OTHER	RURAL DISTRICT	R-37	C-37
OTHER	RURAL DISTRICT	R-38	C-38
OTHER	RURAL DISTRICT	R-39	C-39
OTHER	RURAL DISTRICT	R-40	C-40
OTHER	RURAL DISTRICT	R-41	C-41
OTHER	RURAL DISTRICT	R-42	C-42
OTHER	RURAL DISTRICT	R-43	C-43
OTHER	RURAL DISTRICT	R-44	C-44
OTHER	RURAL DISTRICT	R-45	C-45
OTHER	RURAL DISTRICT	R-46	C-46
OTHER	RURAL DISTRICT	R-47	C-47
OTHER	RURAL DISTRICT	R-48	C-48
OTHER	RURAL DISTRICT	R-49	C-49
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OTHER	RURAL DISTRICT	R-53	C-53
OTHER	RURAL DISTRICT	R-54	C-54
OTHER	RURAL DISTRICT	R-55	C-55
OTHER	RURAL DISTRICT	R-56	C-56
OTHER	RURAL DISTRICT	R-57	C-57
OTHER	RURAL DISTRICT	R-58	C-58
OTHER	RURAL DISTRICT	R-59	C-59
OTHER	RURAL DISTRICT	R-60	C-60
OTHER	RURAL DISTRICT	R-61	C-61
OTHER	RURAL DISTRICT	R-62	C-62
OTHER	RURAL DISTRICT	R-63	C-63
OTHER	RURAL DISTRICT	R-64	C-64
OTHER	RURAL DISTRICT	R-65	C-65
OTHER	RURAL DISTRICT	R-66	C-66
OTHER	RURAL DISTRICT	R-67	C-67
OTHER	RURAL DISTRICT	R-68	C-68
OTHER	RURAL DISTRICT	R-69	C-69
OTHER	RURAL DISTRICT	R-70	C-70
OTHER	RURAL DISTRICT	R-71	C-71
OTHER	RURAL DISTRICT	R-72	C-72
OTHER	RURAL DISTRICT	R-73	C-73
OTHER	RURAL DISTRICT	R-74	C-74
OTHER	RURAL DISTRICT	R-75	C-75
OTHER	RURAL DISTRICT	R-76	C-76
OTHER	RURAL DISTRICT	R-77	C-77
OTHER	RURAL DISTRICT	R-78	C-78
OTHER	RURAL DISTRICT	R-79	C-79
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OTHER	RURAL DISTRICT	R-88	C-88
OTHER	RURAL DISTRICT	R-89	C-89
OTHER	RURAL DISTRICT	R-90	C-90
OTHER	RURAL DISTRICT	R-91	C-91
OTHER	RURAL DISTRICT	R-92	C-92
OTHER	RURAL DISTRICT	R-93	C-93
OTHER	RURAL DISTRICT	R-94	C-94
OTHER	RURAL DISTRICT	R-95	C-95
OTHER	RURAL DISTRICT	R-96	C-96
OTHER	RURAL DISTRICT	R-97	C-97
OTHER	RURAL DISTRICT	R-98	C-98
OTHER	RURAL DISTRICT	R-99	C-99
OTHER	RURAL DISTRICT	R-100	C-100



5 Acre portion of
TMP 091 012

City Zoning Map



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

Zoning Amendment Checklist

- All applicable blanks filled out on application
- Completed property owner authorization (notarized)
- Completed adjoining property owners form with names and addresses
- Completed campaign disclosure form
- Detailed **Letter of Intent** requesting rezone with **Conceptual Plan**
- Documentation of CURRENT zoning of parcel in the City (provided by Cityhall)
- N/A** Site plan information, as specified
- Recorded survey(s) by a Georgia registered surveyor, and recorded at the Court House (11x17 and 8.5x11)
- Legal description
- N/A** Completed DRI: Development of Regional Impact, if applicable (for greater than 125 new lots or units)
- Notice of R-A Adjacency form (notarized) (if applicable)
- Check or money order in the amount for the zoning requested, made payable to "City of Dawsonville"
- Public Notice certified return receipt letters to be mailed by Applicant (see Fee Schedule below ***) List a Phone Number to call when City Hall has them ready to be picked up and mailed out. PH# _____

The applicant, or designated agent, must attend the public hearings for the request to be considered. Failure to appear may result in denial.

Zoning Requested:	Application Fee Schedule:
RA / R-1	\$250.00
R-2	\$250.00
R-3	\$350.00
R-3R	\$350.00
R-6	\$350.00
RHMT	\$250.00
PUD	\$500.00 + \$50.00 per acre
TB	\$500.00
PCS	\$350.00
OI	\$500.00 + \$50.00 per acre
CBD	\$500.00
NB	\$500.00
LI	\$500.00 + \$50.00 per acre
HB	\$500.00 + \$50.00 per acre
CIR	\$500.00 + \$50.00 per acre
INST	\$500.00 + \$50.00 per acre
VARIANCE	\$300.00
APPEALS	\$225.00
***Public Notice Certified Mail	\$6.56 / per Adjacent Property Owner
Postponement Fee	Equal to Application Fee for requested zoning change
Condition/Stipulation Change	\$500.00



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

Zoning Amendment Application

Request # ZA- C2000032-A 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 # 5Aac Parcel # 091-012 Current Zoning**: County-RA

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

Subdivision Name: X/A Lot # _____

Acres: 5.00 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 NA (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 Septic 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:	<u>Resubmt- 11/12/19</u>	Amount Paid \$ <u>750 + cert</u>	Check # _____	/Cash
Date Completed Application Rec'd	<u>9/19/19</u>	Dates Advertised:	<u>9/23</u>	
Date of Planning Commission Meeting:	<u>10/1/19</u>	Dates Advertised:	<u>9/23</u>	
Date of City Council Meeting:	<u>10/2/19</u>	Rescheduled for next Meeting:	_____	
Postponed: YES NO Date:	_____	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 SACHINKUMAR PATEL hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 60 HWY 136 E
S ACP. CORNER lot TMP 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 rezoning 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 SACHINKUMAR PATEL
 Signature of Applicant or Agent [Signature] Date _____
 Mailing Address 2131 HWY 9 NORTH
 City Dawsonville State ga Zip 30534
 Telephone Number 404 817 1988

Printed Name of Owner(s) SACHINKUMAR PATEL
 Signature of Owner(s) [Signature] Date 11-08-19
 _____ Date _____

Sworn to and subscribed before me
 this 8 day of November 2019.

Nalita Y. Copeland
 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:

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 \$ 0 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

09-15-15

Date

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



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


**Zoning Amendment
 Notice of R-A Adjacency**

Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.


Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature  **Date** 09-15-15

Application Number: _____

Sworn to and subscribed before me
 this 15 day of September 2019.


 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



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		-1,020.40
			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 #: 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



1017

64-10/610

Date 09-15-15

\$ 1020.40

Dollars

SACHINKUMAR PATEL OR
CHIRAGKUMARI PATEL
2334 DAWSON FOREST RD. E
DAWSONVILLE, GA 30534

Pay to the
order of

City of Dawsonville
One thousand two hundred dollars No/100

[Signature]

SUNTRUST

ACH RT 051000104

Memo

Recurring No

MP

Letter of intent

Whom it may concern

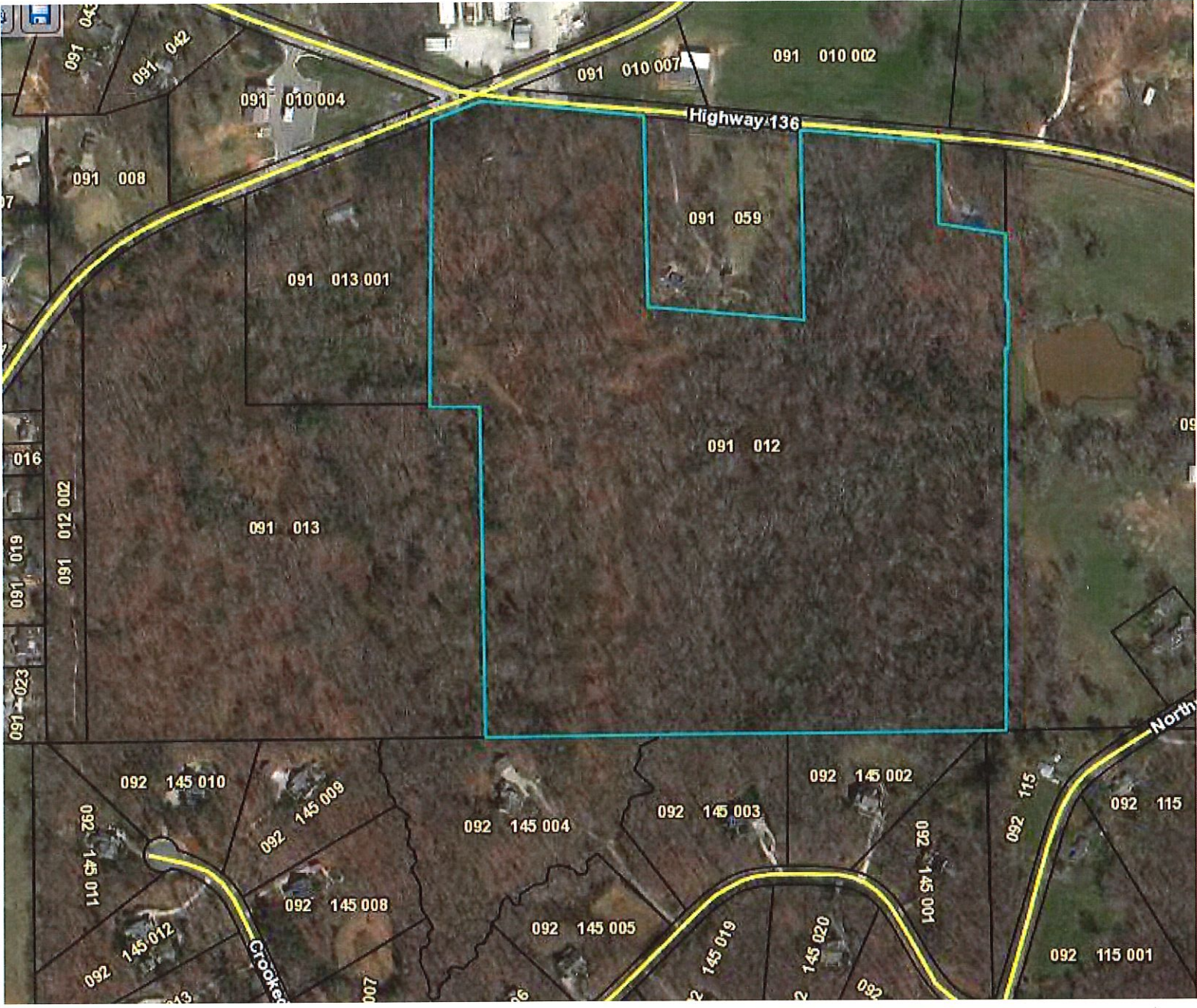
I Sachinkumar Patel want to rezone 60 hwy 136 for HB
For commercial use .

I'm thinking to open storage units and small unit of lodge
since there is state highway tourist need it for rest .

Thanks

Sachinkumar Patel

A handwritten signature in black ink, appearing to be 'Sachinkumar Patel', written in a cursive style.





November 15, 2019

CERTIFIED MAIL

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

Re: Annexation of Property of City of Dawsonville; ANX-C2000032A

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 Council meetings; December 16, 2019 at 5:30pm and January 6, 2020 at 5:30pm.


This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of City of Dawsonville. 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, map, deed, legal description and recorded survey 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. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,


Robbie Irvin
Planning Director
City of Dawsonville

Enclosures

cc: David Headley, County Manager
County Attorney