

AGENDA
PLANNING COMMISSION REGULAR MEETING
VIA TELECONFERENCE
Monday, January 11, 2021
5:30 P.M.

Link to access meeting via teleconference or by phone from your computer tablet or smartphone:

<https://www.gotomeet.me/CityofDawsonville/planning-commission>

You Can also dial in using your phone.

United States: +1 (571) 317-3122

Access Code: 831-251-885

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes: Planning Commission Regular Meeting held December 14, 2020

PUBLIC HEARING:

7. **ZA-C2100098:** Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.
8. **VA- C2100098:** Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2,5,8,11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.
9. **ZA-C2100100:** Saara Mariah Qureshi has requested a zoning amendment for Tract E of TMP 092B 006 004 Located at LL 375 4th district consisting of 2.98 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District). Public Hearing Dates; Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021. Applicant has submitted request to withdraw application. ***The application has been approved without prejudice.***

PLANNING DIRECTOR REPORT:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

The next scheduled Planning Commission meeting is February 8th, 2021

This meeting will be held via teleconference and the Mayor and City Council encourages its citizens to participate using the link for GoToMeeting located on the agenda or by viewing the livestream on Facebook. Additionally, you may submit a public comment directly to Zoning Admin at stacy.harris@dawsonville-ga.gov for the Public Hearing input portion of the meeting.

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. All speakers must sign up to speak at the public hearing itself.

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.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Monday, December 14, 2020
5:30 P.M.

1. **CALL TO ORDER:** Chairperson Sue Theisen called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Anna Tobolski, Randy Davis, Planning Director David Picklesimer, Councilmember Caleb Phillips, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris. Absent from the meeting Clint Harper and Matt Fallstrom.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Planning Director David Picklesimer.
4. **ANNOUNCEMENT: NONE**
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A. Tobolski; second by R. Davis. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting on November 9, 2020 made by R. Davis; second by T. Tobolski. Vote carried unanimously in favor.

NEW BUSINESS:

7. **ZA-C2100085:** Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and consisting of 2.50 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on December 14, 2020 and City Council on December 21, 2020. City Council for a decision on January 4, 2021.
8. **VA-C2100085:** Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North for lots 2,5,8,11 and 14. The lot width on 2,5,8,11 and 14 would be reduced from 28' feet to 22' wide. The lot depth on lot 11 would be reduced from 100' to 95' in length. Public Hearing Dates: Planning Commission on December 14, 2020 and City Council on December 21, 2020. City Council for a decision on January 4, 2021.

Planning Director D. Picklesimer stated that the applicant has submitted request to withdraw application for **ZA-C2100085** and **VA-C2100085** and the applications has been approved without prejudice.

Motion made by A. Tobolski; second by R. Davis to combined **ZA-C2100085** and **VA-C2100085** as one voting action. Vote carried unanimously in favor.

Motion made by A. Tobolski; second by R. Davis to approve the withdraw of **ZA-C2100085** and **VA-C2100085**. Vote carried unanimously in favor.

PLANNING DIRECTOR REPORT: D. Picklesimer reported that Randy Davis completed his Planning and Zoning 101 training last week.

Chairperson Theisen announced that the next Planning Commission Meeting is January 11, 2021 at 5:30 pm.

ADJOURNMENT:

At 5:35 p.m. a motion to adjourn the meeting was made by R. Davis; second by A. Tobolski. Vote carried unanimously in favor.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers, City Hall 2nd Floor
Monday, December 14, 2020
5:30 P.M.

Sue Theisen, Commission Chair

Anna Tabloski, Planning Commissioner

Matt Fallstrom, Planning Commissioner

Randy Davis, Planning Commissioner

Clint Harper, Planning Commissioner

Attested: _____
Stacy Harris, Zoning Administrative Assistant

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

12/30/2020

To: City of Dawsonville Planning Commission, Mayor and Council Members

From: David Picklesimer, Planning and Zoning Director

Reference: ZA-VA C2100098 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

BACKGROUND

1. The Finley tract was zoned COI (Commercial Office Institutional) prior to April 2001. Mayor and City Council rezoned the property to HB (Highway Business) ZA 01-16 on April 16, 2001.
2. The applicant previously submitted and withdrew ZA C2100085 due to conflict with adjoining property setbacks and GDOT entrance requirements.
3. The subject property adjoins City zoned R3 (Residential) on the west and LI (Light Industrial) on the north side. Subject property adjoins INST (Institutional) on the south side and HB (Highway Business) on the east side.
4. City water and sewer infrastructure is located on HWY 9N.
5. 2018 Dawsonville Comprehensive Plan shows these two parcels within a commercial character area.
6. Dawson County Emergency Services had no comments reference to VA C2100098.
7. The applicants request to reduce all of the center lots widths from 28ft to 22ft will still allow the units to meet the minimum heated space of 1200sqft. With the lot reduction widths, the lot size minimum square footage will exceed the minimum 2800sqft except for lot 11.



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

Zoning Amendment Application

Request # ZA- 0210098 Condition/Stipulation Change

Original ZA # _____

Applicant Name(s): Tanco Investments, LLC

Address: PO Box 1885 City: Dawsonville Zip: 30534

Phone: 678-776-5059 Cell Phone: 678-776-5059

Signature(s) _____ Date _____

Property Address: 315 & 373 Highway 9 N

Directions to Property from City Hall: Hwy 53 N, right on Hwy 9 N, property is on left approx. 1,100'

Tax Map # _____ Parcel # D03 012 & D03 013 Current Zoning**: HB

Land Lot(s): 441 District: 4th Section: 1st

Subdivision Name: N/A Lot # _____

Acres: 4.09 Current Use of Property: Vacant (D03 012) and Residential (D03 013)

Has a past Request of Rezone of this property been made before? Yes If yes, provide ZA # 2A01-16 Finley

The applicant request:

Rezoning to zoning category: R-6 Special Use permit for: _____

Proposed use of property if rezoned is: Townhouse Development

If Residential: # of lots proposed 24 Minimum lot size proposed 2,036 s.f. (Include Conceptual Plan)

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

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 9 Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

 Signature of Applicant

12/9/20
 Date

Office Use Only:

Date Completed Application Rec'd 12/9/20 Amount Paid \$ 1044.20 Check # 15059 /Cash

Date of Planning Commission Meeting: 11/11/21 Dates Advertised: _____

Date of City Council Meeting: _____ Dates Advertised: _____

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

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



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

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Kathy C. Finley hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 315 Highway North Dawsonville, Ga. 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 Kevin Tame / Tanco Investments
 Signature of Applicant or Agent [Signature] Date 11/6/20
 Mailing Address P.O. Box 1885
 City Dawsonville State GA Zip 30534
 Telephone Number 678-776-5059

Printed Name of Owner(s) Kathy C. Finley
 Signature of Owner(s) Kathy C. Finley Date 11/6/20
 Date _____

Sworn to and subscribed before me
 this 6 day of NOVEMBER 2020.
[Signature]
 Notary Public, State of Georgia
 My Commission Expires: 7/16/23

PAYTON ANDERSON
NOTARY PUBLIC
 Lumpkin County
 State of Georgia
 My Comm. Expires 7/16, 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
 Authorization**

Property Owner Authorization

I / We Ashley Tamadge hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 373 Hwy 9 N Dawsonville, GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Kevan Toner
Signature of Applicant or Agent [Signature] Date 12/9/20
 Mailing Address P.O. Box 1885
 City Dawsonville State GA Zip 30534
 Telephone Number 678-776-5059

Printed Name of Owner(s) Ashley Tamadge
Signature of Owner(s) [Signature] Date 12/8/2020
 _____ Date _____

Sworn to and subscribed before me
 this 9th day of December 2020.

[Signature]

 Notary Public, State of Georgia
 My Commission Expires: 7/16/23

PAYTON ANDERSON
 NOTARY PUBLIC
 Lumpkin County
 State of Georgia
 My Comm. Expires 7/16, 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
 Adjacent Property Owners**

ZA# C2100098

TMP# D03 012 & D03 013

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # D03 011 1. Name(s): Jeff Knudsen
 Address: 10 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03 011 012 2. Name(s): MHDR LLC
 Address: 10945 State Bridge Road, Suite 401-148
Dawsonville, GA 30534

TMP # D03 011 011 3. Name(s): Rebecca Meeks & Gary Dewayne
 Address: 38 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03 011 010 4. Name(s): Robert Cumbo
 Address: 6250 Riley Road
Cumming, GA 30040

TMP # D03 011 009 5. Name(s): Thomas Robershaw
 Address: 6 COCA
Foothill Ranch, CA 92610

TMP # D03 011 008 6. Name(s): Gary Gravitt Jr. & Katelyn Seabolt
 Address: 80 Maple Hill Drive
Dawsonville, GA 30534

TMP # 092B 013 116 7. Name(s): Rainhill Homeowners Association, Inc.
 Address: 4705 Leland Drive
Cumming, GA 30041

TMP # 092B 013 066 8. Name(s): Rosa Somohano
 Address: 2526 W Rancho Laredo Drive
Phoeniz, AZ 85085

Adjacent Property Owner notification of a zoning amendment request is required.

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.



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

**Zoning Amendment
 Adjacent Property Owners**

ZA# C2100098

TMP# D03 012 & D03 013

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 092B 011 1. Name(s): Helen Marie Harbin Lee
 Address: 500 Elmington Ave. #205
Nashville, TN 37205-2518

TMP # D03 014 2. Name(s): Helen Marie Harbin Lee
 Address: 500 Elmington Ave. #205
Nashville, TN 37205-2518

TMP # D03 011 007 3. Name(s): Julie Morgan & James Douglas
 Address: 91 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03 025 4. Name(s): Dawson County Middle School
 Address: 332 Highway 9 N.
Dawsonville, GA 30534

TMP # D03 022 5. Name(s): State of Georgia
 Address: 1800 Century Place NE, Suite 400
Atlanta, GA 30345-4304

TMP # _____ 6. Name(s): _____
 Address: _____

TMP # _____ 7. Name(s): _____
 Address: _____

TMP # _____ 8. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.



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 \$ _____ 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

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
 (706) 265-3256

Zoning Amendment Checklist

C2/00098

- 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 City Hall)
- Site plan information, as specified
- Recorded survey(s) by a GA registered surveyor and recorded at the Court House (11x17 and 8.5x11)
- Legal description *warranty deeds*
- NA** 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"

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	Fee Schedule	*Per Acre Fee
AP	\$250.00 +	\$50.00 per acre
RA	\$500.00 +	\$50.00 per acre
R-1	\$250.00 +	\$50.00 per acre
R-2	\$250.00 +	\$50.00 per acre
R-3	\$350.00 +	\$50.00 per acre
R-3R	\$350.00 +	\$50.00 per acre
<input checked="" type="checkbox"/> R-6	<u>\$350.00</u>	\$50.00 per acre
RHMT	\$250.00	\$50.00 per acre
PUD	\$500.00	\$50.00 per acre
TB	\$500.00	\$50.00 per acre
PCS	\$350.00	\$50.00 per acre
O	\$500.00	\$50.00 per acre
CBD	\$500.00	\$50.00 per acre
NB	\$500.00	\$50.00 per acre
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
<input checked="" type="checkbox"/> Variance	<u>\$300.00</u>	\$50.00 per acre
Conditional use permit	\$300.00	\$50.00 per acre
Appeals & change of zoning conditions	\$500.00	
Postponement, per occurrence	\$300.00	
Annexation, plus applicable rezoning fee	\$250.00	
<input checked="" type="checkbox"/> Administrative fee	<u>\$100.00</u>	
<input checked="" type="checkbox"/> Public Notice Certified Mail	\$6.90 per adjacent property owner <i>x 13 = 89.70</i>	

x 4.09 ac = 204.50

*The fee for all rezoning applications regardless of zoning category is the base amount set forth in the table below plus \$50.00 per acre for each acre or part of an acre beyond one acre in the subject tract with a maximum fee of \$5,000.00 regardless of the number of acres involved.

Total = 10,44.20

Application Processing: Staff Only

- Completed Application Received Date: 12/17/20
- Letter of Intent Received Date: 12/9/20
- Supporting Documentation Received Date: 12/17/20
- Verify Adjacent Property Owners in Tax Assessors Date: 12/9/20

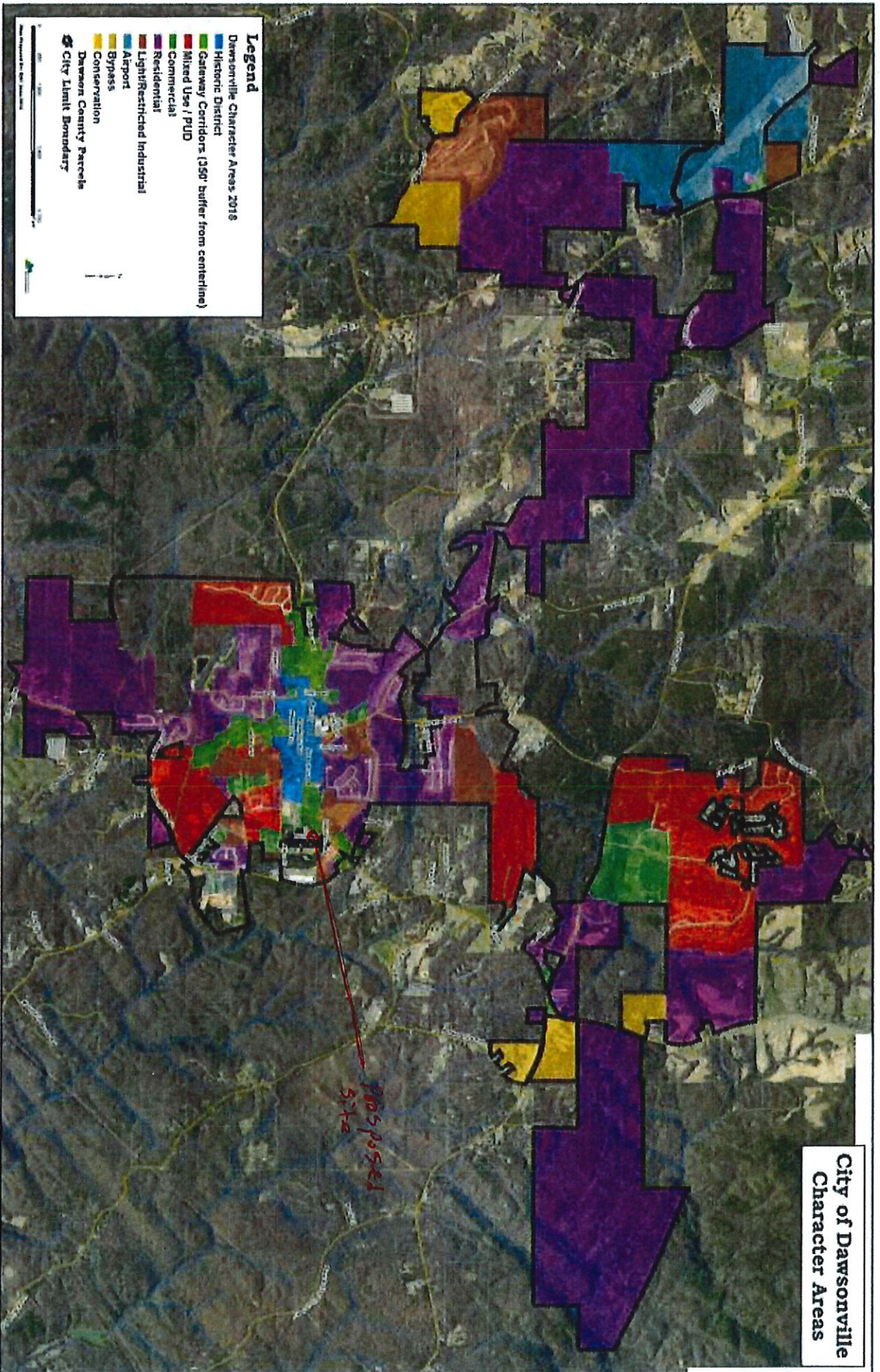
- Amount Paid \$ 1044.20 Check # 15059 /Cash Date: _____

- Establish VAR # (VAR-month-year-CSI receipt #)
- Create a File Folder and Label for the Application Date: _____
- Orange Public Notice Signs Posted on Property Date: _____
- Email Legal Advertisement to Newspaper Date: _____
- Legal Notice Posted: Website Date: _____
- Legal Notice Posted: City Hall/GRHOF windows Date: _____
- Mailed Adjacent Property Owners Notice Date: _____
- Recommendation Letter Received Date: _____
- Applicant Notified: Notice, Recommendation & Agenda Date: _____
- Applicant Notified: Final Action Date: _____

- Planning Commission Meeting Agenda Signed Minutes in Folder

Planning Commission Meeting: _____

- Approved Approved with Stipulations Denied





December 8, 2020

City of Dawsonville Planning & Zoning Department
Attn: David Picklesimer
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

RE: Letter of Intent – Rezoning Application for TMP D03 012 & D03 013

To whom it may concern:

Davis Engineering & Surveying, LLC has prepared the enclosed plan for Tanco Investments, LLC. This project is located off Highway 9 North within the City of Dawsonville Parcels D03 012 and D03 013. This 4.09 acre site is currently developed with two vacant buildings and a residence that are proposed to be demolished. The proposed development consists of the construction of (24) two-story triplex townhouses (1,260 S.F./unit) with concrete driveways. The development will have an asphalt road, concrete sidewalks, additional overflow parking, mail kiosk, stormwater management pond, and landscaping to meet City ordinance requirements. The development will require a driveway permit through the Georgia Department of Transportation. Sight distance has been verified at this location to meet the 390' GDOT requirement. The current zoning for this parcel is Highway Business District and the rezoning request is for R-6 Multiple-Family Residential District. The proposed density requested for this development is 5.87 units/acre.

If you have any questions regarding this project, please contact our office at 706-265-1234.

Thank you,

A handwritten signature in blue ink that reads 'Rachel G. Burton'.

Rachel Burton, PLA

Search

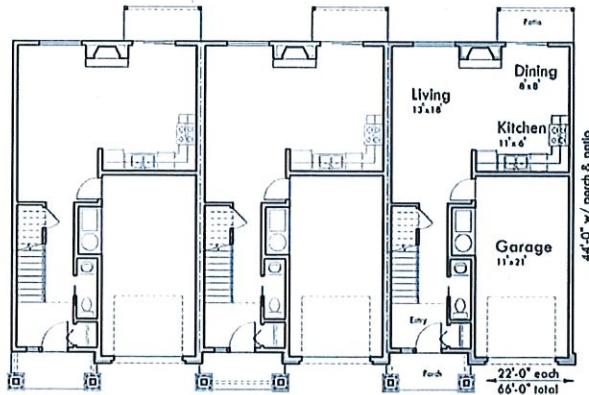
GO

Duplex Plans ((plans/type/3)	
3 & 4 Plex ((plans/type/12)	
5+ Units ((plans/type/13)	
House Plans ((plans/type/1)	
Garage Plans ((plans/type/5)	
About Us ((company)	
Sample Plan ((plans/plan/bid)	

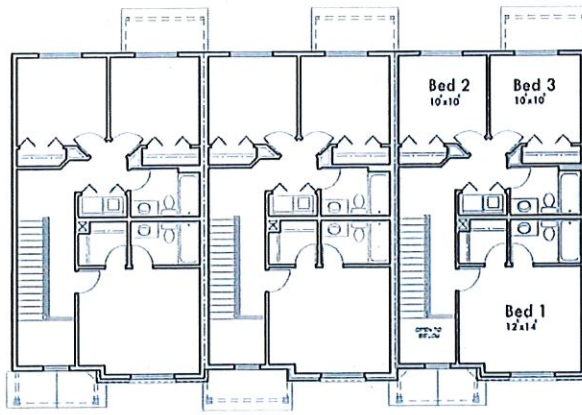
Triplex, Brownstone, Craftsman townhouse, T-419



Main Floor Plan



Upper Floor Plan



Plan T-419

Total sq. ft.:	1,260
Upper Floor sq. ft.:	540
Main Floor sq. ft.:	720
Bedrooms:	3
Bathrooms:	2.5
Garage Stalls:	1
Width:	66' 0"
Depth:	44' 0"
Ridge Height:	26' 3"
Foundations Available:	Slab

BUYING OPTIONS

PLAN PACKAGES

- PDF Study Set \$375.00
Includes Exterior Elevations and Floor Plans stamped 'Not for Construction' (full credit given toward upgraded package)
- PDF Bid Set \$975.00
Full PDF set stamped 'Not for Construction' (full credit given toward upgraded package)
- PDF Construction Set \$1,275.00
Digital PDF Set of Construction Documents w/ Single Build License. Package is best for fast electronic delivery and inexpensive local printing. (Site Address Required)
- Five Set Package \$1,375.00
Includes 5 printed sets and PDF Bid Set of Construction Documents w/ Single Build License.
- CAD File \$2,475.00
Full set of Construction Documents in AutoCAD. Perfect for modifications. (Includes Multiple Build License).

OPTIONS

(requires plan purchase)

Please select a package to see available options.

[Add to cart](#)

Phone orders call: 800-379-3828

Need help? Contact us (company)

[Customize this plan \(custom\)](#)

[Get a free quote! \(custom\)](#)

Triplex house plan, architectural features:

This triplex town house uses different materials to create three unique front elevations. The first one has horizontal siding with brick columns and brick three quarters high up the front wall, with modern hardie board siding in the front gables. The second elevation has more of a brownstone feel with brick all the way up on the front wall. And brick accented columns hold up the front shed porch. The third elevation is similar to the first except uses hardie shake siding in the gables.

Triplex house plan, first floor:

The main floor of this triplex has a small covered front porch. The entry has two story ceiling and is open to the stairway. At the rear of the plan there is a large great room with kitchen, dining, fireplace and sliding glass door going to a covered rear patio. The bottom floor also includes a half bath and coat closet. Also each unit has a one car garage.

Triplex house plan, second floor:

This three plex has 3 bedrooms and 2 bathrooms on the upper level. The master suite is in the front with its own bathroom and walk in closet. The second and third bedrooms face the rear and each share the second upstairs bathroom. The side by side washer and dryer are also upstairs in a closet.



December 8, 2020

Rachel Burton,

The current zoning of TMP D03-013 is HB, HIGHWAY BUSINESS DISTRICT.

Regards

Stanislav Zaverukha, Permit Technician

CC: David Picklesimer, Planning Director



November 5, 2020

To Rachel Burton,

The current zoning of TMP D03-012 is HB, HIGHWAY BUSINESS DISTRICT.

Regards

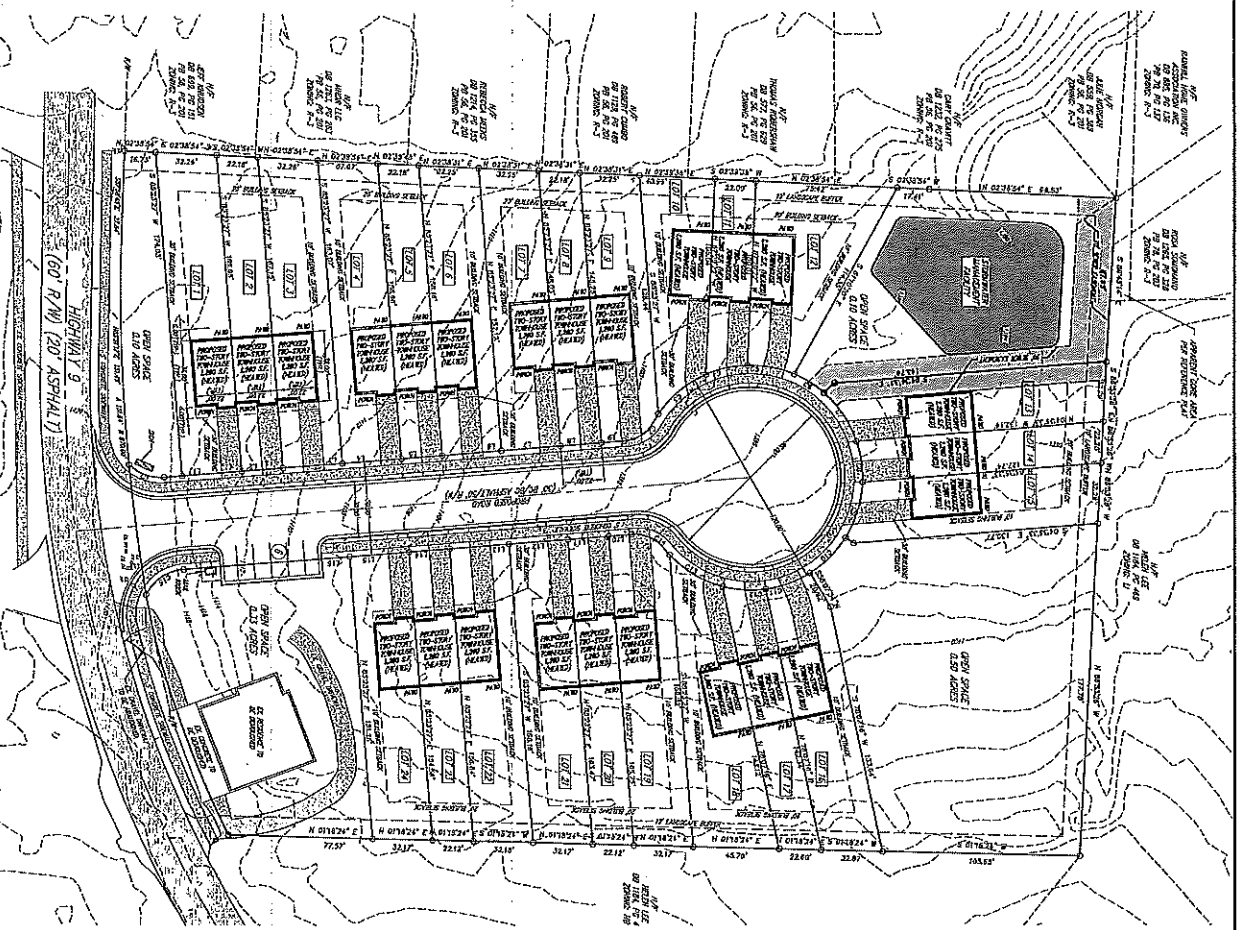
Stanislav Zaverukha, Permit Technician

CC: David Picklesimer, Planning Director

PROJECT DESCRIPTION: This is a preliminary site plan for the proposed development of a residential subdivision. The subdivision is located on the east side of Highway 9, approximately 1.5 miles north of the intersection of Highway 9 and Highway 17. The subdivision consists of 10 lots, each approximately 1.5 acres in size. The lots are arranged in a grid pattern with a central road. The subdivision is bounded to the north by Highway 9, to the east by Highway 17, to the south by a creek, and to the west by a road. The subdivision is shown on a topographic map with contour lines indicating elevation. The subdivision is shown in a hatched pattern. The subdivision is shown on a topographic map with contour lines indicating elevation. The subdivision is shown in a hatched pattern.

PROPERTY INFORMATION: The property is located on the east side of Highway 9, approximately 1.5 miles north of the intersection of Highway 9 and Highway 17. The property consists of 10 lots, each approximately 1.5 acres in size. The lots are arranged in a grid pattern with a central road. The property is bounded to the north by Highway 9, to the east by Highway 17, to the south by a creek, and to the west by a road. The property is shown on a topographic map with contour lines indicating elevation. The property is shown in a hatched pattern.

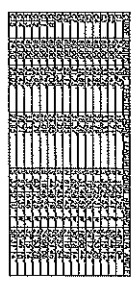
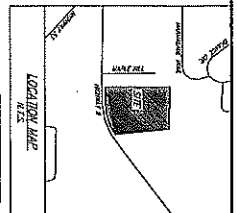
NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	12/17/2020
2	REVISIONS	
3	FINAL SITE PLAN	
4	AS-BUILT	
5	REVISIONS	
6	FINAL SITE PLAN	
7	AS-BUILT	
8	REVISIONS	
9	FINAL SITE PLAN	
10	AS-BUILT	
11	REVISIONS	
12	FINAL SITE PLAN	
13	AS-BUILT	
14	REVISIONS	
15	FINAL SITE PLAN	
16	AS-BUILT	
17	REVISIONS	
18	FINAL SITE PLAN	
19	AS-BUILT	
20	REVISIONS	
21	FINAL SITE PLAN	
22	AS-BUILT	
23	REVISIONS	
24	FINAL SITE PLAN	
25	AS-BUILT	
26	REVISIONS	
27	FINAL SITE PLAN	
28	AS-BUILT	
29	REVISIONS	
30	FINAL SITE PLAN	
31	AS-BUILT	
32	REVISIONS	
33	FINAL SITE PLAN	
34	AS-BUILT	
35	REVISIONS	
36	FINAL SITE PLAN	
37	AS-BUILT	
38	REVISIONS	
39	FINAL SITE PLAN	
40	AS-BUILT	
41	REVISIONS	
42	FINAL SITE PLAN	
43	AS-BUILT	
44	REVISIONS	
45	FINAL SITE PLAN	
46	AS-BUILT	
47	REVISIONS	
48	FINAL SITE PLAN	
49	AS-BUILT	
50	REVISIONS	
51	FINAL SITE PLAN	
52	AS-BUILT	
53	REVISIONS	
54	FINAL SITE PLAN	
55	AS-BUILT	
56	REVISIONS	
57	FINAL SITE PLAN	
58	AS-BUILT	
59	REVISIONS	
60	FINAL SITE PLAN	
61	AS-BUILT	
62	REVISIONS	
63	FINAL SITE PLAN	
64	AS-BUILT	
65	REVISIONS	
66	FINAL SITE PLAN	
67	AS-BUILT	
68	REVISIONS	
69	FINAL SITE PLAN	
70	AS-BUILT	
71	REVISIONS	
72	FINAL SITE PLAN	
73	AS-BUILT	
74	REVISIONS	
75	FINAL SITE PLAN	
76	AS-BUILT	
77	REVISIONS	
78	FINAL SITE PLAN	
79	AS-BUILT	
80	REVISIONS	
81	FINAL SITE PLAN	
82	AS-BUILT	
83	REVISIONS	
84	FINAL SITE PLAN	
85	AS-BUILT	
86	REVISIONS	
87	FINAL SITE PLAN	
88	AS-BUILT	
89	REVISIONS	
90	FINAL SITE PLAN	
91	AS-BUILT	
92	REVISIONS	
93	FINAL SITE PLAN	
94	AS-BUILT	
95	REVISIONS	
96	FINAL SITE PLAN	
97	AS-BUILT	
98	REVISIONS	
99	FINAL SITE PLAN	
100	AS-BUILT	



FOR ANY CHANGES, DISCREPANCIES, OR ANY OTHER UNDESIRABLE CONDITIONS, THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE DESIGN AND CONSTRUCTION OF THE PROJECT IS NOT IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE PROJECT.

OWNER/DEVELOPER
 TANCO INVESTMENTS, LLC
 PO BOX 1883
 DAVENPORT, GA 30034
 (678) 776-5059

24-HOUR CONTACT
 KEVIN TANNER
 (678) 776-5059



RECEIVED
 DEC 17 2020
 By: *[Signature]*

GEORGIA811
 www.GEORGIA811.com

Filed in Office: 06/28/2013 03:45PM
Deed Doc: ORD
Bk 01080 Pg 0122-0123

Filed in Office: 04/16/2013 02:50PM
Deed Doc: ORD
Bk 01069 Pg 0437-0438

Justin Power Clerk of Court
Dawson County
0422013000762

**IN THE PROBATE COURT
COUNTY OF DAWSON
STATE OF GEORGIA**

Justin Power Clerk of Court
Dawson County

IN RE: ESTATE OF)
)
CHARLES BENTON FINLEY,) ESTATE NO. 13-012
DECEASED)

CERTIFICATE OF ORDER OF YEAR'S SUPPORT

(Pursuant to O.C.G.A. §53-3-11)

DATE ORDER GRANTED: March 26, 2013

GRANTOR: (NAME OF DECEDENT) Charles Benton Finley

GRANTEE: (FULL NAME OF EACH PERSON AWARDED YEAR'S SUPPORT. The surviving spouse and/or minor children)
Kathy Carlyle Finley

ADDRESS OF GRANTEE: 225 Finley Road, Dawsonville, Georgia 30534
LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

All that tract or parcel of land lying and being in the Town of Dawsonville, Dawson County, Georgia, and being a part of Lot of Land Number 441 in the 4th District, 1st Section, of Dawson County, Georgia, and described as follows:

BEGINNING at the property line of A. J. Gilreath 9½ feet West of an electric light pole; thence along the North side of Highway No. 9 a distance of 241 feet in an easterly direction to a marble post on said highway leading from Dawsonville to Dahlonega, Georgia; thence 6 degrees Northeast to the North original line of said lot; thence West along on said original line to the property A. J. Gilreath; thence in a southerly direction along the Gilreath line back to the point of beginning, together with all improvements thereon.

This being the same property as described in a Warranty Deed dated October 17, 1947 from Beatrice Goswick to C.A. Findley & Dorothy Findley, said deed being of record in Deed Book "V," page 388, Dawson County, Deed records.

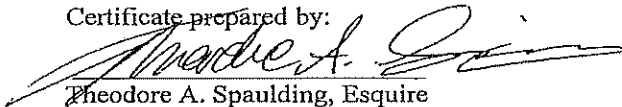
This also being the same property as described in an Executor's Deed dated November 20, 1985 from Charles Benton Finley, as Executor of the Will of Charlie Andrew Finley to Charles Benton Finely, individually, said deed being recorded on November 22, 1985 in Deed Book 84, pages 622-623, Dawson County, Georgia records.

Also land in N/A, Count(y)(ies).

Original Certificate delivered or mailed to Clerk of Superior Court of Dawson County on April 12, 20 13.

2 lc

Certificate prepared by:


Theodore A. Spaulding, Esquire

SIGNATURE OF ATTORNEY

Bk 01080 Pg 0123

State Bar # 153055 Bk 01069 Pg 0438

I do hereby certify that the above information is based on the order of the Probate Court issued on the date set out above and that the above information is true and correct.

By: 
PROBATE CLERK/DEPUTY CLERK

25 Justice Way Suite 4332
Probate Court Return Mailing Address
Dowsonville,
GA 30534

CRAIG LONG, LLC
2450 ATLANTA HWY
SUITE 1904
CUMMING, GA 30040

2010060196 Talmadge

FILED IN OFFICE
06/24/2010 11:00 AM
BK: 953 PG: 537-538
CLERK OF COURT

DAWSON COUNTY
REAL ESTATE TRANSFER TAX
PAID: \$0.00

042-2010-000661

STATE OF TX.

COUNTY OF DALLAS

RETURN TO:
MCCURDY AND CANDLER, L.L.C.
P.O. BOX 57
DECATUR, GA 30031
File # 09-09829

SPECIAL WARRANTY DEED

THIS INDENTURE is made this June 15, 2010, by and between **Federal National Mortgage Association**, (hereinafter referred to as "Grantor"), and **Ashley L. Talmadge** (hereinafter referred to as "Grantee") the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency whereof are hereby acknowledged by Grantor, Grantor has granted, bargained, sold, aliened, conveyed and confirmed unto the Grantee, all of Grantor's right, title and interest in and to the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 441, 4th District, 1st Section of Dawson County, Georgia and being Two (2) acres, more or less as described as follows: Beginning at a marble post on the North side of State Highway No. 9 near the Northeast corner of C.A. Findleys Store, thence along said Highway Right-of-Way Eastward to the East original line of said Lot, thence due North along the said Original line to the property of Sarah P. West, thence Westward to the C.A. Findleys Northeast corner, thence Southward along the line between the property of C.A. Findley and the property herein conveyed back to said marble post and the POINT OF BEGINNING, there being situated on said property a white brick dwelling house known as the G.D. Goswick House, and said improvements are also herein conveyed, being the same property conveyed to Mrs. G.D. Castleberry by Deed from G.D. Goswick and Beatrice Goswick, dated April 8, 1950, recorded in Deed Book W, Page 92, Dawson County Deed records.

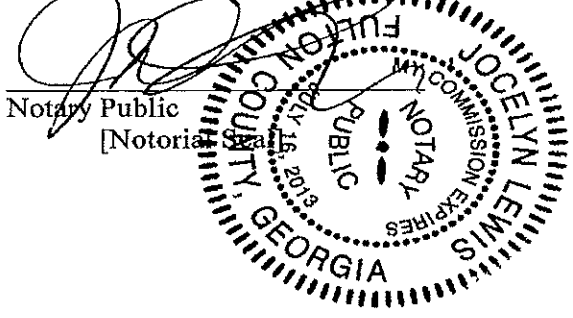
TO HAVE AND TO HOLD, said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE, subject only to the matters set forth herein.

AND the Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

IN WITNESS WHEREOF, the Grantor has executed these presents and affixed its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]
Witness



Notary Public
[Notaria Seal]

"GRANTOR"

Federal National Mortgage Association

Signed by C. Eric Burkett
for McCurdy and Candler, LLC
By: *[Handwritten signature]* as Attorney-in-Fact
McCurdy & Candler, LLC, as attorney in fact

By: _____

[Corporate/Bank Seal]

Pursuant to Limited Power of Attorney to be recorded simultaneously as "Exhibit A" in Dawson County GA.



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 _____ *[Signature]* **Date** 12/9/20

Application Number: _____

Sworn to and subscribed before me
 this 9th day of December 2020.

[Signature]

 Notary Public, State of Georgia

My Commission Expires: 7/16/23

PAYTON ANDERSON
 NOTARY PUBLIC
 Lumpkin County
 State of Georgia
 My Comm. Expires 7/16, 2023

Notary Seal



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

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

INVOICE #
I2100509

INVOICE DATE: 12/09/20
 DUE DATE: 01/08/21

ACCOUNT ID: P-000457 PIN: 682565 TANCO INVESTMENTS / KEVIN TANN KEVIN TANNER 67 HOWARD AVENUE EAST P.O. BOX 1885 DAWSONVILLE, GA 30534

PERMIT INFORMATION
 PERMIT NO: C2100098
 LOCATION: 315 HIGHWAY 9 NORTH
 OWNER: FINLEY, KATHY C

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2100098		
1.0000	P-0149	Zoning Request to R6 Permit No: C2100098	350.000000	350.00
1.0000	P-0153	VARIANCE Permit No: C2100098	300.000000	300.00
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2100098	100.000000	100.00
4.0900/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2100098	50.000000	204.50
13.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2100098	6.900000	89.70
			TOTAL DUE:	<u>\$ 1,044.20</u>
		Prn Payment: 12/09/20 CK 15059		-1,044.20
			BALANCE:	<u>\$ 0.00</u>

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

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

INVOICE #: I2100509
 DESCRIPTION: Permit No: C2100098
 ACCOUNT ID: P-000457 PIN: 682565
 DUE DATE: 01/08/21
 TOTAL DUE: \$ 0.00

TANCO INVESTMENTS / KEVIN TANN
 KEVIN TANNER
 67 HOWARD AVENUE EAST
 P.O. BOX 1885
 DAWSONVILLE, GA 30534



City Council:
John Walden
Caleb Phillips
Stephen Tolson
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stanislav Zaverukha
Permit Technician

Planning Commission:

Matt Fallstrom
Randy Davis
Clint Harper
Sue Theisen
Anna Tobolski

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

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 pm and/or the City Council beginning at 5:00 pm respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public is invited to attend.

ZA-C2100098: Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

VA- C2100098: Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2,5,8,11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

ZA-C2100100: Saara Mariah Qureshi has requested a zoning amendment for Tract E of TMP 092B 0006 004 Located at LL 375 4th district consisting of 2.98 acres from R1 (restricted single-family residential district) to HB (Highway Business District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

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 Land Use and Zoning Ordinance: Article IX Variances.

Does This Proposal Qualify For A Variance?

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. **A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.**

Please Answer The Following In Addition to Providing A Letter Of Intent

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

Answer:

The property shape causes restrictions for the development to meet the minimum lot size width of 28' for some of the proposed townhouses once you account for necessary space for grading a road, sidewalks, and stormwater requirements for the development. Impacted lots as shown on the conceptual site plan are the center townhouse units for each building for the lot width of 22' rather than 28'. **lots**

2, 5, 8, 11, 14, 17, 20, 23

and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

Answer:

There are other townhouse developments near by that have reduced lot sizes to accommodate for such site restraints as this property presents.

and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

Answer:

The proposed development variance request would not require any special privilege for this applicant's property that are denied to other properties to our knowledge.

and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

Answer:

The proposed development will not be a negative impact to surrounding developments and will add value to surrounding property values.

and,

5. The special circumstances are not the result of the actions of the applicant;

Answer:

No, the restrictions for the development are due to the shape of the property and ordinance requirements.

and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

Answer:

The reduction in lot width is the minimum request to allow for maximum lot density for the R-6 zoning district.

and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

Answer:

The variance would allow for intended uses for the zoning district.

The applicant, or designated agent, MUST* attend the public hearings for the variance request to be considered.

***NOTE:** If the applicant of a petition before the Planning Commission fails to attend the public hearing, then the Planning Commission may deny the subject petition or may require re-advertisement of the subject petition at the expense of the applicant.



December 16, 2020

City of Dawsonville Planning & Zoning Department
Attn: David Picklesimer
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

RE: Letter of Intent – Variance Application for TMP D03 012 & D03 013

To whom it may concern:

Davis Engineering & Surveying, LLC has prepared the enclosed plan for Tanco Investments, LLC. This project is located off Highway 9 North within the City of Dawsonville Parcels D03 012 and D03 013. This 4.09 acre site is currently developed with two vacant buildings and a residence that are proposed to be demolished. The proposed development consists of the construction of (24) two-story triplex townhouses (1,260 S.F./unit) with concrete driveways. The development will have an asphalt road, concrete sidewalks, additional overflow parking, mail kiosk, stormwater management pond, and landscaping to meet City ordinance requirements. The development will require a driveway permit through the Georgia Department of Transportation. Sight distance has been verified at this location to meet the 390' GDOT requirement. The current zoning for this parcel is Highway Business District and the rezoning request is for R-6 Multiple-Family Residential District. The proposed density requested for this development is 5.87 units/acre.

There is one variance request associated with the proposed R-6 zoning:

1. Reduce the minimum lot size width from 28' to 22' for the center unit of each triplex townhouse. This variance request is for proposed lots 2, 5, 8, 11, 14, 17, 20, and 23.

If you have any questions regarding this project, please contact our office at 706-265-1234.

Thank you,

Rachel Burton, PLA



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

**Property Owner
 Authorization**

VAR# C2100098 TMP# D03 012 Applicant's Name: Tenco Investments

Property Owner Authorization

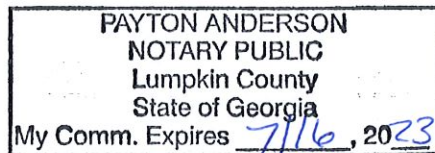
I / We Kathy C. Finley hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 315 Highway 9 North, Dawsonville, Ga. as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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 Owner Kathy C. Finley
 Signature of Owner Kathy C. Finley Date 11/6/20
 Mailing Address 118 Shoat Creek Court
 City Dawsonville State Ga. Zip 30534
 Telephone Number 706-974-9860

Sworn to and subscribed before me
 this 6th day of November 2020.

[Signature]
 Notary Public, State of Georgia
 My Commission Expires: 7/16/23



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 have the additional sheet/sheets notarized also.)



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

**Property Owner
 Authorization**

VAR# cz100098 TMP# 003-012 Applicant's Name: Tency Investments

Property Owner Authorization

I / We Ashley Talmadge hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 373 Hwy 9N Dawsonville, GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the 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 Owner Ashley Talmadge
 Signature of Owner Ashley Talmadge Date 12/8/20
 Mailing Address 373 Hwy 9N
 City Dawsonville State GA Zip 30534
 Telephone Number 770 403 9504

Sworn to and subscribed before me
 this 8th day of December 2020.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 7/16/23

PAYTON ANDERSON
 NOTARY PUBLIC
 Lumpkin County
 State of Georgia
 My Comm. Expires 7/16, 2023

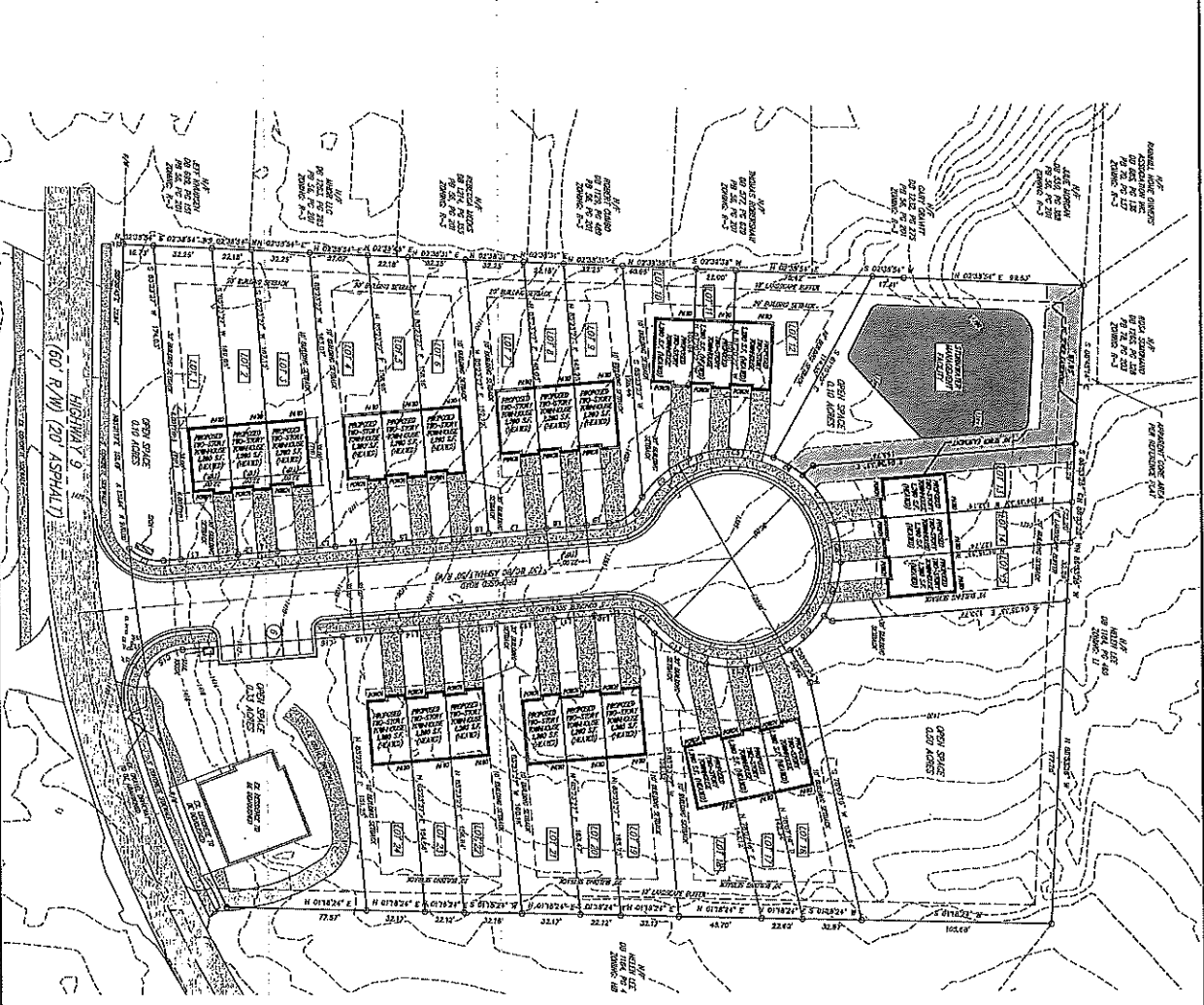
Notary Seal

(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 have the additional sheet/sheets notarized also.)

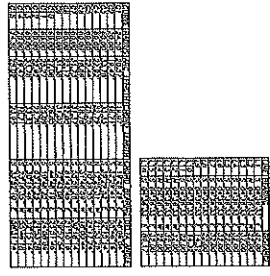
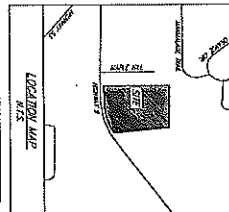
PROJECT DESCRIPTION: THE PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE...
 OWNER: TANGO INVESTMENTS, LLC
 PROJECT: 100 R/W (20' ASPHALT)
 PREPARED BY: GEORGIA811

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	11/15/20	JL
2	REVISED PLAN	11/15/20	JL
3	REVISED PLAN	11/15/20	JL
4	REVISED PLAN	11/15/20	JL
5	REVISED PLAN	11/15/20	JL
6	REVISED PLAN	11/15/20	JL
7	REVISED PLAN	11/15/20	JL
8	REVISED PLAN	11/15/20	JL
9	REVISED PLAN	11/15/20	JL
10	REVISED PLAN	11/15/20	JL
11	REVISED PLAN	11/15/20	JL
12	REVISED PLAN	11/15/20	JL
13	REVISED PLAN	11/15/20	JL
14	REVISED PLAN	11/15/20	JL
15	REVISED PLAN	11/15/20	JL
16	REVISED PLAN	11/15/20	JL
17	REVISED PLAN	11/15/20	JL
18	REVISED PLAN	11/15/20	JL
19	REVISED PLAN	11/15/20	JL
20	REVISED PLAN	11/15/20	JL

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE...
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES...
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS AND GUTTERS...
 6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIDEWALKS...
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS...
 8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES...
 9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES...
 10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING...
 11. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE...
 12. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING...
 13. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES...
 14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES...
 15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES...
 16. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES...
 17. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LANDSCAPING...
 18. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE...
 19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING...
 20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES...



OWNER/DEVELOPER
 TANGO INVESTMENTS, LLC
 PO BOX 1883 30634
 DAVENPORT, GA 30634
 (918) 716-5039
 24-HOUR CONTACT
 KEVIN FANNER
 (918) 716-5039



RECEIVED
 DEC 17 2020
 BY: *[Signature]*

GEORGIA811
 www.Georgia811.com



GRID NORTH (CA WEST ZONE)
 (MAY REF. SURVEY)



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

**Adjacent
 Property Owners**

VAR# 22100098 TMP# D03 012 & D03 013 Applicant's Name: Kevin Tanner/Tanco Investments, LLC

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

- TMP # D03 011 1. Name(s): Jeff Knudsen
 Address: 10 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03 011 012 2. Name(s): MHDR LLC
 Address: 10945 State Bridge Road, Suite 401-148
Dawsonville, GA 30534
- TMP # D03 011 011 3. Name(s): Rebecca Meeks & Gary Dewayne
 Address: 38 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03 011 010 4. Name(s): Robert Cumbo
 Address: 6250 Riley Road
Cumming, GA 30040
- TMP # D03 011 009 5. Name(s): Thomas Robershaw
 Address: 6 COCA
Foothill Ranch, CA 92610
- TMP # D03 011 008 6. Name(s): Gary Gravitt Jr. & Katelyn Seabolt
 Address: 80 Maple Hill Drive
Dawsonville, GA 30534
- TMP # 092B 013 116 7. Name(s): Rainhill Homeowners Association, Inc.
 Address: 4705 Leland Drive
Cumming, GA 30041
- TMP # 092B 013 066 8. Name(s): Rosa Somohano
 Address: 2526 W Rancho Laredo Drive
Phoeniz, AZ 85085
- TMP # 092B 011 9. Name(s): Helen Marie Harbin Lee
 Address: 500 Elmington Ave. #205
Nashville, TN 37205-2518

Adjacent Property Owner notification of a variance request is required.



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

**Adjacent
 Property Owners**

VAR# C2100098 TMP# D03 012 & D03 013 Applicant's Name: Kevin Tanner/Tanco Investments, LLC

Adjacent Property Owners

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

TMP # D03 014 1. Name(s): Helen Marie Harbin Lee
 Address: 500 Elmington Ave. #205
Nashville, TN 37205-2518

TMP # D03 011 007 2. Name(s): Julie Morgan & James Douglas
 Address: 91 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03 025 3. Name(s): Dawson County Middle School
 Address: 332 Highway 9 N.
Dawsonville, GA 30534

TMP # D03 022 4. Name(s): State of Georgia
 Address: 1800 Century Place NE, Suite 400
Atlanta, GA 30345-4304

TMP # _____ 5. Name(s): _____
 Address: _____

TMP # _____ 6. Name(s): _____
 Address: _____

TMP # _____ 7. Name(s): _____
 Address: _____

TMP # _____ 8. Name(s): _____
 Address: _____

TMP # _____ 9. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a variance request is required.

Justin Power Clerk of Court
Dawson County
0422013000762

**IN THE PROBATE COURT
COUNTY OF DAWSON
STATE OF GEORGIA**

Justin Power Clerk of Court
Dawson County

IN RE: ESTATE OF)
)
CHARLES BENTON FINLEY,) ESTATE NO. 13-012
DECEASED)

**CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to O.C.G.A. §53-3-11)**

DATE ORDER GRANTED: March 26, 2013

GRANTOR: (NAME OF DECEDENT) Charles Benton Finley

GRANTEE: (FULL NAME OF EACH PERSON AWARDED YEAR'S SUPPORT. The surviving spouse and/or minor children)
Kathy Carlyle Finley

ADDRESS OF GRANTEE: 225 Finley Road, Dawsonville, Georgia 30534
LEGAL DESCRIPTION OF REAL PROPERTY AND INTEREST THEREIN:

All that tract or parcel of land lying and being in the Town of Dawsonville, Dawson County, Georgia, and being a part of Lot of Land Number 441 in the 4th District, 1st Section, of Dawson County, Georgia, and described as follows:

BEGINNING at the property line of A. J. Gilreath 9½ feet West of an electric light pole; thence along the North side of Highway No. 9 a distance of 241 feet in an easterly direction to a marble post on said highway leading from Dawsonville to Dahlonega, Georgia; thence 6 degrees Northeast to the North original line of said lot; thence West along on said original line to the property A. J. Gilreath; thence in a southerly direction along the Gilreath line back to the point of beginning, together with all improvements thereon.

This being the same property as described in a Warranty Deed dated October 17, 1947 from Beatrice Goswick to C.A. Findley & Dorothy Findley, said deed being of record in Deed Book "V," page 388, Dawson County, Deed records.

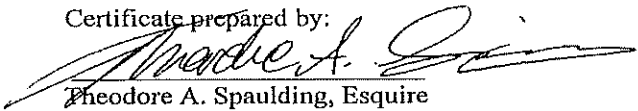
This also being the same property as described in an Executor's Deed dated November 20, 1985 from Charles Benton Finley, as Executor of the Will of Charlie Andrew Finley to Charles Benton Finely, individually, said deed being recorded on November 22, 1985 in Deed Book 84, pages 622-623, Dawson County, Georgia records.

Also land in N/A, Count(y)(ies).

Original Certificate delivered or mailed to Clerk of Superior Court of Dawson County on April 12, 20 13.

2 lc

Certificate prepared by:



Theodore A. Spaulding, Esquire
SIGNATURE OF ATTORNEY

Bk 01080 Pg 0123

State Bar # 153055

Bk 01069 Pg 0438

I do hereby certify that the above information is based on the order of the Probate Court issued on the date set out above and that the above information is true and correct.

By: 
PROBATE CLERK/DEPUTY CLERK

25 Justice Way Suite 4332
Probate Court Return Mailing Address
Dowsonville,
GA 30534

CRAIG LONG, LLC
2450 ATLANTA HWY
SUITE 1904
CUMMING, GA 30040

2010060196 Talmadge

FILED IN OFFICE
06/24/2010 11:00 AM
BK:953 PG:537-538
CLERK OF COURT

DAWSON COUNTY
REAL ESTATE TRANSFER TAX
PAID: \$0.00

042-2010-000661

STATE OF TX.

COUNTY OF DALLAS

RETURN TO:
MCCURDY AND CANDLER, L.L.C.
P.O. BOX 57
DECATUR, GA 30031
File # 09-09829

SPECIAL WARRANTY DEED

THIS INDENTURE is made this June 15, 2010, by and between **Federal National Mortgage Association**, (hereinafter referred to as "Grantor"), and **Ashley L. Talmadge** (hereinafter referred to as "Grantee") the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

WITNESSETH, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency whereof are hereby acknowledged by Grantor, Grantor has granted, bargained, sold, aliened, conveyed and confirmed unto the Grantee, all of Grantor's right, title and interest in and to the following described property, to wit:


All that tract or parcel of land lying and being in Land Lot 441, 4th District, 1st Section of Dawson County, Georgia and being Two (2) acres, more or less as described as follows: Beginning at a marble post on the North side of State Highway No. 9 near the Northeast corner of C.A. Findleys Store, thence along said Highway Right-of-Way Eastward to the East original line of said Lot, thence due North along the said Original line to the property of Sarah P. West, thence Westward to the C.A. Findleys Northeast corner, thence Southward along the line between the property of C.A. Findley and the property herein conveyed back to said marble post and the POINT OF BEGINNING, there being situated on said property a white brick dwelling house known as the G.D. Goswick House, and said improvements are also herein conveyed, being the same property conveyed to Mrs. G.D. Castleberry by Deed from G.D. Goswick and Beatrice Goswick, dated April 8, 1950, recorded in Deed Book W, Page 92, Dawson County Deed records.

TO HAVE AND TO HOLD, said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE, subject only to the matters set forth herein.

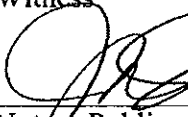
AND the Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

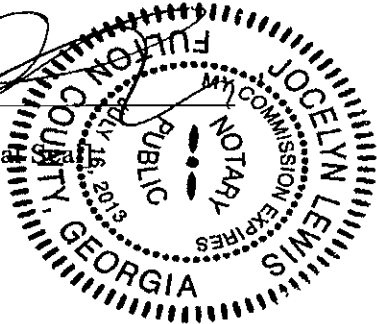
IN WITNESS WHEREOF, the Grantor has executed these presents and affixed its seal the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness


Notary Public
[Notarized]



"GRANTOR"

Federal National Mortgage Association

*Signed by C. Eric Burkett
for McCurdy and Candler, LLC*

By:  as Attorney-in-Fact
McCurdy & Candler, LLC, as attorney in fact

By: _____

[Corporate/Bank Seal]

Pursuant to Limited Power of Attorney to be recorded simultaneously as "Exhibit A" in Dawson County GA.



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

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

INVOICE #
I2100509

INVOICE DATE: 12/09/20
 DUE DATE: 01/08/21

ACCOUNT ID: P-000457 PIN: 682565 TANCO INVESTMENTS / KEVIN TANN KEVIN TANNER 67 HOWARD AVENUE EAST P.O. BOX 1885 DAWSONVILLE, GA 30534

PERMIT INFORMATION
 PERMIT NO: C2100098
 LOCATION: 315 HIGHWAY 9 NORTH
 OWNER: FINLEY, KATHY C

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2100098		
1.0000	P-0149	Zoning Request to R6 Permit No: C2100098	350.000000	350.00
1.0000	P-0153	VARIANCE Permit No: C2100098	300.000000	300.00
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2100098	100.000000	100.00
4.0900/ACR	P-0163	ZONING REQUEST TO R-6 PER ACRE Permit No: C2100098	50.000000	204.50
13.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2100098	6.900000	89.70
			TOTAL DUE:	\$ 1,044.20
		Prn Payment: 12/09/20 CK 15059		-1,044.20
			BALANCE:	\$ 0.00

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

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

INVOICE #: I2100509
 DESCRIPTION: Permit No: C2100098
 ACCOUNT ID: P-000457 PIN: 682565
 DUE DATE: 01/08/21
 TOTAL DUE: \$ 0.00

TANCO INVESTMENTS / KEVIN TANN
 KEVIN TANNER
 67 HOWARD AVENUE EAST
 P.O. BOX 1885
 DAWSONVILLE, GA 30534



415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

December 28, 2020

Mr. Assem Qureshi
622 Alder Circle
Dawsonville, GA 30534

RE: ZA-C2100100: Saara M. Qureshi TMP 092B 006 004 located on Perimeter Rd.

Dear Mr. Qureshi,

Your request to withdrawal the rezoning application scheduled to be heard by the City of Dawsonville Planning Commission has been received. The Planning Department has reviewed and approved your request to withdraw the application. In pursuant to City Code Sec 910.1.1b.I the withdrawal request is approved without prejudice and a new application can be submitted at your earliest convenience.

Respectfully,


David R. Picklesimer
Planning and Zoning Director

David Picklesimer

From: qureshiaseem <qureshiaseem@yahoo.com>
Sent: Thursday, December 24, 2020 1:33 PM
To: David Picklesimer; Corey Gutherie
Subject: Request of withdrawal of the rezoning application

Mr Picklesimer

I want to request you and the city of dawsonville to withdraw my original request of rezoning the 2.98 acres of my 7 acre tract located on perimeter rd from R1 to HB.

Reason been we are reviewing and revising the property size and layout. We will come back with the rezoning request in the following meeting and would request you to help is through the process.

I have the revised layout that we have sent it to Mr Stan and you to look through and comment of any and send it back to Nathan Shepherd at Spicer group yo get the plat recorded with proper tract names and new layout.

Call us if you have any further questions.

AseemKhan
404-514-2532

Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

Letter of Intent

To, The city of Dawsonville

I Saara Maria Qureshi am the Legal owner of Parcel # 006 004. Tax map # 092B. I am Requesting the city of Dawsonville to help me Rezone my tract B or tract E. (on surveyor's report) from R-1 to H.B. I own the whole 7 acre tract out of which the front 3 acres is already zoned H.B. Purpose of me/us Rezoning the portion is for outdoor storage. we have attached a Conceptual Plan along with the entire application and Fees.

Thank you and if you have any questions please feel free to contact me at 404-514-2532

Saara M. Qureshi

Saara M. Qureshi





December 10, 2020

To whom it may concern

The current zoning of TMP 092B-006-004 Tract E is R-1, RESTRICTED SINGLE-FAMILY RESIDENTIAL DISTRICT

Regards

Stanislav Zaverukha, Permit Technician

CC: David Picklesimer, Planning Director



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

Zoning Amendment Application

Request # ZA- 62100100 Condition/Stipulation Change

Original ZA # R-1

Applicant Name(s): Saara M. Qureshi

Address: 622 Alder Circle City: Dawsonville Zip: 30534

Phone: 404-514-2532 Cell Phone: 404-514-2532

Signature(s) [Signature] Date 12/8/2020

Property Address: Perimeter Rd., Dawsonville, GA 30534

Directions to Property from City Hall: SR9 North, left on Perimeter Rd., vacant property on left

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

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

Subdivision Name: n/a Lot # n/a

Acres: 2.98 ac Current Use of Property: undeveloped/vacant

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

The applicant request:

Rezoning to zoning category: HB Special Use permit for: Outdoor storage

Proposed use of property if rezoned is: Outdoor storage

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

Is an Amenity area proposed n/a, if yes, what n/a

If Commercial: Total Building area proposed n/a (Include Conceptual Plan)

Existing Utilities: (utilities readily available at the road frontage) Water n/a 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: Permieter Rd Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant [Signature] Date 12/8/2020

Office Use Only:	
Date Completed Application Rec'd <u>12/9/20</u>	Amount Paid \$ <u>682.80</u> <u>650 check</u> Check # <u>6278204</u> /Cash <u>3280</u>
Date of Planning Commission Meeting: <u>11/11/21</u>	Dates Advertised: _____
Date of City Council Meeting: _____	Dates Advertised: _____
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____
Approved by Planning Commission: YES NO	Approved by City Council: YES NO





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

**Zoning Amendment
 Authorization**

Property Owner Authorization

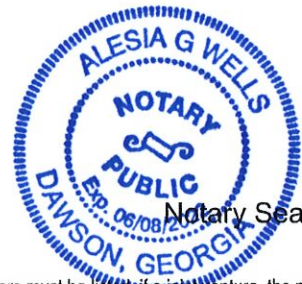
I / We Saara M. Qureshi hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Perimeter Rd, Dawsonville, GA 30534 (property doesn't have street address; tmp 092B 006 004 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Aseem K. Qureshi
 Signature of Applicant or Agent [Signature] Date _____
 Mailing Address 622 Alderbrook
 City Dawsonville State GA Zip 30534
 Telephone Number 404 514 2532

Printed Name of Owner(s) Saara M. Qureshi
 Signature of Owner(s) [Signature] Date 12/08/2020
 Date _____

Sworn to and subscribed before me
 this 8 day of December 2020.
Alesia G Wells
 Notary Public, State of Georgia
 My Commission Expires: 6/8/2022



(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.)

qureshiaseem@yahoo.com



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

**Zoning Amendment
 Adjacent Property Owners**

ZA# _____

TMP# 092B 006 004

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

- TMP # _____ 1. Name(s): Christopher David Disharoon
 092 006 005 Address: Street: 685 Hwy 9N, Dawsonville, GA 30534
Mailing: 2201 Myrtle Ave, Sullivans Island, SC 29482
- TMP # _____ 2. Name(s): James Grogan
 092B 006 006 Address: Street: 651 Hwy 9N, Dawsonville, GA 30534
Mailing: 5255 62nd St N, Apt 212, Dawsonville, GA 30534
- TMP # 092B 012 3. Name(s): Bronson Grogan
 Address: 523 Hwy 9N, Dawsonville, GA 30534
- TMP # _____ 4. Name(s): Lanier Residential, Inc
 092B 006 007 Address: Street: 586 Perimeter Rd., Dawsonville, GA 30534
Mailing: 540 Lake Center Pkwy Ste 201, Cumming, GA 3004
- TMP # D05 006 5. Name(s): Edwin Looper
 Address: 757 Perimeter Rd., Dawsonville, GA 30534
- TMP # _____ 6. Name(s): _____
 Address: _____
- TMP # _____ 7. Name(s): _____
 Address: _____
- TMP # _____ 8. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.



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:

_____ *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: _____

_____ *N/A* _____

Signature of Applicant / Representative of Applicant

12/08/2020

Date

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

Tract D:

Land situated in Land Lot 375, 4th District, 1st Section of the City of Dawsonville, Dawson County Georgia, being more particularly described as: beginning at a set 1/2" Rebar with cap along the Southerly right-of way line of Perimeter Road (60 foot), thence S.22°-01'-35"W., 189.00 feet, thence N.67°-58'-25"W., 268.18 feet to a set 1/2" Rebar with cap, thence N.41°-52'-15"E., 423.23 feet to a found 1/2" Rebar at the Southerly right-of way line of Perimeter Road (60 foot), thence S.67°-58'-25"E., along the said Southerly right-of-way line of Perimeter Road (60 foot) feet to a set 1/2" Rebar with cap and the point of beginning, containing 1.02 acres more or less of land. Also as shown on a plat dated November 26, 2020, by Spicer Group Inc. recorded in Dawson County, Georgia records Book 85 Page 190.

Tract E:

Land situated in Land Lot 375, 4th District, 1st Section of the City of Dawsonville, Dawson County Georgia, being more particularly described as: beginning at a set 1/2" Rebar with cap along the Southerly right-of way line of Perimeter Road (60 foot), thence S.22°-01'-35"W., 229.11 feet to a found 1/2" Rebar, thence S.63°-58'-44"E., 117.89 feet to a found 1/2" Rebar, thence S.40°-12'-43"W., 122.57 feet to a found 1/2" Rebar, thence S.50°-00'-48"W., 188.67 feet to a found 1/2" Rebar, thence N.45°-38'-24"W., 48.23 feet to a found 1/2" Rebar, thence N.51°-25'-29"W., 364.96 feet to a found 1/2" Rebar, thence N.41°-52'-15"E., 222.30 feet to a found 1/2" Rebar, thence S.67°-58'-25"E., 268.18 feet, thence N.22°-01'-35"E., 189.00 feet to a set 1/2" Rebar, thence S.67°-58'-25"E., 60.00 feet to the point of beginning, containing 2.98 acres more or less of land. Also as shown on a plat dated November 26, 2020, by Spicer Group Inc. recorded in Dawson County, Georgia records Book 85 Page 190.

RECEIVED
DEC 09 2020
BY: *[Signature]*

Tract D:

Land situated in Land Lot 375, 4th District, 1st Section of the City of Dawsonville, Dawson County Georgia, being more particularly described as: beginning at a set 1/2" Rebar with cap along the Southerly right-of way line of Perimeter Road (60 foot), thence S.22°-01'-35"W., 189.00 feet, thence N.67°-58'-25"W., 268.18 feet to a set 1/2" Rebar with cap, thence N.41°-52'-15"E., 423.23 feet to a found 1/2" Rebar at the Southerly right-of way line of Perimeter Road (60 foot), thence S.67°-58'-25"E., along the said Southerly right-of-way line of Perimeter Road (60 foot) feet to a set 1/2" Rebar with cap and the point of beginning, containing 1.02 acres more or less of land. Also as shown on a plat dated November 26, 2020, by Spicer Group Inc. recorded in Dawson County, Georgia records Book 85 Page 190.

Tract E:

Land situated in Land Lot 375, 4th District, 1st Section of the City of Dawsonville, Dawson County Georgia, being more particularly described as: beginning at a set 1/2" Rebar with cap along the Southerly right-of way line of Perimeter Road (60 foot), thence S.22°-01'-35"W., 229.11 feet to a found 1/2" Rebar, thence S.63°-58'-44"E., 117.89 feet to a found 1/2" Rebar, thence S.40°-12'-43"W., 122.57 feet to a found 1/2" Rebar, thence S.50°-00'-48"W., 188.67 feet to a found 1/2" Rebar, thence N.45°-38'-24"W., 48.23 feet to a found 1/2" Rebar, thence N.51°-25'-29"W., 364.96 feet to a found 1/2" Rebar, thence N.41°-52'-15"E., 222.30 feet to a found 1/2" Rebar, thence S.67°-58'-25"E., 268.18 feet, thence N.22°-01'-35"E., 189.00 feet to a set 1/2" Rebar, thence S.67°-58'-25"E., 60.00 feet to the point of beginning, containing 2.98 acres more or less of land. Also as shown on a plat dated November 26, 2020, by Spicer Group Inc. recorded in Dawson County, Georgia records Book 85 Page 190.





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** 12/8/2020

Application Number: _____

Sworn to and subscribed before me
 this 8 day of December 2020.


 Notary Public, State of Georgia

My Commission Expires: 6/8/2022





City of Dawsonville

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

Zoning Amendment Checklist

C2100100

- 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 City Hall)
- Site plan information, as specified **concept plan**
- Recorded survey(s) by a GA registered surveyor and recorded at the Court House (11x17 and 8.5x11)
- Legal description
- Completed DRI: Development of Regional Impact, if applicable (for greater than 125 new lots or units) **NA**
- 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"

RECEIVED
 DEC 09 2020
 BY: *[Signature]*

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	Fee Schedule	*Per Acre Fee
AP	\$250.00 +	\$50.00 per acre
RA	\$500.00 +	\$50.00 per acre
R-1	\$250.00 +	\$50.00 per acre
R-2	\$250.00 +	\$50.00 per acre
R-3	\$350.00 +	\$50.00 per acre
R-3R	\$350.00 +	\$50.00 per acre
R-6	\$350.00	\$50.00 per acre
RHMT	\$250.00	\$50.00 per acre
PUD	\$500.00	\$50.00 per acre
TB	\$500.00	\$50.00 per acre
PCS	\$350.00	\$50.00 per acre
O	\$500.00	\$50.00 per acre
CBD	\$500.00	\$50.00 per acre
NB	\$500.00	\$50.00 per acre
LI	\$500.00	\$50.00 per acre
HB	\$500.00	\$50.00 per acre $\times 2.98 = 149.00$
CIR	\$500.00	\$50.00 per acre
INST	\$500.00	\$50.00 per acre
Variance	\$300.00	\$50.00 per acre
Conditional use permit	\$300.00	\$50.00 per acre
Appeals & change of zoning conditions	\$500.00	
Postponement, per occurrence	\$300.00	
Annexation, plus applicable rezoning fee	\$250.00	
Administrative fee	\$100.00	
Public Notice Certified Mail	\$6.90 per adjacent property owner $\times 5 = 34.50$	

*The fee for all rezoning applications regardless of zoning category is the base amount set forth in the table below plus \$50.00 per acre for each acre or part of an acre beyond one acre in the subject tract with a maximum fee of \$5,000.00 regardless of the number of acres involved.

Total = 783.50



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534

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

INVOICE #

12100513

INVOICE DATE: 12/10/20

DUE DATE: 01/09/21

ACCOUNT ID: P-000545 PIN: 804036

QURESHI SAARA MARIAH
622 ALDER CIRCLE
DAWSONVILLE GA, 30534

PERMIT INFORMATION

PERMIT NO: C2100100

LOCATION: 00 PERIMETER ROAD

OWNER: QURESHI SAARA MARIAH

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2100100		
1.0000	P-0129	Zoning Request to HB Permit No: C2100100	500.000000	500.00
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2100100	100.000000	100.00
5.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2100100	6.900000	34.50
2.9800/ACR	P-0132	Zoning Request to HB per Acre Permit No: C2100100	50.000000	149.00
		TOTAL DUE:		<u>\$ 783.50</u>
		Prn Payment: 12/10/20 CK 6278704		-650.00
		Prn Payment: 12/10/20 CS		-32.80
		Prn Payment: 12/10/20 CK 6278711		-100.70
		BALANCE:		<u>\$ 0.00</u>

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

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

INVOICE #: 12100513
DESCRIPTION: Permit No: C2100100
ACCOUNT ID: P-000545 PIN: 804036
DUE DATE: 01/09/21
TOTAL DUE: \$ 0.00

QURESHI SAARA MARIAH
622 ALDER CIRCLE
DAWSONVILLE GA, 30534



City Council:
John Walden
Caleb Phillips
Stephen Tolson
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stanislav Zaverukha
Permit Technician

Planning Commission:

Matt Fallstrom
Randy Davis
Clint Harper
Sue Theisen
Anna Tobolski

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

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 pm and/or the City Council beginning at 5:00 pm respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public is invited to attend.

ZA-C2100098: Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

VA- C2100098: Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2,5,8,11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

ZA-C2100100: Saara Mariah Qureshi has requested a zoning amendment for Tract E of TMP 092B 0006 004 Located at LL 375 4th district consisting of 2.98 acres from R1 (restricted single-family residential district) to HB (Highway Business District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

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

42336. All are invited heard. h to speak position to application, s office for sure Form. pleted and ce prior to This is only have made butions in \$250.00 or ars prior to

3,30

Notice County ssion will g requests 2021 at DAWSON VERNMENT ILY ROOM 25 JUSTICE Georgia: zoning: King obo Townley is zone TMP to RSR for ubdividing ue Ridge

County missioners 20-26 at scheduled ruary 18, nty Board s' regular meetings follow the rk session DAWSON VERNMENT ILY ROOM 25 JUSTICE Georgia.

arding this ed special please ny Gee, rator at 42336. All are invited heard. h to speak position to plication, s office for sure Form. pleted and ce prior to This is only have made butions in \$250.00 or ars prior to

3,30

Public Hearings

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 pm and/or the City Council beginning at 5:00 pm respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public is invited to attend.

ZA-C2100098: Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

VA- C2100098: Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2,5,8,11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

ZA-C2100100: Saara Mariah Qureshi has requested a zoning amendment for Tract E of TMP 092B 0006 004 Located at LL 375 4th district consisting of 2.98 acres from R1 (restricted single-family residential district) to HB (Highway Business District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

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

51913 12/23

Public Notice:

The Dawson County Board Planning Commission will hear public input in regards to the Dawson County Land Use Resolution Update at 6:00 p.m. January 19th 2021 and the Dawson County Board of Commissioners will hear public input on January 21st 2021 at their regularly scheduled meeting regular voting session meetings will immediately follow the board's 4 p.m. work session meetings in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia: If you have any questions or concerns regarding this or need special accommodations please contact Harmony Gee, Zoning Administrator at 706-344-3500, ext. 42336. All interested parties are invited to attend and be heard.

If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.

51914 12/23, 30

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CHESTER BANKS PAYNE ESTATE NO. 10-090 DECEASED

NOTICE

In RE: Petition for Discharge of Personal Representative To whom it may concern: This is to notify you to file objection, if there is any, to the above-referenced Petition, in this Court on or before January 6th, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All

objections should be sworn to before a notary public or qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections, are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Judge Jennifer Burt Judge of The Probate Court Allie Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 706)344-3580

51870 12/23

IN THE PROBATE COURT OF DAWSON STATE OF GEORGIA COUNTY

IN RE: ESTATE OF John Rutledge Whitt DECEASED ESTATE NO. 2020-Es-121

NOTICE

IN RE: The Petition to Probate Will (and Codicil(s)) in Solemn Form in the above referenced estate having been duly filed, [For use if an heir is required to be served by publication] TO: Ryan Whitt

[List here all heirs having unknown addresses to be served by publication]

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before January 18th 2020

BE NOTIFIED FURTHER:

All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the Petition may be granted without a hearing.

Judge Jennifer Burt Judge of the Probate Court By: Allie Phillips Clerk of the Probate 25 Justice Way, Suite 4332 Dawsonville, GA 30534 706)344-3580

51871 12/23,30,1/6,13