

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 10, 2021
5:30 P.M.

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 April 12, 2021

PUBLIC HEARING

7. **ANX C2100192 and ZA-C2100192:** Charles Alan Barge has petitioned to annex into the city limits of Dawsonville the 44.82 acres combined tracts known as TMP 070 050, located at 612 Duck Thurmond Rd, 2.98 acres; TMP 070 004, located at 690 Duck Thurmond Rd, 2.95 acres; TMP 069 037 located at 694 Duck Thurmond Rd, 14.46 acres; TMP 069 089, located at 788 Duck Thurmond Rd; 2.96 acres; TMP 069 036, located 840 Duck Thurmond Rd, 14.38 acres; TMP 069 073, located at 914 Duck Thurmond Rd, 7.09 acres; with a request to rezone from County Zoning of RSRMM (Residential Sub-Rural Manufactured/Moved) to City Zoning of R1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on May 10, 2021 and City Council on June 7, 2021. City Council for a decision on June 21, 2021.
8. **VAR C2100188:** Song Swallow, LLC (applicant) has requested, from *Appendix A Zoning Article VIII Sec 807 Tree Protection*, variance request sought to waive the in eligibility for rezoning or development permits for a period of three years following the completion of the timber harvest. *Chapter 109 Street Standards Article IV Access Sec 109-36. – Access to public roads –* applicant is requesting to waive the required minimum standard. (2) Subdivisions with 51 to 124 contiguous lots must have a minimum two means of street access points, for TMP 082 017, Land Lot(s) 379 & 380 4th District and 092B 025 001, Land Lot 370 4th District. Public Hearing Date: Planning Commission on May 10, 2021.
9. **PLANNING DIRECTOR REPORT: AVAR-C2100139** (see attached documents)
10. **PLANNING COMMISSION REPORTS**

ADJOURNMENT

The next scheduled Planning Commission meeting is June 14, 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. 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.

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1. **CALL TO ORDER:** Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Anna Tobolski, Randy Davis, Matt Fallstrom; City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris, Absent David Picklesimer.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by City Manager, Bob Bolz.
4. **ANNOUNCEMENTS:** Sue Theisen has resigned from the Planning Commission. City Manager, Bob Bolz will be filling in for planning director David Picklesimer.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
6. **APPOINT THE CHAIRPERSON FOR THE PLANNING COMMISSION:** Motion to appoint Randy Davis as Chairperson for the Planning Commission made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
7. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting on February 8, 2021 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

PUBLIC HEARING

8. **ZA-C2100140:** City of Dawsonville has requested a zoning amendment for TMP 092B 007 Land Lot 375 4th District, Located at 565 Highway 9 North, consisting of 0.147 acres, from LI (Light Industrial District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100140 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
9. **ZA-C2100141:** City of Dawsonville has requested a zoning amendment for TMP D01 049 Land Lot 439 4th District, Located at 26 Maple Street South, consisting of 2.00 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100141 made by M. Fallstrom; second by A. Tobolski; Vote carried unanimously in favor.
10. **ZA-C2100142:** City of Dawsonville has requested a zoning amendment for TMP D01 033 Land Lot 440 4th District, Located at 0 Church Street, from TB (Town Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100142 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.
11. **ZA-C2100143:** City of Dawsonville has requested a zoning amendment for TMP D01 021 Land Lot 439 and 446 4th District, Located at 170 Academy Ave, consisting of 2.30 acres, from CBD (Central Business District) to INST (Institutional District). Public

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Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; Gail Sword, 641 Mountain Lane Rd, Dawsonville, Georgia asks for clarification on zoning. No one else spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100143 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

- 12. ZA-C2100144:** Dawsonville Downtown Development Authority has requested a zoning amendment for TMP D01 022 Land Lot 446 4th District, Located at 41 Mills Ford Road, consisting of 2.99 acres, from CBD (Central Business District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100144 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 13. ZA-C2100146:** City of Dawsonville has requested a zoning amendment for TMP 083 043 Land Lot 514 4th District, Located at 695 Maple Street South, consisting of 1.00 acres, from R2 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom ; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100146 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

- 14. ZA-C2100147:** Dawsonville Downtown Development Authority has requested a zoning amendment for TMP 082 006 007 Land Lot 300, 301 and 312 4th District, Located at 1307 Shoal Creek Road, consisting of 1.40 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100147 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 15. ZA-C2100148:** City of Dawsonville has requested a zoning amendment for TMP 093 009 Land Lot 58 4th District and Land Lot 428 13th District, Located at 244 Memory Lane, consisting of 3.20 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100148 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

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- 16. ZA-C2100149:** City of Dawsonville has requested a zoning amendment for TMP 093 055 079 Land Lot 576 4th District, Located at 140 Crocket Drive, consisting of 0.334 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100149 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 17. ZA-C2100150:** Dawsonville Downtown Development Authority has requested a zoning amendment for TMP 092B 014 Land Lot 376 and 377 4th District, Located at 253 Gober Sosebee Street South, consisting of 0.728 acres, from LI (Light Industrial) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100150 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

- 18. ZA-C2100151:** City of Dawsonville has requested a zoning amendment for TMP 091 058 Land Lot 104 4th District, consisting of 5.0 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; Weldon Sheriff, 228 Weldon Sheriff Rd, Dawsonville, Georgia, asks for clarification on zoning. No one else spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100151 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 19. ZA-C2100152:** City of Dawsonville has requested a zoning amendment for TMP 082 013 Land Lot 370 4th District, Located at 326 Bent Ridge Drive, consisting of 0.52 acres, from R3 (Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; Bob Strachan, 312 Bent Ridge Drive, Dawsonville, Georgia, asks for clarification on zoning. No one else spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100152 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

- 20. ZA-C2100153:** City of Dawsonville has requested a zoning amendment for TMP 082 004 001 Land Lot 310 4th District, Located at 327 Burt Creek Road, consisting of 0.11 acres, from R1 (Restricted Single-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

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Motion to approve the zoning amendment for ZA-C2100153 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

- 21. ZA-C2100154:** City of Dawsonville has requested a zoning amendment for TMP 093 041 001 Land Lot 511 4th District, Located 16 Farmington Circle, consisting of 0.057 acres, from R6 (Multiple-family Residential District) to INST (Institutional District). Public Hearing Dates: Planning Commission on April 12, 2021 and City Council on May 3, 2021. City Council for a decision on May 17, 2021.

Motioned to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor. City Manager Bob Bolz read the zoning amendment request. Chairperson R. Davis conducted the public hearing; no one spoke in favor or opposition to the request. Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

Motion to approve the zoning amendment for ZA-C2100154 made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

PLANNING DIRECTOR REPORT: No announcements

Chairperson R. Davis announced that the next Planning Commission Meeting is May 10, 2021 at 5:30 pm.

ADJOURNMENT:

At 6:02 p.m., a motion to adjourn the meeting was made by A. Tololski; second by M. Fallstrom. Vote carried unanimously in favor.

Randy Davis, Commission Chairperson

Anna Tobolski, Planning Commissioner

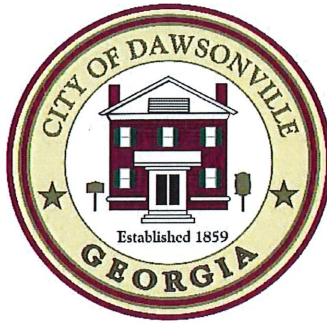
Matt Fallstrom, Planning Commissioner

Vacant

Vacant

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

Date: 4/22/2021

To: City of Dawsonville Planning Commission

From: David Picklesimer, Planning and Zoning Director

Reference: ANX-ZA C2100192 Planning and Zoning Department Summary

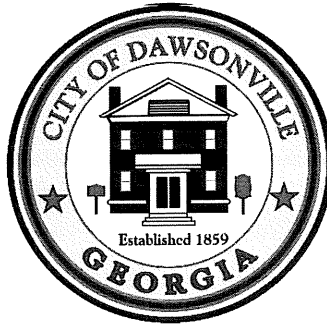
The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Property is in proposed Post 4 Council Member Mark French and Planning Commission Member Anna Tobolski district.
2. The subject property adjoins City zoned CIR (Restricted Industrial) on the east side and County RSRMM (Residential Sub-Rural Manufactured/Moved) on the North, West, and County RA (Residential Agricultural/Residential Exurban) on the South Side.
3. City water and sewer infrastructure is not located in the area.
4. 40 feet undisturbed buffer should be considered along the entire perimeter of property to reduce noise levels from Atlanta Motor Sport Park.

Kindest Regards,


David Picklesimer
Planning Director

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

Stacy Harris
Planning Admin Assistant

Planning Commission:

Randy Davis
Matt Fallstrom
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.

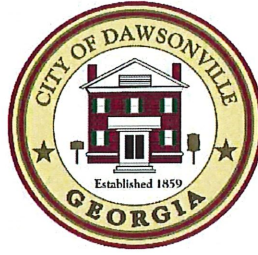
ANX C2100192 and ZA C2100192: Charles Alan Barge has petitioned to annex into the city limits of Dawsonville the 44.82 acres combined tracts known as TMP 070 050, located at 612 Duck Thurmond Rd, 2.98 acres; TMP 070 004, located at 690 Duck Thurmond Rd, 2.95 acres; TMP 069 037 located at 694 Duck Thurmond Rd, 14.46 acres; TMP 069 089, located at 788 Duck Thurmond Rd; 2.96 acres; TMP 069 036, located 840 Duck Thurmond Rd, 14.38 acres; TMP 069 073, located at 914 Duck Thurmond Rd, 7.09 acres; with a request to rezone from County Zoning of RSRMM (Residential Sub-Rural Manufactured/Moved) to City Zoning of R1 (Single Family Residential). Public Hearing Dates: Planning Commission on May 10, 2021 and City Council on June 7, 2021. City Council for a decision on June 21, 2021.

VAR C2100188: Song Swallow, LLC (applicant) has requested, from *Appendix A Zoning Article VIII Sec 807 Tree Protection*, variance request sought to waive the in eligibility for rezoning or development permits for a period of three years following the completion of the timber harvest. *Chapter 109 Street Standards Article IV Access Sec 109-36. - Access to public roads* – applicant is requesting to waive the required minimum standard. (2) Subdivisions with 51 to 124 contiguous lots must have a minimum two means of street access. Traffic study may be required by the director of public works. Traffic study may require additional street access points, for TMP 082 017, Land Lot(s) 379 & 380 4th District and 092B 025 001, Land Lot 370 4th District. Public Hearing Date: Planning Commission on May 10, 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.

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

April 14, 2021

CERTIFIED MAIL

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

Re: Annexation of Property of Horace J. Thurmond, Brenda F. Dean, Alexandria and Cody Tinsley, Fay and Sam Blackstone: ANX# C2100192

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following meetings: Planning Commission on May 10, 2021 and City Council on June 7, 2021. City Council for a decision on June 21, 2021.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Property of Horace J. Thurmond, Brenda F. Dean, Alexandria and Cody Tinsley, Fay and Sam Blackstone. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

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

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

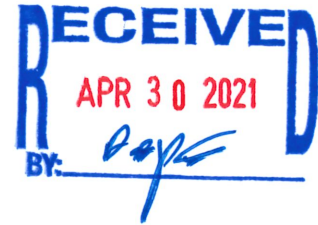
Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Kindest regards,

Stacy Harris
Planning Administrative Assistant

Enclosures

cc: David Headley, County Manager
Jarrard & Davis, LLP, County Attorney
Bob Bolz, City Manager



Purchaser/Developer: Charles A. Barge

Dawsonville, GA Project

LETTER OF INTENT – Revised April 25, 2021

The intent of the project is as follows:

The following land plats (Dawson County Tax ID Parcel Numbers), with current Owners' Contact Information, Address, and nominal acreage identified, are contemplated to be purchased by the Purchaser:

Parcel Numbers	Name/Contact Numbers	Dawson County Address	Acreage
070 050	Horace J. Thurmond	612 Duck Thurmond Rd	2.98 +/- Acres
070 004	706-531-8904	690 Duck Thurmond Rd	2.95 +/- Acres
069 037	706-265-7803	694 Duck Thurmond Rd	14.46 +/- Acres
069 089	Brenda S Dean 706-265-7803 (MOBILE HOME)	788 Duck Thurmond Rd	2.96 +/- Acres
069 036	Cody D. & Alexandria N. Tinsley 706-974-6567 404-862-9410	840 Duck Thurmond Rd	14.38 +/- Acres
069 073	Sam & Fay Blackstone 678-699-2563 678-699-2258	914 Duck Thurmond Rd	7.09 +/- Acres

The entire assemblage is to contain approximately 44.82 AC+/- . The properties will be combined into one large plat and annexed into the Dawson City Limits. Not all proposed plats are currently contiguous with Dawsonville City property; however, some are, they are all contiguous to each other, and as combined into a single plat will all be contiguous with the City. Once annexed, it is understood by the Purchaser/Developer that the current Dawson County property zoning of RSRMM, will automatically

convert to Dawsonville City Zoning classification of R1 (minimum 1 AC lots sizes). Which is not only acceptable, but desirable by the Purchaser/Developer.

Subsequent to, purchase, assemblage, annexation and rezoning, the Purchaser/Developer intends to subdivide the overall property into approximately 29 private lots, plus common areas such as: park areas, roadways, swimming pool and clubhouse areas.

The property was specifically chosen due to its immediate adjacency to the Atlanta Motorsports Park (AMP) – a private club for automotive enthusiast that includes a racetrack and go-karting facility. The Purchaser/Developer of the properties, being a long-standing member of the club has identified some needs of the club and the surrounding communities that can be achieved through the proposed project.

AMP is a terrific destination and a club that draws members and visitors from all over the world, the country, and especially the southeastern US. However, one of the single largest impediments to the growth or popularity of the track is local temporary housing for its out-of-town guests.

The Purchaser/Developer, intends to impact that issue by allowing up to an approximate 29 sub-purchasers to purchase lots and build homes that will be strictly governed by a Subdivision Architectural Committee. It is assumed that there will be minimum requirements such as:

For the Subdivision:

- Private Gated Community
- Privately Owned Roads
- Clubhouse
- Pool
- Park

For the Homeowners:

- Single Family Dwellings Only
- 1AC lot size Minimum
- 2,500 SQFT Heated - Minimum
- 3-Story Maximum
- Brick, Stone, Cement Board siding only, no vinyl siding
- Enclosed Garages

Additionally, one of the largest ongoing community complaints regarding the Club at AMP, is the noise generated by the racetrack. The Purchaser/Developer endeavors to positively impact that issue by the ultimate construction of a neighborhood subdivision of car and racetrack enthusiast who specifically desire to be located adjacent to a racetrack.

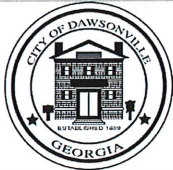
This will, in essence, build a 44.82+/- AC sound buffer between the racetrack and those existing AMP neighbors who are negatively impacted by the elevated sounds.

The ultimate goal will be to build back with structures that honor the history of the surrounding communities, yet attempt to enhance the growth potential of Dawsonville by requiring upper-scale homes be built.

This can all be achieved through a relatively revenue positive impact to the community. Specifically:

- For most of the proposed homeowners, this will not be their primary residence. i.e., they live somewhere else, and only utilize this dwelling for an occasional weekend residence, yet they still pay local property taxes here.
- These frequent visitors will support the local economy by frequenting shops and commercial business of all types on a frequent basis.
- These frequent visitors, along with their dwellings, will support the local economy by providing the requirements for routine maintenance of their facilities, i.e. landscape services, HVAC repairs, painting, plumbers, electricians, etcetera.
- These visitors do not materially increase the load on local government provided services, such as: 911 Emergency Services, Schools, Bussing, Etc.

It is the Purchaser/Developer's desire that the proposed plan be a mutually beneficial relationship between him, the future home owners, the existing neighbors, and the city, and stands ready to address any concerns.



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

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

Annexation # Anx 2A C2100192

FEE \$250.00 (NONREFUNDABLE) Date Paid 4/13/2021 Cash /Ck # CC

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

Applicant Name(s): Charles Alan Barge

Mailing Address 4663 Windsor Dr. City Smyrna State GA Zip 30082

E-Mail alan@aerosys.net

Applicant Telephone Number(s): 770-335-8703

Property Owner's Name(s): Horace James Thurmond

Mailing Address PO Box 932 City Dawsonville State GA Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): 706-265-6335

Address of Property to be Annexed: 612 Duck Thurmond Rd VACANT LOT

Tax Map & Parcel # 070 050 Property Size in Acres: 2.98 Survey Recorded in Plat Book # 86 Page # 65

Land Lot # 289 District # 4th Section # 1st Legal Recorded in Deed Book # _____ Page # _____

Current Use of Property: Residential

County Zoning Classification: RSRMM City Zoning Classification: R-1

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

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

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

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



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

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

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

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____

2. Number of persons currently residing on the property: 1; VACANT
 Number of persons 18 years or older: 1; Number of persons registered to vote: _____

3. The number of all residents occupying the property:
 American Indian Alaskan Native
 Asian Pacific Islander
 Black, not of Hispanic Origin Hispanic
 White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

A. Number of existing housing units: 1

B. List of Addresses for each housing unit in the annexed area at the time of the annexation:

612 Duck Thurmond Rd.

C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

D. Names of affected Subdivision: N/A

E. Name of affected Multi-Family Complex: N/A

F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

N/A

G. Names of affected Duplexes: N/A

H. Names of Mobile Home Parks: N/A



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

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

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 612 Duck Thurmond Rd. 070 050 (Address/Tax Map Parcel) , respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

- (1) *Horace J. Thurmond* Horace J. Thurmond
 Property Owner Signature Property Owner Printed Name
- (2) _____
 Property Owner Signature Property Owner Printed Name
- (1) _____
 Applicant Signature Applicant Printed Name
- (2) _____
 Applicant Signature Applicant Printed Name

Sworn to and subscribed before me
 this 2nd day of April 2021.

Kim Bishop
 Notary Public, State of Georgia



My Commission Expires: 6/27/21

Notary Seal

Annexation Application Received Date Stamp:	Rec'd <u>4/12/2021</u>	Completed Application with Signatures
	Rec'd <u>4/12/2021</u>	Current Boundary Survey
	Rec'd <u>4/12/2021</u>	Legal Description
	Rec'd <u>4/12/2021</u>	ARC Population Estimate Information
Planning Commission Meeting Date (if rezone): _____		
Dates Advertised: <u>4/21/2021</u> <u>4/28/2021</u>		
1 st City Council Reading Date: _____		
2 nd City Council Reading Date: _____		
Date Certified Mail to: <u>4/14/21</u> County Board of Commissioners & Chairman		Approved: YES NO
		County Manager <u>4/14/2021</u> County Attorney
<input type="checkbox"/>	Letter Received from Dawson County	Date: _____

PARCEL 070 050

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 289 OF THE 4TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK MARKING THE COMMON CORNER OF LAND LOTS 255, 256, 289 & 290, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING

THENCE SOUTH 01 DEGREES 12 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 779.90 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF DUCK THURMOND ROAD (HAVING A 40' RIGHT-OF-WAY), SAID POINT BEING REFERENCED BY AN IRON PIN FOUND (1/2" REBAR) 5.3' SOUTH 01 DEGREES 12 MINUTES 41 SECONDS WEST;

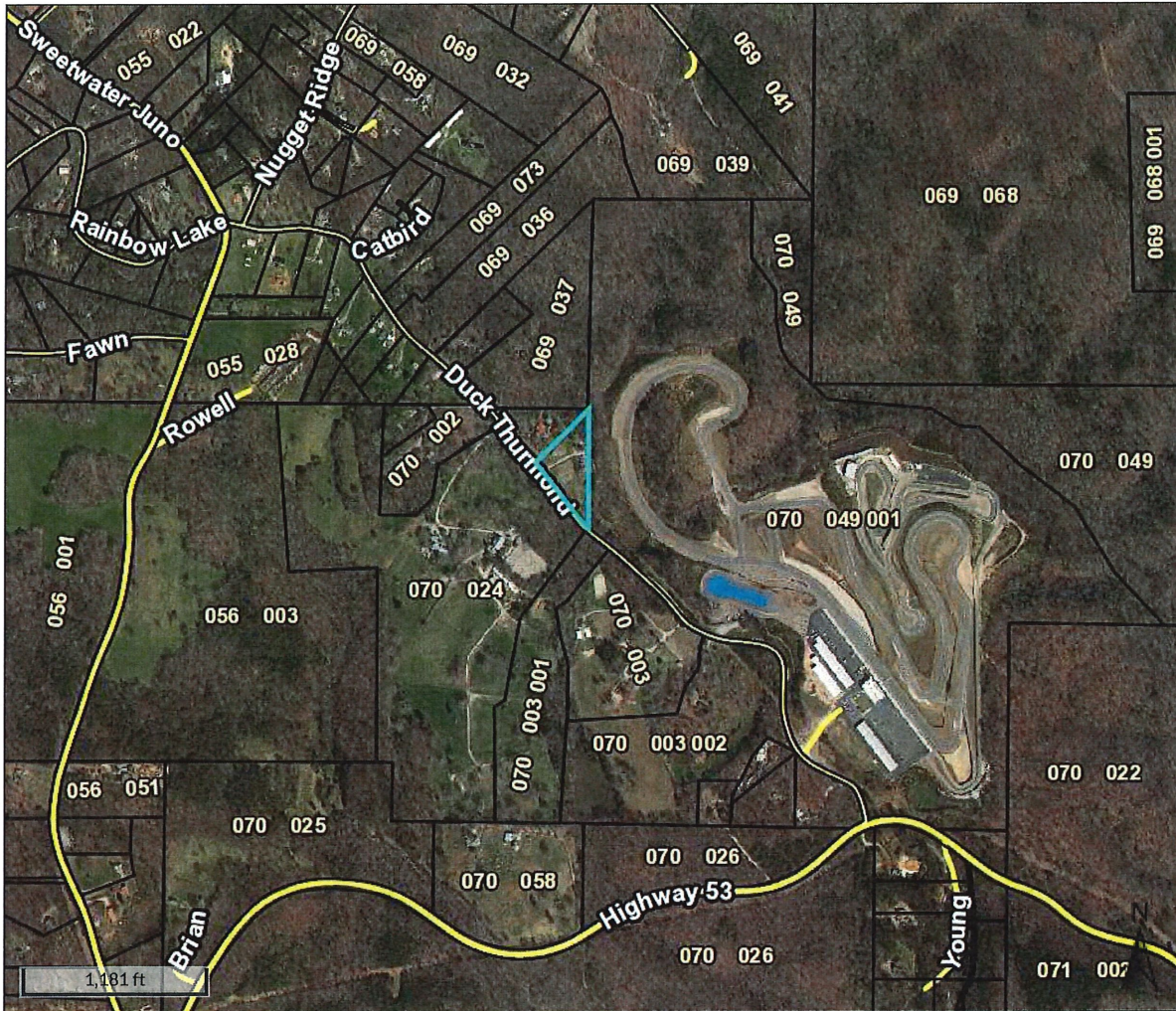
THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG A CURVE TURNING TO THE RIGHT FOR AN ARC LENGTH OF 206.72 FEET, HAVING A RADIUS OF 900.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES 30 MINUTES 10 SECONDS WEST, AND A CHORD LENGTH OF 206.26 FEET TO A POINT;

THENCE NORTH 33 DEGREES 32 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 186.11 FEET TO A POINT;

THENCE ALONG A CURVE TURNING TO THE LEFT FOR AN ARC LENGTH OF 111.74 FEET, HAVING A RADIUS OF 591.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 39 DEGREES 01 MINUTES 47 SECONDS WEST, AND A CHORD LENGTH OF 111.57 FEET TO A POINT, SAID POINT BEING REFERENCED BY AN IRON PIN FOUND (1" CRIMPED TOP PIPE) 7.0 FEET SOUTH 40 DEGREES 29 MINUTES 31 SECONDS EAST;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 40 DEGREES 29 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 510.63 FEET TO A ROCK FOUND, AND THE POINT OF BEGINNING.


SAID TRACT HAVING AN AREA OF 2.98 ACRES (129,911SQ. FT).



Overview



Legend

 Parcels

Parcel ID: 070 050
Alt ID: 5552
Owner: THURMOND HORACE JAMES
Acres: 3.05
Assessed Value: \$220390

Date created: 4/1/2021
Last Data Uploaded: 4/1/2021 1:57:40 AM

Developed by  Schneider
GEOSPATIAL



Summary

Parcel Number 070 050
 Location Address 612 DUCK THURMOND RD
 Legal Description LL 289 LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3.05
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

THURMOND HORACE JAMES
 P O BOX 932
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	6	1.32
RUR	Small Parcels	Rural	7	1.72
RUR	Small Parcels	Rural	8	0.01

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1240
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 1085 Unfinished
 Year Built 1994
 Roof Type Metal
 Flooring Type Carpet/Vinyl/Linolm
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$157,900
 Condition Average
 House Address 612 DUCK THURMOND RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed: no Slab	2017	0x0 / 0	0	\$0
Storage Building: Pre-Fab MTL	2017	0x0 / 0	0	\$0
Pole Shed: no Slab	2004	8x20 / 0	1	\$490
Barn: Pole	2004	30x20 / 0	1	\$2,300
Garage: (Detached)	2004	20x20 / 0	1	\$5,900
Homesite Imp: 3 Avg	1994	0x0 / 1	0	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/15/2013	1056 122		\$0	Quitclaim (non ALT)	THURMOND SYBIL E	THURMOND HORACE JAMES
11/16/1988	115 392		\$3,000	Fair Market Sale (Improved)	THURMOND SYBIL E	



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

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

Annexation # Anx 2A C2100192

FEE \$250.00 (NONREFUNDABLE) Date Paid 4/13/2021 Cash /Ck # Cc

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

Applicant Name(s): Charles Alan Barge

Mailing Address 4663 Windsor Dr. City Smyrna State GA Zip 30082

E-Mail alan@aerosys.net

Applicant Telephone Number(s): 770-335-8703

Property Owner's Name(s): Horace J Thurmond

Mailing Address PO Box 932 City Dawsonville State GA Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): 706-265-6335

Address of Property to be Annexed: 690 Duck Thurmond Rd VACANT LOT

Tax Map & Parcel # 070 004 Property Size in Acres: 2.95 Survey Recorded in Plat Book # 86 Page # 64

Land Lot # 289 District # 4th Section # 1st Legal Recorded in Deed Book # _____ Page # _____

Current Use of Property: Residential

County Zoning Classification: RSRMM City Zoning Classification: R-1

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

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

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

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



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

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

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

1. Intended Use of Land: X Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
2. Number of persons currently residing on the property: 1 ; VACANT
 Number of persons 18 years or older: 1 ; Number of persons registered to vote: 1
3. The number of all residents occupying the property:
 American Indian Alaskan Native
 Asian Pacific Islander
 Black, not of Hispanic Origin Hispanic
 X White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: 1
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
 690 Duck Thurmond Rd.
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- D. Names of affected Subdivision: N/A
- E. Name of affected Multi-Family Complex: N/A
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
 N/A
- G. Names of affected Duplexes: N/A
- H. Names of Mobile Home Parks: N/A



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

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

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as
 690 Duck Thurmond Rd. 070 004 _____ (Address/Tax Map Parcel) , respectfully
 request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the
 City and extend the City boundaries to include the same.

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

(1)	<u><i>Horace J. Thurmond</i></u> Property Owner Signature	<u>HORACE J. THURMOND</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	_____ Applicant Signature	_____ Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 2nd day of April 2021.
Kim Bishop
 Notary Public, State of Georgia
 My Commission Expires: 6/27/21



Notary Seal

Annexation Application Received Date Stamp:	Rec'd <u>4/12/2021</u>	Completed Application with Signatures
	Rec'd <u>4/12/2021</u>	Current Boundary Survey
	Rec'd <u>4/12/2021</u>	Legal Description
	Rec'd <u>4/12/2021</u>	ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): _____
 Dates Advertised: 4/21/2021 4/28/2021
 1st City Council Reading Date: _____
 2nd City Council Reading Date: _____ Approved: YES NO
 Date Certified Mail to: 4/14/2021 County Board of Commissioners & Chairman _____ County Manager 4/14/2021 County Attorney
 Letter Received from Dawson County Date: _____

PARCEL 070 004

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 289 OF THE 4TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK MARKING THE COMMON CORNER OF LAND LOTS 255, 256, 289 & 290, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING

THENCE SOUTH 40 DEGREES 29 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 510.63 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF DUCK THURMOND ROAD (HAVING A 40' RIGHT-OF-WAY), SAID POINT BEING REFERENCED BY AN IRON PIN FOUND (1" CRIMPED TOP PIPE) 7.0 FEET SOUTH 40 DEGREES 29 MINUTES 31 SECONDS WEST;

THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG A CURVE TURNING TO THE LEFT FOR AN ARC LENGTH OF 12.74 FEET, HAVING A RADIUS OF 591.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45 DEGREES 03 MINUTES 15 SECONDS WEST, AND A CHORD LENGTH OF 12.74 FEET TO A POINT;

THENCE NORTH 45 DEGREES 40 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 51.52 FEET TO A POINT;

THENCE ALONG A CURVE TURNING TO THE RIGHT FOR AN ARC LENGTH OF 158.63 FEET, HAVING A RADIUS OF 841.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40 DEGREES 16 MINUTES 14 SECONDS WEST, AND A CHORD LENGTH OF 158.40 FEET TO A POINT;

THENCE NORTH 34 DEGREES 52 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 97.21 FEET TO A POINT;

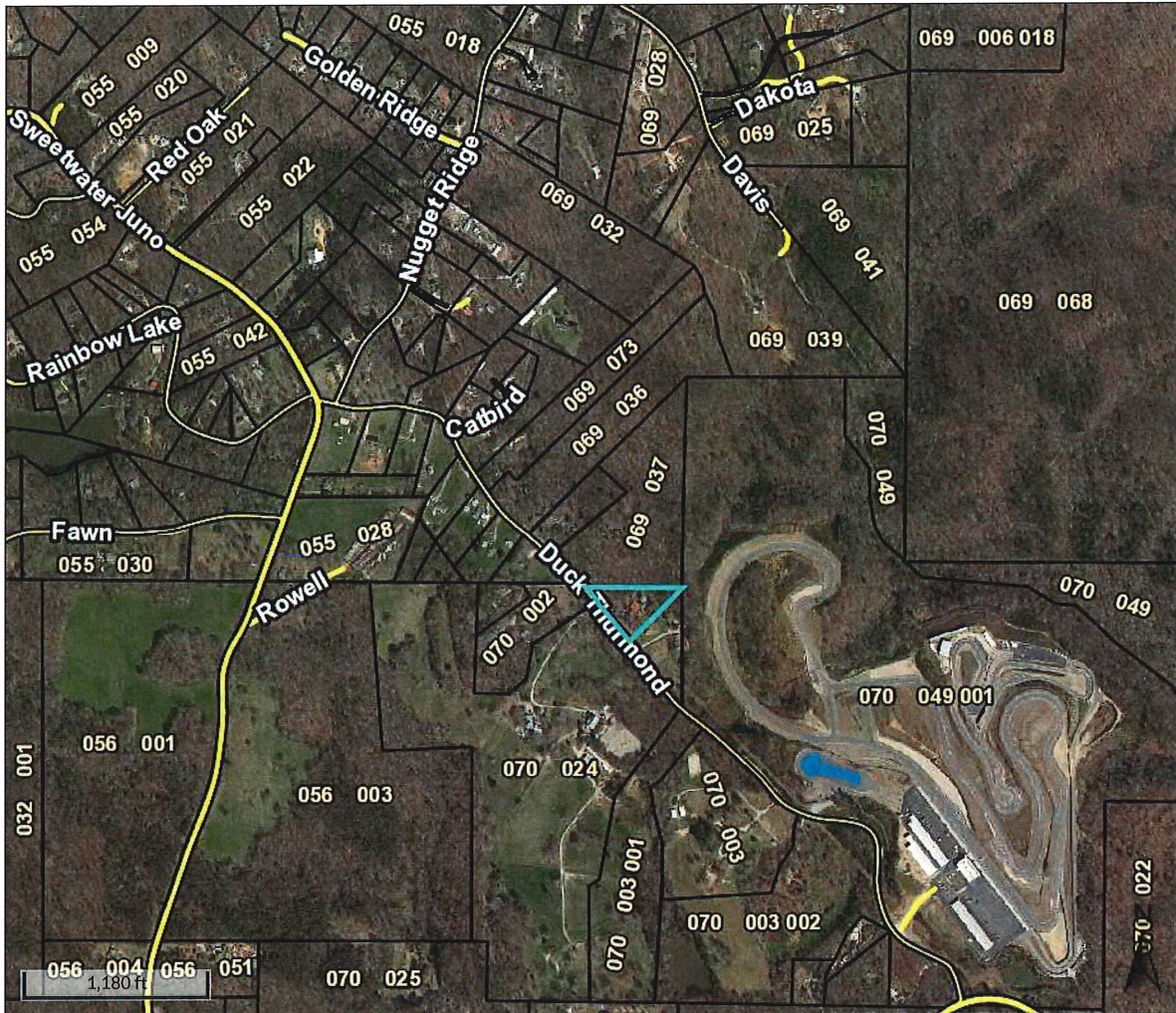
THENCE ALONG A CURVE TURNING TO THE LEFT FOR AN ARC LENGTH OF 138.15 FEET, HAVING A RADIUS OF 1,336.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37 DEGREES 49 MINUTES 57 SECONDS WEST, AND A CHORD LENGTH OF 138.09 FEET TO A POINT;

THENCE NORTH 40 DEGREES 47 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 29.47 FEET TO A POINT;

THENCE ALONG A CURVE TURNING TO THE LEFT FOR AN ARC LENGTH OF 16.12 FEET, HAVING A RADIUS OF 1,181.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41 DEGREES 11 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 16.12 FEET TO A POINT, SAID POINT BEING REFERENCED BY AN IRON PIN FOUND (3" ANGLE IRON) 5.8 FEET NORTH 89 DEGREES 55 MINUTES 48 SECONDS WEST;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89 DEGREES 55 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 649.98 FEET TO A ROCK FOUND AND THE POINT OF BEGINNING.


SAID TRACT HAVING AN AREA OF 2.95 ACRES (128,718 SQ. FT)



Overview



Legend

 Parcels

Parcel ID: 070 004
Alt ID: 5510
Owner: THURMOND HORACE J
Acres: 3.05
Assessed Value: \$182700

Date created: 4/1/2021
Last Data Uploaded: 4/1/2021 1:57:40 AM

Developed by 

Summary

Parcel Number 070 004
 Location Address 690 DUCK THURMOND RD
 Legal Description LL 289 LD 4
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3.05
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption Yes (S5)
 Landlot/District N/A

[View Map](#)



Owner

[THURMOND HORACE J](#)
 P O BOX 932
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	6	1.25
RUR	Small Parcels	Rural	7	1.8

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2328
 Interior Walls Sheetrock
 Exterior Walls Masonry & Wood/Stone
 Foundation Basement
 Attic Square Feet 0
 Basement Square Feet 750 Unfinished
 Year Built 1974
 Roof Type Metal
 Flooring Type Carpet/Vinyl/Linolm
 Heating Type Floor/Wall f w/c AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$121,500
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 690 DUCK THURMOND RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed: Semi Enclosed	2002	32x14 / 0	0	\$1,400
Pole Shed: with Slab	2002	18x22 / 0	0	\$1,200
Paving: Concrete	2002	0x0 / 720	0	\$1,600
Storage Building: Frame	2002	36x32 / 0	0	\$3,200
Homesite Imp: 3 Avg	1974	1x0 / 1	1	\$5,000

Permits

Permit Date	Permit Number	Type
03/25/2009	09-5191	SINGLE FAMILY



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

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

Annexation # ANX ZA C2100192

FEE \$250.00 (NONREFUNDABLE) Date Paid 4/13/2021 Cash /Ck # CC

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

Applicant Name(s): Charles Alan Barge

Mailing Address 4663 Windsor Dr. City Smyrna State GA Zip 30082

E-Mail alan@aerosys.net

Applicant Telephone Number(s): 770-335-8703

Property Owner's Name(s): Horace J Thurmond

Mailing Address PO Box 932 City Dawsonville State GA Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): 706-265-6335

Address of Property to be Annexed: 694 Duck Thurmond Rd VACANT LOT

Tax Map & Parcel # 069 037 Property Size in Acres: 14.46 Survey Recorded in Plat Book # 86 Page # 63

Land Lot # 256 District # 4th Section # 1st Legal Recorded in Deed Book # _____ Page # _____

Current Use of Property: Residential

County Zoning Classification: RSRMM City Zoning Classification: R-1

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

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

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

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



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

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

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

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

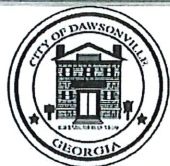
<u> </u> American Indian	<u> </u> Alaskan Native
<u> </u> Asian	<u> </u> Pacific Islander
<u> </u> Black, not of Hispanic Origin	<u> </u> Hispanic
<u> 1 </u> White, not of Hispanic Origin	<u> </u> VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: 1
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
 694 Duck Thurmond Rd.
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- D. Names of affected Subdivision: N/A
- E. Name of affected Multi-Family Complex: N/A
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
 N/A
- G. Names of affected Duplexes: N/A
- H. Names of Mobile Home Parks: N/A



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

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

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as
694 Duck Thurmond Rd. 069 037 (Address/Tax Map Parcel) , respectfully
 request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the
 City and extend the City boundaries to include the same.

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

- (1) *Horace J. Thurmond* HORACE J. THURMOND
 Property Owner Signature Property Owner Printed Name
- (2) _____
 Property Owner Signature Property Owner Printed Name
- (1) _____
 Applicant Signature Applicant Printed Name
- (2) _____
 Applicant Signature Applicant Printed Name

Sworn to and subscribed before me
 this 22 day of April 2021.

Kim Bishop
 Notary Public, State of Georgia

My Commission Expires: 6/27/21



Notary Seal

Annexation Application Received Date Stamp:	Rec'd _____	Completed Application with Signatures
	Rec'd <u>APR 12 2021</u>	Current Boundary Survey
	Rec'd _____	Legal Description
	Rec'd _____	ARC Population Estimate Information
	BY: <u><i>SK</i></u>	
Planning Commission Meeting Date (if rezone):	_____	
Dates Advertised:	<u>04.21.2021</u>	<u>04.28.2021</u>
1 st City Council Reading Date:	_____	
2 nd City Council Reading Date:	_____	
Date Certified Mail to:	<u>04.14.2021</u> County Board of Commissioners & Chairman	County Manager <u>04.14.2021</u> County Attorney
<input type="checkbox"/>	Letter Received from Dawson County	Date: _____

PARCEL 069 037

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 256 OF THE 4TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK MARKING THE COMMON CORNER OF LAND LOTS 255, 256, 221 & 222, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING

THENCE SOUTH 00 DEGREES 15 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 1,248.21 FEET TO A ROCK FOUND MARKING THE COMMON CORNER OF LAND LOTS 255, 256, 289 & 290;

THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 649.98 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY OF DUCK THURMOND ROAD (HAVING A 40 FOOT RIGHT-OF-WAY), SAID POINT BEING REFERENCED BY AN IRON PIN FOUND (3" ANGLE IRON) 5.8 FEET NORTH 89 DEGREES 55 MINUTES 48 SECONDS WEST;

THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG A CURVE TURNING TO THE LEFT FOR AN ARC LENGTH OF 111.22 FEET, HAVING A RADIUS OF 1,181.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44 DEGREES 16 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 111.18 FEET TO A POINT;

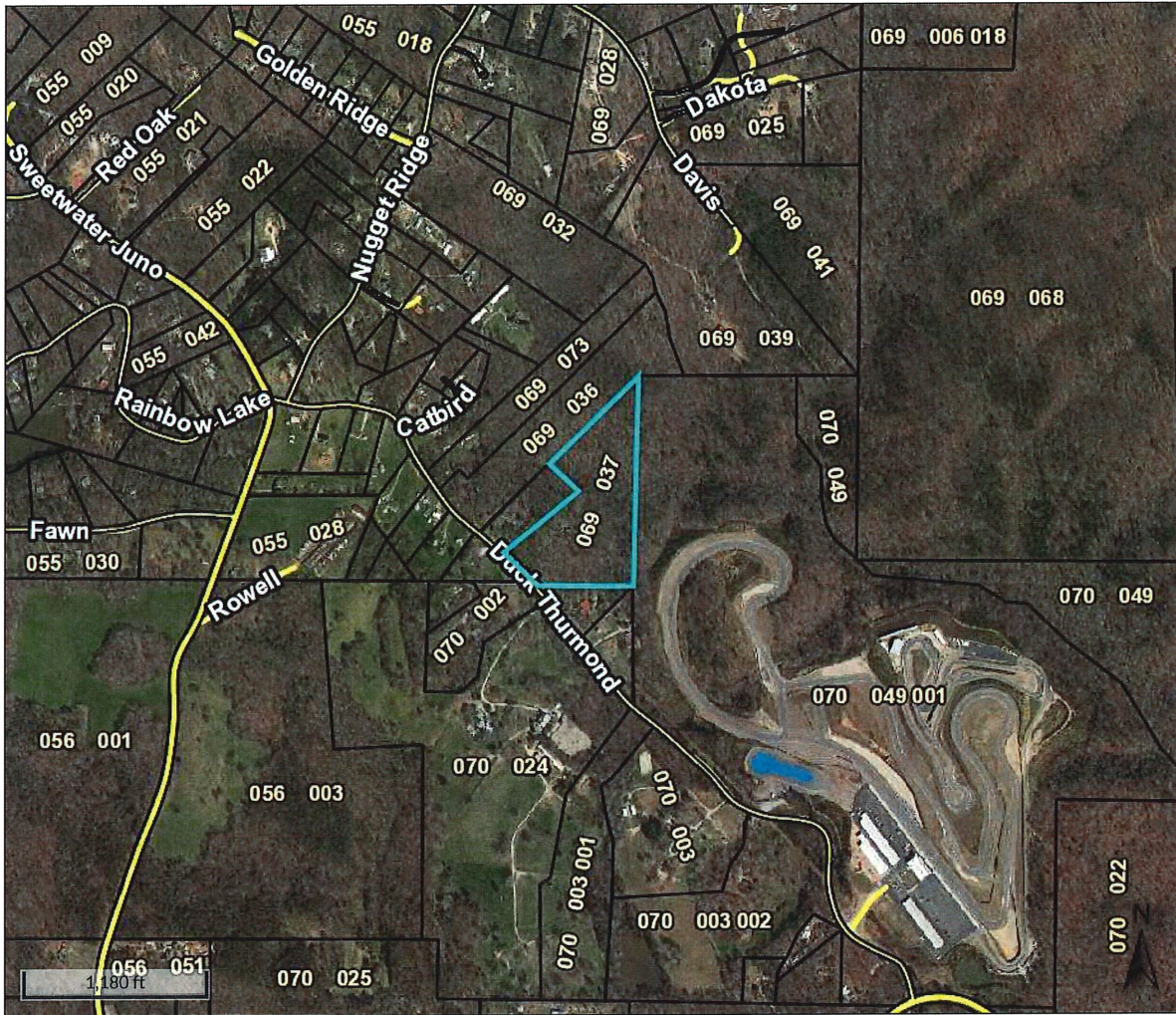
THENCE NORTH 46 DEGREES 43 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 193.06 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE);

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 50 DEGREES 51 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 588.82 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE);

THENCE NORTH 53 DEGREES 33 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 238.44 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE);

THENCE NORTH 49 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 802.16 FEET TO A ROCK FOUND AND THE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 14.46 AC. (629,825 SQ. FT).



Overview



Legend

 Parcels

Parcel ID: 069 037
Alt ID: 5468
Owner: THURMOND HORACE J
Acres: 14.3 *14.47 ac*
Assessed Value: \$271140

Date created: 4/1/2021
Last Data Uploaded: 4/1/2021 1:57:40 AM

Developed by  **Schneider**
GEO SPATIAL



Summary

Parcel Number 069 037
 Location Address 694 DUCK THURMOND RD
 Legal Description LT 25 LT 26 SWEETWTR HLS S/D
 (Note: Not to be used on legal documents)
 Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 14.3
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[THURMOND HORACE J](#)
 P O BOX 932
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1
RUR	Woodland	Rural	5	5.03
RUR	Woodland	Rural	6	7.75
RUR	Woodland	Rural	7	0.52

Conservation Use Rural Land

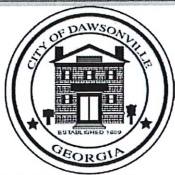
Type	Description	Soil Productivity	Acres
CUV	Timberland 93	5	5.03
CUV	Timberland 93	6	7.75
CUV	Timberland 93	7	0.52

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 780
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2009
 Roof Type Architectural Shingles
 Flooring Type Carpet/Vinyl/Linoleum
 Heating Type Central Heat/AC
 Number Of Rooms 4
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$78,800
 Condition Average
 House Address 694 DUCK THURMOND RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Pole Shed: no Slab	2012	8x10 / 0	1	\$260
Pole Shed: with Slab	2012	12x10 / 0	1	\$550
Storage Building: Frame	2012	8x10 / 0	1	\$630
Homesite Imp: 3 Avg	2009	0x0 / 1	0	\$5,000



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

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

Annexation # Anx ZA C2100192

FEE \$250.00 (NONREFUNDABLE) Date Paid 4/13/2021 Cash /Ck # CC

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

Applicant Name(s): Charles Alan Barge

Mailing Address 4663 Windsor Dr. City Smyrna State GA Zip 30082

E-Mail alan@aerosys.net

Applicant Telephone Number(s): 770-335-8703

Property Owner's Name(s): Brenda F Dean

Mailing Address 788 DUCK THURMOND RD City Dawsonville State GA Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): _____

Address of Property to be Annexed: 788 DUCK THURMOND RD VACANT LOT

Tax Map & Parcel # 069 089 Property Size in Acres: 2.96 Survey Recorded in Plat Book # 86 Page # 62

Land Lot # 256 District # 4th Section # 1st Legal Recorded in Deed Book # _____ Page # _____

Current Use of Property: Residential

County Zoning Classification: RSRMM City Zoning Classification: R-1

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

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

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

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534 Phone:
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**Annexation Petition
 into the
 City of Dawsonville, GA**

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

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____

2. Number of persons currently residing on the property: 1; VACANT
 Number of persons 18 years or older: 1; Number of persons registered to vote: 1

3. The number of all residents occupying the property:
 American Indian Alaskan Native
 Asian Pacific Islander
 Black, not of Hispanic Origin Hispanic
 White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: 1
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
788 Duck Thurmond Rd.
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- D. Names of affected Subdivision: N/A
- E. Name of affected Multi-Family Complex: N/A
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A
- G. Names of affected Duplexes: N/A
- H. Names of Mobile Home Parks: N/A



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

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

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as
788 Duck Thurmond Rd. 069 089 (Address/Tax Map Parcel) , respectfully
 request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the
 City and extend the City boundaries to include the same.

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

(1)	<u>Brenda F. Dean</u> Property Owner Signature	<u>Brenda F. Dean</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	_____ Applicant Signature	_____ Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 2nd day of April 2021.

Kim Bishop
 Notary Public, State of Georgia

My Commission Expires: 6/27/21



Notary Seal

Annexation Application Received Date Stamp: Rec'd _____ Completed Application with Signatures
 Rec'd APR 12 2021 Current Boundary Survey
 Rec'd _____ Legal Description
 Rec'd _____ ARC Population Estimate Information
 BY: SA

Planning Commission Meeting Date (if rezone): _____

Dates Advertised: 04.21.2021 _____ 04.28.2021 _____

1st City Council Reading Date: _____

2nd City Council Reading Date: _____ Approved: YES NO

Date Certified Mail to: 04.14.2021 County Board of Commissioners & Chairman _____ County Manager 04.14.2021 County Attorney

Letter Received from Dawson County Date: _____

PARCEL 069 037

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 256 OF THE 4TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK MARKING THE COMMON CORNER OF LAND LOTS 255, 256, 221 & 222;

THENCE SOUTH 49 DEGREES 23 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 802.16 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 33 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 238.44 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE);

THENCE SOUTH 50 DEGREES 51 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 588.82 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE) LOCATED ON THE NORTHERN RIGHT-OF WAY OF DUCK THURMOND ROAD (HAVING A 40' RIGHT-OF-WAY);

THENCE ALONG SAID RIGHT-OF-WAY NORTH 46 DEGREES 43 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 51.47 FEET TO A POINT;

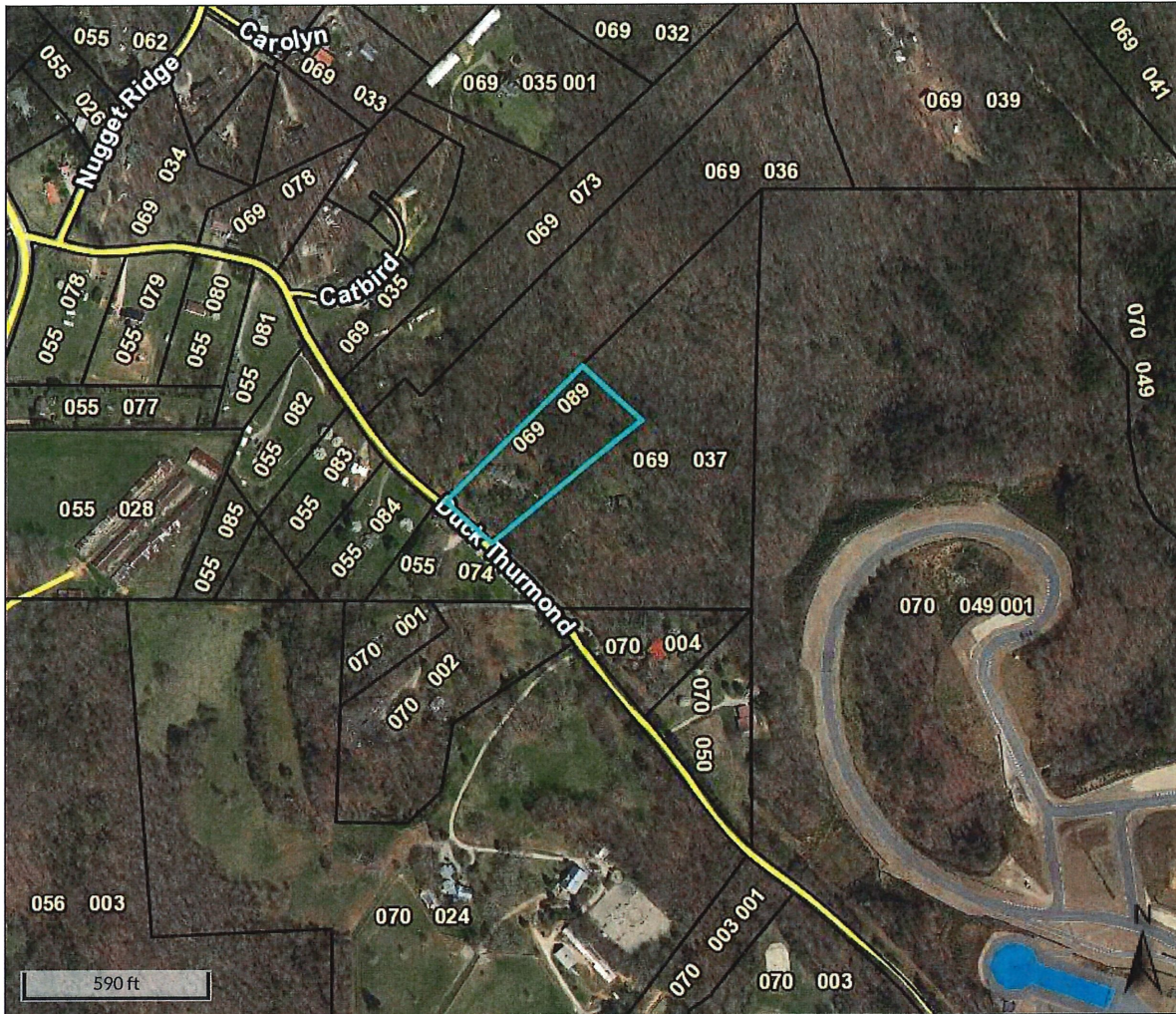
THENCE ALONG A CURVE TURNING TO THE LEFT FOR AN ARC LENGTH OF 94.15 FEET, HAVING A RADIUS OF 1,295.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 48 DEGREES 51 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 94.13 FEET TO A POINT;

THENCE NORTH 51 DEGREES 39 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 43.55 FEET TO A POINT;

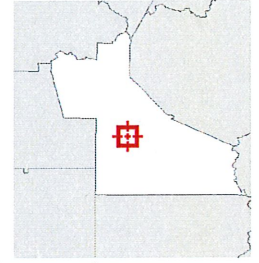
THENCE ALONG A CURVE TURNING TO THE RIGHT FOR AN ARC LENGTH OF 29.16 FEET, HAVING A RADIUS OF 996.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50 DEGREES 58 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 29.16 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE);

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 49 DEGREES 14 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 567.82 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE) AND THE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 2.96 AC. (128,836 SQ. FT).



Overview



Legend

□ Parcels

Parcel ID: 069 089
Alt ID: 9241
Owner: DEAN BRENDA F
Acres: 3
Assessed Value: \$98130

Date created: 4/1/2021
Last Data Uploaded: 4/1/2021 1:57:40 AM

Developed by  Schneider
GEOSPATIAL



Summary

Parcel Number 069 089
 Location Address 788 DUCK THURMOND RD
 Legal Description LL 256 LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption Yes (X9)
 Landlot/District N/A

[View Map](#)



Owner

[DEAN BRENDA F](#)
 788 DUCK THURMOND RD
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	6	1.54
RUR	Small Parcels	Rural	7	1.46

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	FLEETWOOD	"C" SERIES	1988	24 x 52		Good	\$40,630

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carport: Pre-Fab No Slab	2016	12x20 / 0	0	\$590
Storage Building: Pre-Fab MTL	2012	10x12 / 0	0	\$780
Porch: Open	2012	10x8 / 0	0	\$1,000
Storage Building: Frame	2008	8x8 / 0	0	\$530
Homesite Imp: 3 Avg	1997	1x0 / 1	1	\$5,000
Paving: Asphalt	1988	0x0 / 4000	0	\$1,600

Permits

Permit Date	Permit Number	Type
06/19/2008	08-4659	ADDITION

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/29/1996	214 637	38 99	\$0	Gift		DEAN BRENDA F

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$98,130	\$98,130	\$42,754	\$39,496	\$38,495
Land Value	\$48,000	\$48,000	\$48,000	\$22,228	\$22,228
+ Improvement Value	\$40,630	\$40,630	\$40,630	\$14,768	\$14,768
+ Accessory Value	\$9,500	\$9,500	\$9,500	\$5,758	\$2,500
= Current Value	\$98,130	\$98,130	\$98,130	\$42,754	\$39,496

Photos



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

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

Annexation # ANX 3A C2100192

FEE \$250.00 (NONREFUNDABLE) Date Paid 4/13/2021 Cash /Ck # CC

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

Applicant Name(s): Charles Alan Barge

Mailing Address 4663 Windsor Dr. City Smyrna State GA Zip 30082

E-Mail alan@aerosys.net

Applicant Telephone Number(s): 770-335-8703

Property Owner's Name(s): Alexandria and Cody D Tinsley

Mailing Address PO BOX 317 City Dawsonville State GA Zip 30534

E-Mail alexandriatinsley07@gmail.com

Property Owner's Telephone Number(s): 404-862-9410

Address of Property to be Annexed: 840 DUCK THURMOND RD VACANT LOT

Tax Map & Parcel # 069 036 Property Size in Acres: 14.38 Survey Recorded in Plat Book # 86 Page # 66

Land Lot # 221,222,255,256 District # 4th Section # 1st Legal Recorded in Deed Book # _____ Page # _____

Current Use of Property: Vacant

County Zoning Classification: RSRMM City Zoning Classification: R-1

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

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

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

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



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

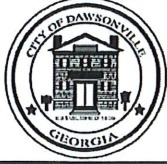
Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: _____ Residential _____ Commercial
 _____ Existing Structure(s) _____ X Vacant
 _____ Other (specify) _____
2. Number of persons currently residing on the property: _____⁰ _____; VACANT
 Number of persons 18 years or older: _____; Number of persons registered to vote: _____
3. The number of all residents occupying the property:
 _____ American Indian _____ Alaskan Native
 _____ Asian _____ Pacific Islander
 _____ Black, not of Hispanic Origin _____ Hispanic
 _____ White, not of Hispanic Origin _____⁰ VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: _____⁰ _____
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
 _____ N/A _____
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
 _____ N/A _____
- D. Names of affected Subdivision: _____ N/A _____
- E. Name of affected Multi-Family Complex: _____ N/A _____
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
 _____ N/A _____
- G. Names of affected Duplexes: _____ N/A _____
- H. Names of Mobile Home Parks: _____ N/A _____



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

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

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as
840 Duck Thurmond Rd. Dawsonville 069 036 (Address/Tax Map Parcel) , respectfully
 request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the
 City and extend the City boundaries to include the same.

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

(1)	<u>Alexandria Tinsley</u> Property Owner Signature	<u>Alexandria Tinsley</u> Property Owner Printed Name
(2)	<u>Cody Tinsley</u> Property Owner Signature	<u>Cody Tinsley</u> Property Owner Printed Name
(1)	_____ Applicant Signature	_____ Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 3rd day of April 2021.

Kim Bishop
 Notary Public, State of Georgia

My Commission Expires: 6/27/21



Notary Seal

Annexation Application Received Date Stamp:	 Rec'd _____ Completed Application with Signatures Rec'd _____ Current Boundary Survey Rec'd _____ Legal Description Rec'd _____ ARC Population Estimate Information BY: <u>SA</u>
Planning Commission Meeting Date (if rezone):	_____
Dates Advertised:	<u>04.21.2021</u> <u>04.28.2021</u>
1 st City Council Reading Date:	_____
2 nd City Council Reading Date:	_____ Approved: YES NO
Date Certified Mail to:	<u>04.14.2021</u> County Board of Commissioners & Chairman _____ County Manager <u>04.04.2021</u> County Attorney
<input type="checkbox"/> Letter Received from Dawson County	Date: _____

PARCEL 069 036

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 221, 222 & 256 OF THE 4TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK MARKING THE COMMON CORNER OF LAND LOTS 255, 256, 221 & 222 SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 49 DEGREES 23 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 802.16 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 49 DEGREES 14 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 567.82 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE) LOCATED ON THE NORTHERN RIGHT-OF-WAY OF DUCK THURMOND ROAD (HAVING A 40' RIGHT-OF-WAY);

THENCE FOLLOWING SAID RIGHT-OF-WAY ALONG A CURVE TURNING TO THE RIGHT FOR AN ARC LENGTH OF 81.03 FEET, HAVING A RADIUS OF 996.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 47 DEGREES 48 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 81.01 FEET. TO A POINT;

THENCE NORTH 45 DEGREES 28 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 29.67 FEET TO A POINT;

THENCE ALONG A CURVE TURNING TO THE RIGHT FOR AN ARC LENGTH OF 161.44 FEET, HAVING A RADIUS OF 823.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40 DEGREES 09 MINUTES 55 SECONDS WEST, AND A CHORD LENGTH OF 161.18 FEET. TO A POINT;

THENCE NORTH 34 DEGREES 32 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 131.97 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 47 DEGREES 53 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 140.20 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 42 DEGREES 00 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 75.74 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 47 DEGREES 57 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 1,647.02 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 16 DEGREES 03 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 582.05 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 88 DEGREES 57 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 239.95 FEET TO ROCK AND THE POINT OF BEGINNING,

SAID TRACT HAVING AN ARE OF 14.38AC. (626,373SQ. FT)



Summary

Parcel Number 069 036
 Location Address 840 DUCK THURMOND RD
 Legal Description LOT 24 SWEETWATER HILLS LL 221 LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 14.34
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption No (S0)
 Landlot/District 221 /

[View Map](#)

Owner

TINSLEY ALEXANDRIA & CODY D
 PO BOX 317
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	6	3.31
RUR	Small Parcels	Rural	7	5.59
RUR	Small Parcels	Rural	8	5.44

Permits

Permit Date	Permit Number	Type
09/18/2014	8438	DEMOLITION

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/16/2019	1362 202		\$0	Kin/Related	LAND DONNA HAMIL	TINSLEY ALEXANDRIA & CODY D
7/12/2019	1358 248		\$0	Estate (non ALT)	HAMIL MARIAN F	LAND DONNA HAMIL
2/23/2018	1286 413		\$0	Corrective Deed	LAND DONNA HAMIL	HAMIL MARIAN F
2/2/2018	1286 409		\$0	Corrective Deed	BEATTY CHRISTINE	LAND DONNA HAMIL
1/25/2010	961 204		\$0	Quitclaim (non ALT)	LAND DONNA HAMIL	HAMIL MARIAN
7/29/2004	611 279		\$0	Quitclaim (non ALT)	BEATTY CHRISTINE	LAND DONNA HAMIL
8/28/2001	398 418		\$0	Gift	HAMIL JOHNNY	BEATTY CHRISTINE
8/28/2001	398 414		\$0	Quitclaim (non ALT)	EASTERVIEW PROP INC	HAMIL JOHNNY
4/2/1999	304 215		\$40,012	Government (346)		EASTERVIEW PROP INC

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$189,700	\$189,700	\$82,847	\$82,847	\$79,246
Land Value	\$186,200	\$186,200	\$186,200	\$79,947	\$79,947
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$3,500	\$3,500	\$2,900	\$2,900
= Current Value	\$186,200	\$189,700	\$189,700	\$82,847	\$82,847

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 4/1/2021, 1:57:40 AM

Developed by

Version 2.3.114



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

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

Annexation # ANX 2A C2100192

FEE \$250.00 (NONREFUNDABLE) Date Paid 7/13/2021 Cash /Ck # cc

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

Applicant Name(s): Charles Alan Barge

Mailing Address 4663 Windsor Dr. City Smyrna State GA Zip 30082

E-Mail alan@aerosys.net

Applicant Telephone Number(s): 770-335-8703

Property Owner's Name(s): Fay and Sam Blackstone

Mailing Address 1300 Smithdale Road City Cumming State GA Zip 30040

E-Mail fay58_2000@yahoo.com

Property Owner's Telephone Number(s): 678-699-2258

Address of Property to be Annexed: 914 Duck Thurmond Rd VACANT LOT

Tax Map & Parcel # 069 073 Property Size in Acres: 7.09 Survey Recorded in Plat Book # 86 Page # 60

Land Lot # 221,222,256,257 District # 4th Section # 1st Legal Recorded in Deed Book # _____ Page # _____

Current Use of Property: Residential

County Zoning Classification: RSRMM City Zoning Classification: R-1

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

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

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

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



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 Dawsonville, GA 30534 Phone:
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**Annexation Petition
 into the
 City of Dawsonville, GA**

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

1. Intended Use of Land: _____ Residential _____ Commercial
 _____ Existing Structure(s) _____ X _____ Vacant
 _____ Other (specify) _____

2. Number of persons currently residing on the property: _____; VACANT
 Number of persons 18 years or older: _____; Number of persons registered to vote: _____

3. The number of all residents occupying the property:
 _____ American Indian _____ Alaskan Native
 _____ Asian _____ Pacific Islander
 _____ Black, not of Hispanic Origin _____ Hispanic
 _____ White, not of Hispanic Origin _____ X _____ VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

A. Number of existing housing units: _____ 0 _____

B. List of Addresses for each housing unit in the annexed area at the time of the annexation:

_____ N/A _____

C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

_____ N/A _____

D. Names of affected Subdivision: _____ N/A _____

E. Name of affected Multi-Family Complex: _____ N/A _____

F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

_____ N/A _____

G. Names of affected Duplexes: _____ N/A _____

H. Names of Mobile Home Parks: _____ N/A _____



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

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as
914 Duck Thurmond Rd. 069 073 (Address/Tax Map Parcel) , respectfully
 request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the
 City and extend the City boundaries to include the same.

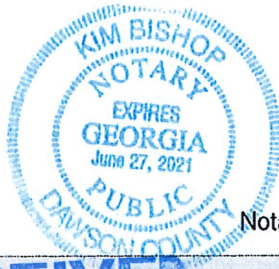
Upon signature of this document, I / We the undersigned certify that all the information provided is true
 and accurate to the best of our knowledge.

(1)	<u>Stacy C Johns</u> Property Owner Signature	<u>Stacy Blackstone</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	_____ Applicant Signature	_____ Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 3rd day of April 2021.

Kim Bishop
 Notary Public, State of Georgia

My Commission Expires: 6/21/21



Notary Seal

Annexation Application Received Date Stamp:	Rec'd	Completed Application with Signatures
	Rec'd	Current Boundary Survey
	Rec'd	Legal Description
	Rec'd	ARC Population Estimate Information
BY: <u>SA</u>	<u>APR 12 2021</u>	
Planning Commission Meeting Date (if rezone):	_____	
Dates Advertised:	<u>04.21.2021</u>	<u>04.28.2021</u>
1 st City Council Reading Date:	_____	
2 nd City Council Reading Date:	_____	
Date Certified Mail to:	<u>04.14.2021</u>	County Board of Commissioners & Chairman _____ County Manager <u>04.14.2021</u> County Attorney
<input type="checkbox"/> Letter Received from Dawson County	Date:	_____

PARCEL 069 073

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 221, 222, 256 & 257 OF THE 4TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ROCK MARKING THE COMMON CORNER OF LAND LOTS 255, 256, 221 & 222 SAID;

THENCE SOUTH 88 DEGREES 57 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 239.95 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 16 DEGREES 03 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 582.05 FEET TO AN IRON PIN FOUND (1/2" REBAR), SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 47 DEGREES 57 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 1,647.02 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE NORTH 42 DEGREES 00 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 75.74 FEET TO AN IRON PIN FOUND (1/2" REBAR);

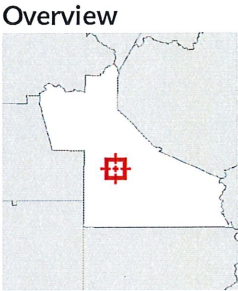
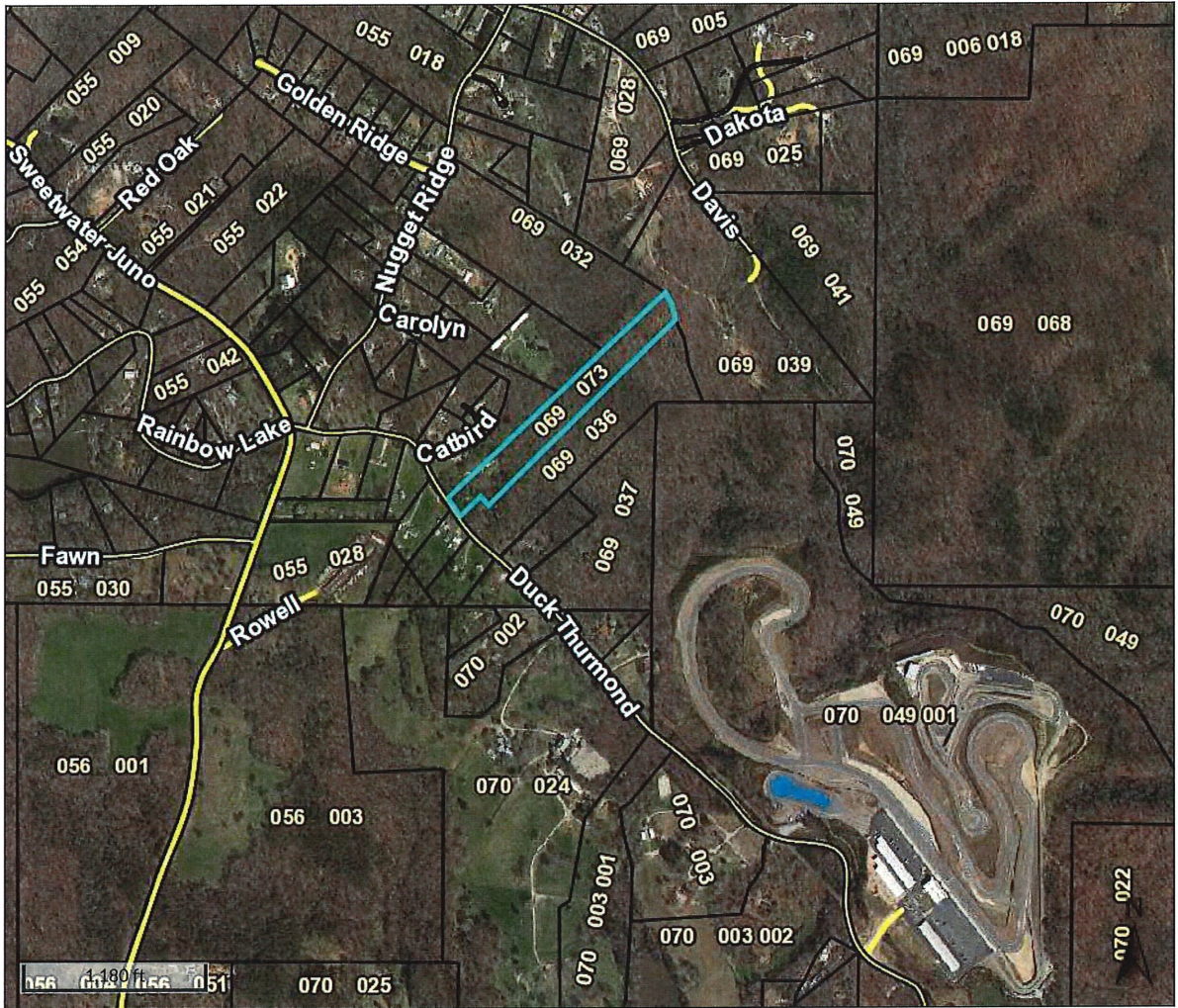
THENCE SOUTH 47 DEGREES 53 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 140.20 FEET TO AN IRON PIN FOUND (1/2" REBAR) LOCATED ON THE NORTHERN RIGHT-OF-WAY OF DUCK THURMOND ROAD (HAVING A 40' RIGHT-OF-WAY);

THENCE FOLLOWING SAID RIGHT-OF-WAY NORTH 33 DEGREES 40 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 100.37 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 47 DEGREES 57 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 1,857.74 FEET TO AN IRON PIN FOUND (1/2" REBAR);

THENCE SOUTH 16 DEGREES 04 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 194.47 FEET TO AN IRON PIN FOUND (1/2" REBAR), AND THE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 7.09ACRES (308,628SQ. FT).



Legend

- Parcels

Parcel ID: 069 073
Alt ID: 5501
Owner: BLACKSTONE FAY C & SAM
Acres: 7.09
Assessed Value: \$63811

Date created: 4/1/2021
Last Data Uploaded: 4/1/2021 1:57:40 AM

Developed by  **Schneider**
GEOSPATIAL

qPublic.net™ Dawson County, GA

Summary

Parcel Number 069 073
 Location Address 914 DUCK THURMOND RD
 Legal Description LL 221 222 256 257LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 7.09
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[BLACKSTONE FAY C & SAM](#)
 1300 SMITHDALE ROAD
 CUMMING, GA 30040

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	6	0.79
RUR	Small Parcels	Rural	7	4.78
RUR	Small Parcels	Rural	8	1.52

Mobile Homes

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	UNKNOWN	UNKNOWN	1972	12 x 62		Poor	\$299

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Deck	1997	12x15 / 0	0	\$6
Homesite Imp: 2 Fair	1997	1x0 / 1	1	\$1,477
Storage Building: Frame	1997	8x10 / 80	1	\$0

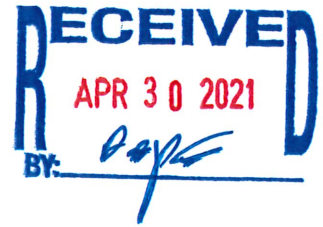
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/4/2014	1135 242	29 57	\$45,000	Mobile Home Included (346)	KENNET STREET REAL PROPERTY LL	BLACKSTONE FAY C & SAM
9/16/2008	886 152	29 57	\$0	Gift	DICICCO JOSEPH A	KENNET STREET REAL PROPERTY LLC
11/6/1995	207 631	29 57	\$10,000	Quitclaim (non ALT)		DICICCO JOSEPH A

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$63,811	\$63,811	\$47,757	\$47,757	\$45,000
Land Value	\$62,029	\$62,029	\$63,810	\$43,285	\$43,285
+ Improvement Value	\$299	\$299	\$1	\$1,014	\$1,014
+ Accessory Value	\$1,483	\$1,483	\$0	\$3,458	\$3,458
= Current Value	\$63,811	\$63,811	\$63,811	\$47,757	\$47,757

Photos



Purchaser/Developer: Charles A. Barge

Dawsonville, GA Project

LETTER OF INTENT – Revised April 25, 2021

The intent of the project is as follows:

The following land plats (Dawson County Tax ID Parcel Numbers), with current Owners' Contact Information, Address, and nominal acreage identified, are contemplated to be purchased by the Purchaser:

Parcel Numbers	Name/Contact Numbers	Dawson County Address	Acreage
070 050	Horace J. Thurmond	612 Duck Thurmond Rd	2.98 +/- Acres
070 004	706-531-8904	690 Duck Thurmond Rd	2.95 +/- Acres
069 037	706-265-7803	694 Duck Thurmond Rd	14.46 +/- Acres
069 089	Brenda S Dean 706-265-7803 (MOBILE HOME)	788 Duck Thurmond Rd	2.96 +/- Acres
069 036	Cody D. & Alexandria N. Tinsley 706-974-6567 404-862-9410	840 Duck Thurmond Rd	14.38 +/- Acres
069 073	Sam & Fay Blackstone 678-699-2563 678-699-2258	914 Duck Thurmond Rd	7.09 +/- Acres

The entire assemblage is to contain approximately 44.82 AC+/- . The properties will be combined into one large plat and annexed into the Dawson City Limits. Not all proposed plats are currently contiguous with Dawsonville City property; however, some are, they are all contiguous to each other, and as combined into a single plat will all be contiguous with the City. Once annexed, it is understood by the Purchaser/Developer that the current Dawson County property zoning of RSRMM, will automatically

convert to Dawsonville City Zoning classification of R1 (minimum 1 AC lots sizes). Which is not only acceptable, but desirable by the Purchaser/Developer.

Subsequent to, purchase, assemblage, annexation and rezoning, the Purchaser/Developer intends to subdivide the overall property into approximately 29 private lots, plus common areas such as: park areas, roadways, swimming pool and clubhouse areas.

The property was specifically chosen due to its immediate adjacency to the Atlanta Motorsports Park (AMP) – a private club for automotive enthusiast that includes a racetrack and go-karting facility. The Purchaser/Developer of the properties, being a long-standing member of the club has identified some needs of the club and the surrounding communities that can be achieved through the proposed project.

AMP is a terrific destination and a club that draws members and visitors from all over the world, the country, and especially the southeastern US. However, one of the single largest impediments to the growth or popularity of the track is local temporary housing for its out-of-town guests.

The Purchaser/Developer, intends to impact that issue by allowing up to an approximate 29 sub-purchasers to purchase lots and build homes that will be strictly governed by a Subdivision Architectural Committee. It is assumed that there will be minimum requirements such as:

For the Subdivision:

- Private Gated Community
- Privately Owned Roads
- Clubhouse
- Pool
- Park

For the Homeowners:

- Single Family Dwellings Only
- 1AC lot size Minimum
- 2,500 SQFT Heated - Minimum
- 3-Story Maximum
- Brick, Stone, Cement Board siding only, no vinyl siding
- Enclosed Garages

Additionally, one of the largest ongoing community complaints regarding the Club at AMP, is the noise generated by the racetrack. The Purchaser/Developer endeavors to positively impact that issue by the ultimate construction of a neighborhood subdivision of car and racetrack enthusiast who specifically desire to be located adjacent to a racetrack.

This will, in essence, build a 44.82+/- AC sound buffer between the racetrack and those existing AMP neighbors who are negatively impacted by the elevated sounds.

The ultimate goal will be to build back with structures that honor the history of the surrounding communities, yet attempt to enhance the growth potential of Dawsonville by requiring upper-scale homes be built.

This can all be achieved through a relatively revenue positive impact to the community. Specifically:

- For most of the proposed homeowners, this will not be their primary residence. i.e., they live somewhere else, and only utilize this dwelling for an occasional weekend residence, yet they still pay local property taxes here.
- These frequent visitors will support the local economy by frequenting shops and commercial business of all types on a frequent basis.
- These frequent visitors, along with their dwellings, will support the local economy by providing the requirements for routine maintenance of their facilities, i.e. landscape services, HVAC repairs, painting, plumbers, electricians, etcetera.
- These visitors do not materially increase the load on local government provided services, such as: 911 Emergency Services, Schools, Bussing, Etc.

It is the Purchaser/Developer's desire that the proposed plan be a mutually beneficial relationship between him, the future home owners, the existing neighbors, and the city, and stands ready to address any concerns.



City of Dawsonville

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

Zoning Amendment Application

Application#: ANX ZA - C2100192

Applicant Name(s): Charles Alan Barge

Address: 4663 Windsor Dr. City: Smyrna Zip: 30082

Phone: 770-335-8703 Email: alan@aerosys.net

Signature(s) [Handwritten Signature] Date 4/5/21

Property Address: See attached chart

Directions to Property from City Hall: SR53 west to Duck Thurmond Property is just past AMP on the right.

Tax Map # See attached chart Parcel # see attached chart Current Zoning: RSRMM (County)

Land Lot(s): See attached chart District: 4th Section: 1st

Subdivision Name: n/a Lot # n/a

Acres: See attached chart Current use of property: Residential

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: R-1 Conditional Use permit for: n/a

Proposed use of property if rezoned: Residential subdivision with septic

Residential # of lots proposed: 34 Minimum lot size proposed: 10 AC (Include Conceptual Plan)

Amenity area proposed no, if yes, what n/a

If Commercial: total building area proposed: n/a (Include Conceptual Plan)

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

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

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

Road name: Duck Thurmond 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.

[Handwritten Signature]
Signature of Applicant

4/5/21
Date

Table with 2 columns: Office Use Only and Application Details. Includes dates for application completion, meetings, and payment status.



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(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 years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

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

N/A

- 2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ N/A \$0.00 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: _____

Charles Alan Barr
Signature of Applicant / Representative of Applicant

4/5/21
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
Authorization**

Property Owner Authorization

I / We Horace J. Thurmond hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 612 Duck Thurmond Rd. Dawsonville GA 30534 070-050 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

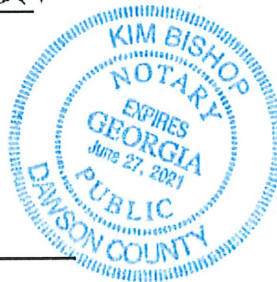
I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. 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 HORACE J. THURMOND
Signature of Applicant or Agent Horace J. Thurmond Date 4-2-21
Mailing Address P.O. Box 932
City Dawsonville State GA Zip 30534
Telephone Number 706.265.6335

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF April 2021

Kim Bishop
Notary Public, State of Georgia



My Commission Expires: 6/27/21

Notary Seal



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Horace J. Thurmond hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 1690 Duck Thurmond Rd. Dawsonville, GA 30534 OTD-004 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the 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 HORACE J. THURMOND
Signature of Applicant or Agent Horace J. Thurmond Date 4-2-21
Mailing Address P.O. Box 932
City Dawsonville State GA Zip 30534
Telephone Number 706-265-6335

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF April 2021

Kim Bishop
Notary Public, State of Georgia



My Commission Expires: 6/27/21

Notary Seal



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I/We Horace J. Thurmond hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) 694 Duck Thurmond Rd. Dawsonville GA 30534 069037 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

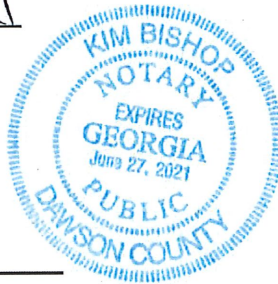
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Printed Name of Applicant or Agent HORACE J. THURMOND
Signature of Applicant or Agent Horace J. Thurmond Date 4-2-21
Mailing Address P.O. Box 932
City Dawsonville State GA Zip 30534
Telephone Number 706-265-6335

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF April 2021

Kim Bishop
Notary Public, State of Georgia



My Commission Expires: 6/27/21

Notary Seal



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Brenda F Dean hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 788 Duck Hermond Rd Dawsonville, GA 30534 - 069 089 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the 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 Brenda F. Dean
Signature of Applicant or Agent Brenda F Dean Date 4.2.21
Mailing Address 788 Duck Hermond Rd.
City Dawsonville State GA Zip 30534
Telephone Number 706-265-7803

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF April 2021

Kim Bishop
Notary Public, State of Georgia



My Commission Expires: 6/27/21

Notary Seal



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

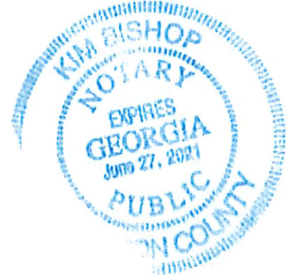
I / We Alexandria and Cody Tinsley hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 840 Duck Thurmond Rd Dawsonville, GA 30534 D69 036 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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 Alexandria Tinsley Cody Tinsley
Signature of Applicant or Agent Alexandria Tinsley Cody Tinsley Date 4/13/21
Mailing Address PO Box 317
City Dawsonville State GA Zip 30534
Telephone Number 404 862 9410

SUBSCRIBED AND SWORN BEFORE ME ON THIS

3rd DAY OF April 2021



Kim Bishop
Notary Public, State of Georgia

My Commission Expires: 6/27/21

Notary Seal



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Fay C Johns hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 914 Duck Thurmond Rd Dawsonville, GA 30534 0169 073 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the 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 Fay C Johns
Signature of Applicant or Agent Fay C Johns Date _____
Mailing Address 1300 Smithdale Rd
City Cumming State GA Zip 30040
Telephone Number 678/699-2258

SUBSCRIBED AND SWORN BEFORE ME ON THIS

3rd DAY OF April 2021

[Signature]
Notary Public, State of Georgia

My Commission Expires: 6/27/21



Notary Seal



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(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 which are not in 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 Harvace J. Zarned Date 4-2-21

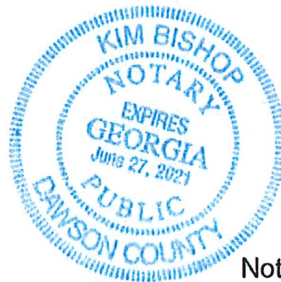
Application Number: ANX 2A C2100192

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF April 2021

Kim Bishop
Notary Public, State of Georgia

My Commission Expires: 6/27/21



Notary Seal



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(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 which are not in 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 Brenda J. Dean Date 4.2.21

Application Number: Anx 2A C2100192

SUBSCRIBED AND SWORN BEFORE ME ON THIS

2nd DAY OF April 2021

Kim Bishop
Notary Public, State of Georgia

My Commission Expires: 6/27/21



Notary Seal



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 (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 which are not in 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 Jay C Johns Date 4-03-21

Application Number: ANX 2A C2100192

SUBSCRIBED AND SWORN BEFORE ME ON THIS

3rd DAY OF April 2021

Kim Bishop
 Notary Public, State of Georgia

My Commission Expires: 6/27/21





City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(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 which are not in 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 *Allyson Jinks* Date 4/3/21
Cef 210

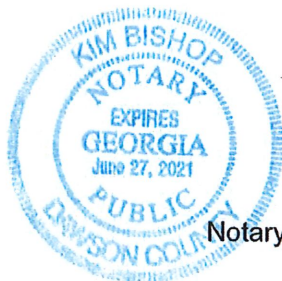
Application Number: ANX 2A C2100192

SUBSCRIBED AND SWORN BEFORE ME ON THIS

3rd DAY OF April 2021

Kim Bishop
Notary Public, State of Georgia

My Commission Expires: 6/27/21



Notary Seal

Dawson County Current Land Use/Zoning Map



Legend

	County_Line		C-PCD
	RA		RS
	RSR		C-0I
	VCR		VC
	C-HB		MUV
	RSRMM		CT
	RPC		C-RB
	C-CB		RMF
	C-IR		HD
			Parcels

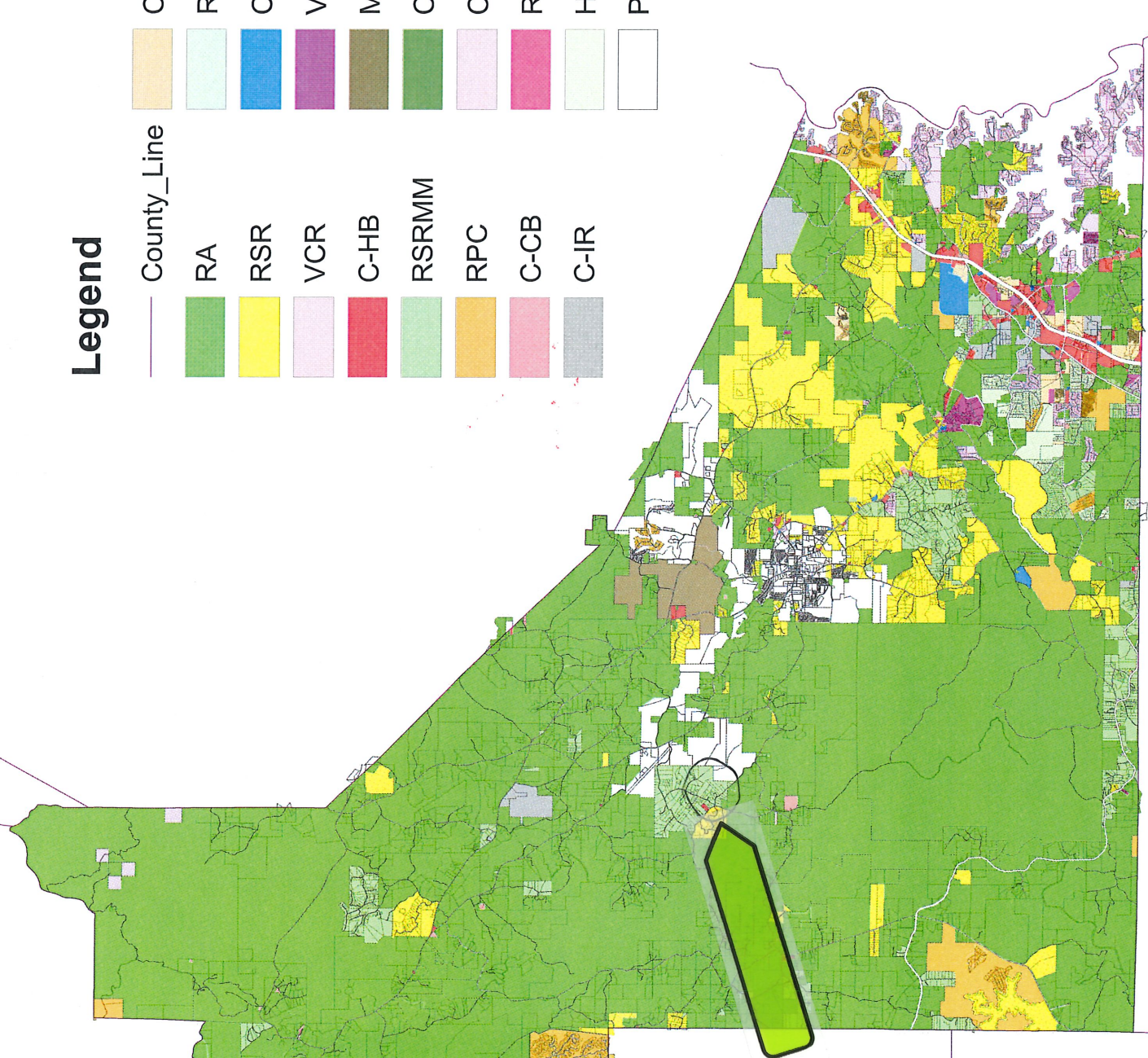


Table 3.1 Principal Uses Allowed by Residential Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	RT	RL	RS	RS-2	RS-3	RSR	RSRMM	RMF	VCR	VC	RA	RAC	RRE	RPC	RMHP	See Section:		
		A = Allowed	S = Allowed if Approved as a Special Use															Blank Space = Prohibited		
Agricultural Uses																				
111	Crop Production, including Greenhouse, Nursery (non-retail), and Floriculture Production												A							
112	Animal Production and Aquaculture (except for: Dog or Cat Breeding Kennel; and, Animal Slaughtering and Processing)												A							
112990	Dog or Cat Breeding Kennel												S		S				318.J	
113	Forestry and Logging												A							
114210	Hunting Preserve												S		S				318.J	
1151	Support Activities for Crop Production												A							
115210	Support Activities for Animal Production (including Livestock Breeding Services)												A							
1153	Support Activities for Forestry												A							
321113	Temporary Sawmill												S						318.H	
312130	Winery, no retail and/or restaurant												A						318.I	
312130	Winery, with retail and/or restaurant												S						318.I	
424410	Farmers Market (wholesale)												A							
541940	Animal Hospital and Veterinary Clinic												S		S				318.J	
712190	Wildlife Preserve												S		S				318.J	
713990	Horse Riding Stables												S		S				318.J	
Residential Uses																				
	Single-Family Detached: Site-Built or Modular Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
	Single-Family Detached: Manufactured Home								A				A/S	S	A/S		A		318.C	
	Single-Family Semi-Detached									A										

Dawson County

Sec. 121-76. - Dimensional requirements.

Table 3.2 Dimensional Requirements by Residential Zoning District*

Zoning District	Lot size ¹ (minimum, acres)		Lot Width ⁴ (minimum, feet)	Lot Depth (minimum, feet)	Principal Building Setback (minimum, feet)				Building Height (maximum, feet)		
	Septic Tank & Water ² Well	Septic Tank & Sewer Water ³			Parkway	State Highway	Other Streets	Side		Rear	
RT	1.5	.75	.40	75	100	80	60	30	10	20	35
RL 6	1.5	.75	.75	75	100	80	60	40	10	20	35
RS 6	1.5	1	1	75	100	80	60	40	10	20	35
RS-2	—	—	.50	75	100	80	60	30	10	20	35
RS-3	—	—	.33	75	100	80	60	30	10	20	35
RSR 7	1.5	1	—	100	150	100	60	40	10	20	35
RSRMM	1.5	1	—	100	150	100	60	40	10	20	35
RA 9	5.0 acres ^{8,10}	—	—	175	200	100	60	40	20	35	35
RAC	1.5 ¹⁰	—	—	175	200	100	60	40	20	35	35
RRE ¹¹	3.0 acres ⁸ Manufactured: 5.0 ¹⁰	—	—	150	200	100	60	40	20	35	35

* Requirements for VCR, VC, RPC and RIMHP not incorporated into table; see respective sections that address these zoning districts for dimensional requirements.

¹ Minimum lot sizes may be less in Conservation Subdivisions, which are allowed by right in all single-family residential and agricultural districts (see Subdivision Regulations).

² Community or public water.

³ Public water and sewer.

⁴ Width at the building line.

⁵ Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.

⁶ In addition to the dimensional requirements in this table, all utilities shall comply with applicable regulations, and street lighting shall be included on all new public streets.

⁷ In addition to the dimensional requirements in this table, setbacks are required from U.S. Army Corps of Engineers line on Lake Lanier unless a road is involved.

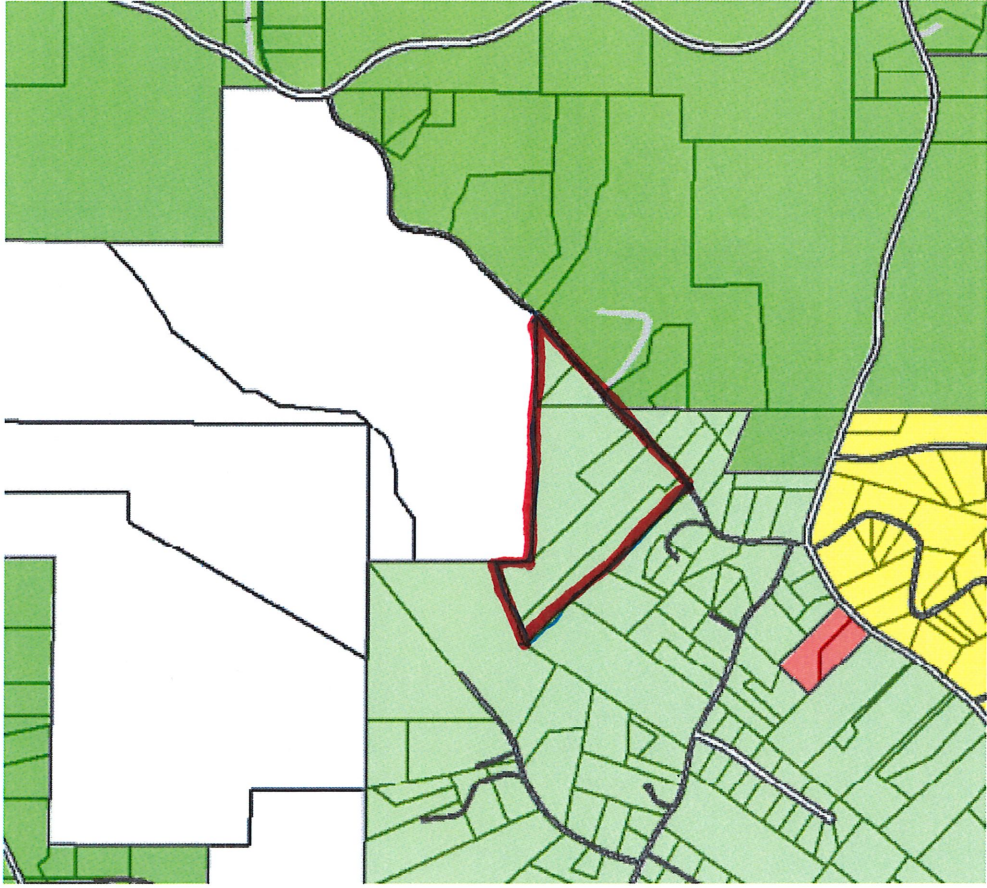
⁸ Or as determined by the Dawson County Health Department, whichever is greater.

⁹ In addition to the dimensional requirements in this table, the following shall apply: a) Major farm buildings shall be a minimum distance of 50 feet from the property line or 200 feet from the nearest residence, other than the residence of the owner, whichever is greater. b) The exhaust end of all poultry houses shall be located not less than 300 feet from any existing residence other than the applicant's. All poultry houses shall be located not less than 300 feet from a property line adjacent to residentially zoned property and 50 feet from the property line of any property located in an R-A or C-RB district. As an alternative to this requirement, the applicant may upon approval of the Planning Commission construct an earth berm, vegetative buffer or other barrier as specified and approved by the Planning Commission to shield the exhaust from any such residence. c) No setback is required from Lake Lanier Government Line. d) Health Department regulations require 10 feet from property line and 100 feet from a well for septic field lines.

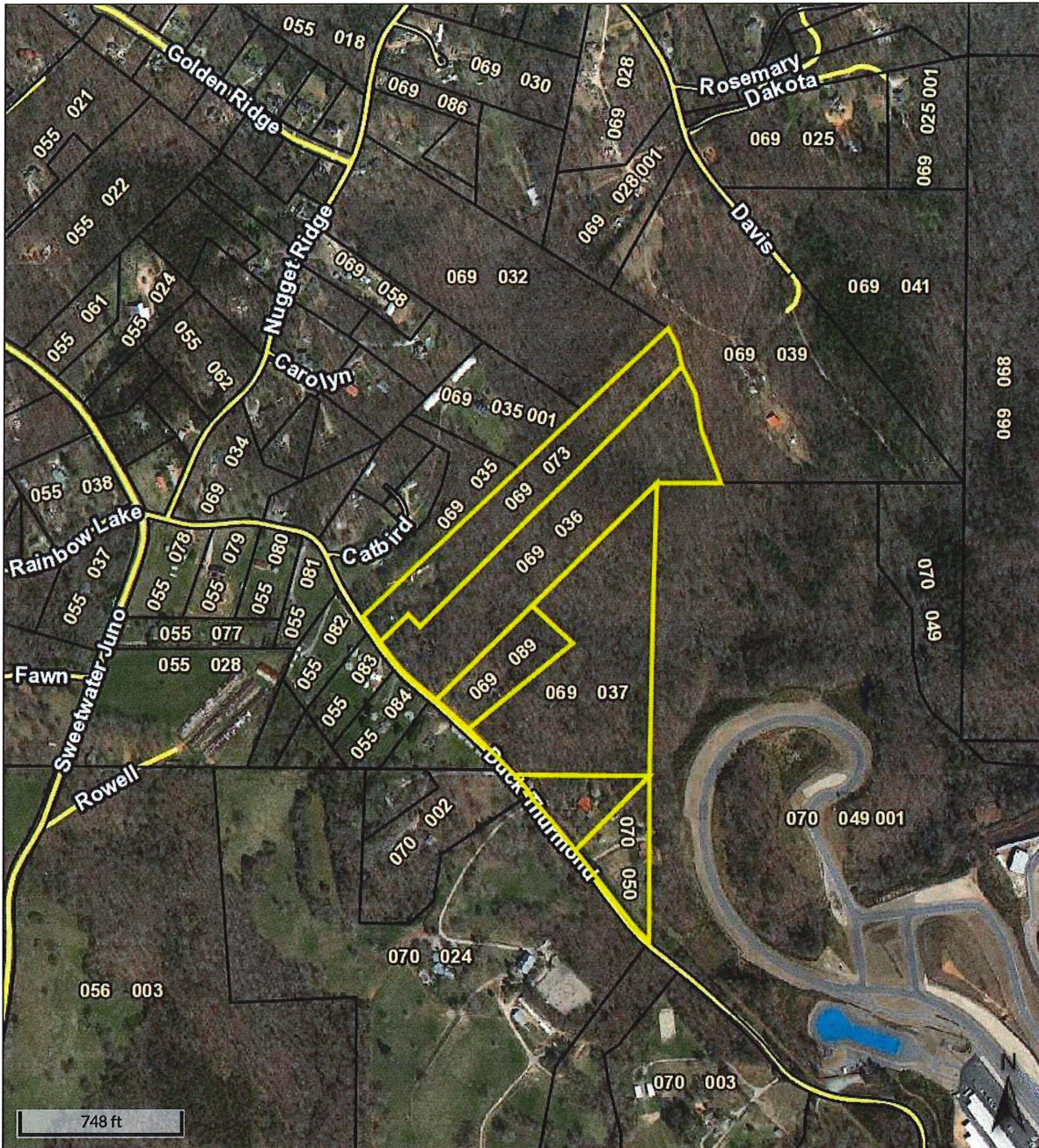
¹⁰ A manufactured home may be located on a tract of land that is less than 5 acres with Special Use Approval.

¹¹ In addition to the dimensional requirements in this table, the following shall apply: a) Major farm buildings (horse barns, etc.) shall be a minimum distance of 30 feet from the property line or 100 feet from the nearest residence, other than the residence of the owner, whichever is greater. b) No setback is required from Lake Lanier Government Line, but is encouraged. c) The height of farm related buildings and structures shall not be over 35 feet without approval by the Planning Commission.

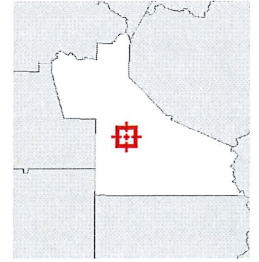
(Ord. of 8-6-2020(3), § 1(Exh. A, § 319))



Dawson County Zoning Map



Overview

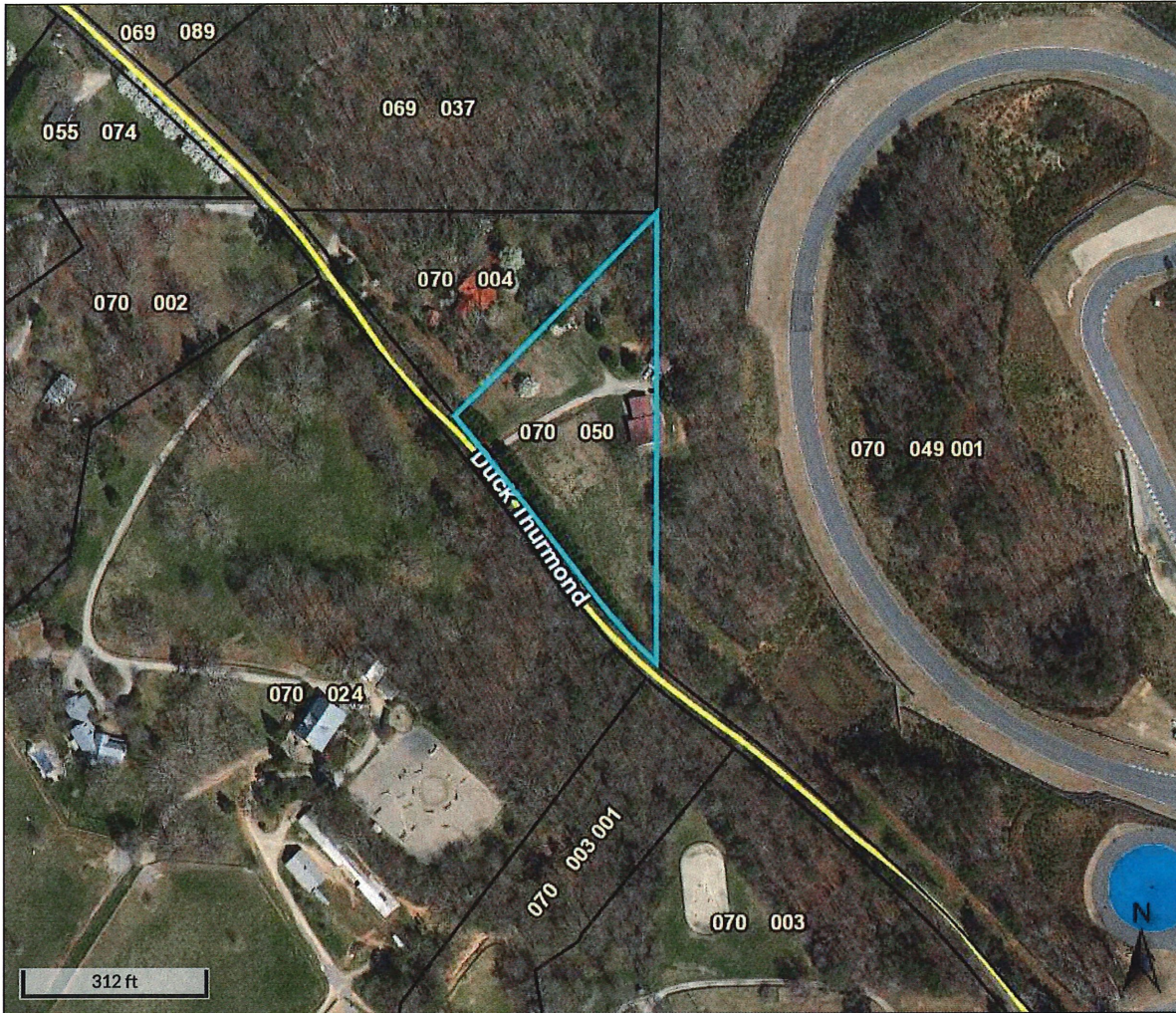


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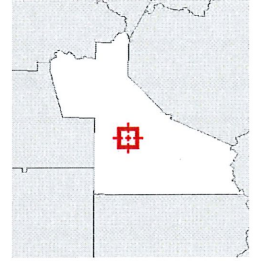


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Developed by  Schneider
GEOSPATIAL



Overview



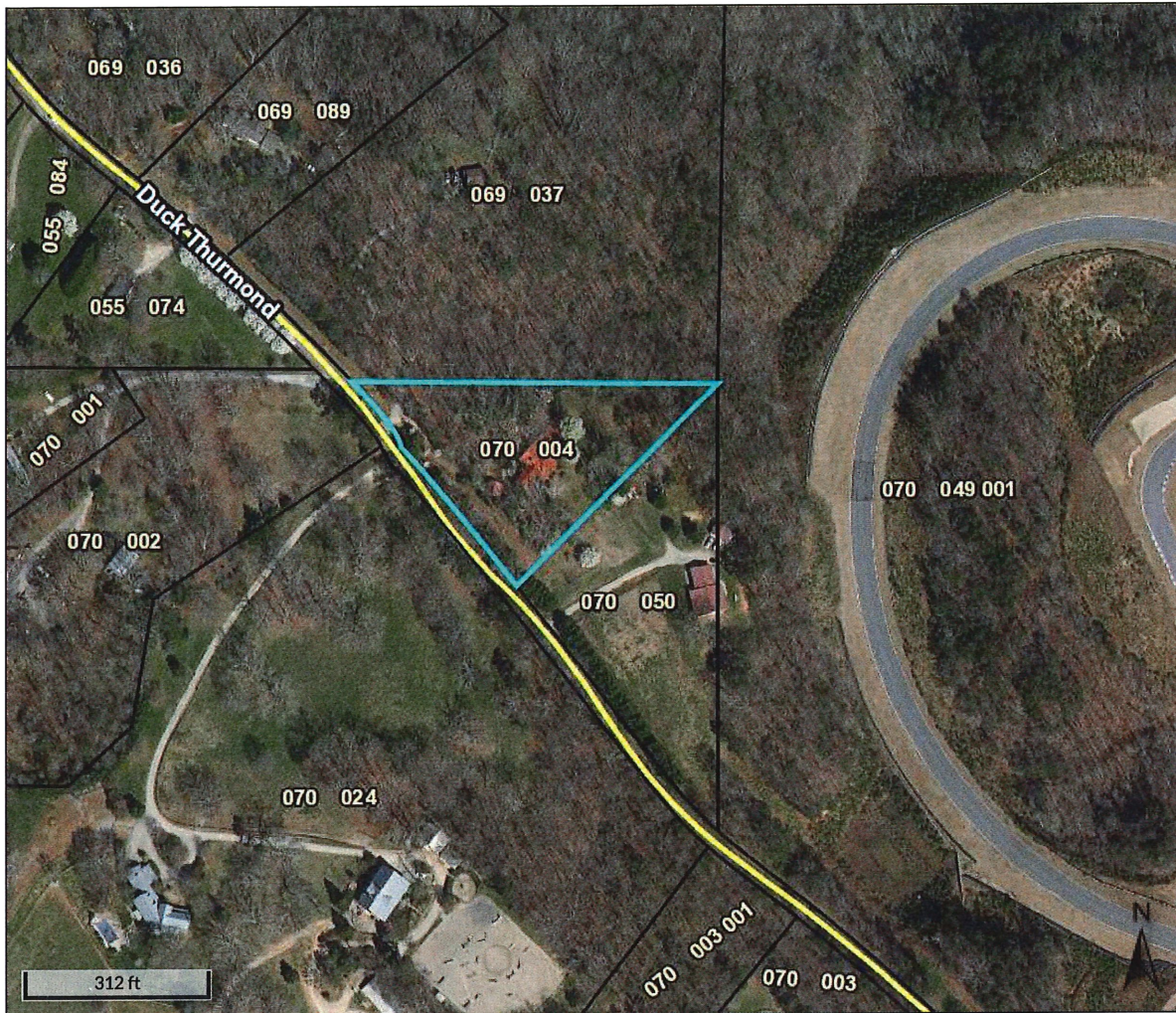
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Parcel ID: 070 050
Alt ID: 5552
Owner: THURMOND HORACE JAMES
Acres: 3.05
Assessed Value: \$220390

Date created: 4/8/2021
Last Data Uploaded: 4/8/2021 1:32:28 AM

Developed by  Schneider
GEOSPATIAL



Overview



Legend

 Parcels

Parcel ID: 070 004
Alt ID: 5510
Owner: THURMOND HORACE J
Acres: 3.05
Assessed Value: \$182700

Date created: 4/8/2021
Last Data Uploaded: 4/8/2021 1:32:28 AM

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GEOSPATIAL



Overview



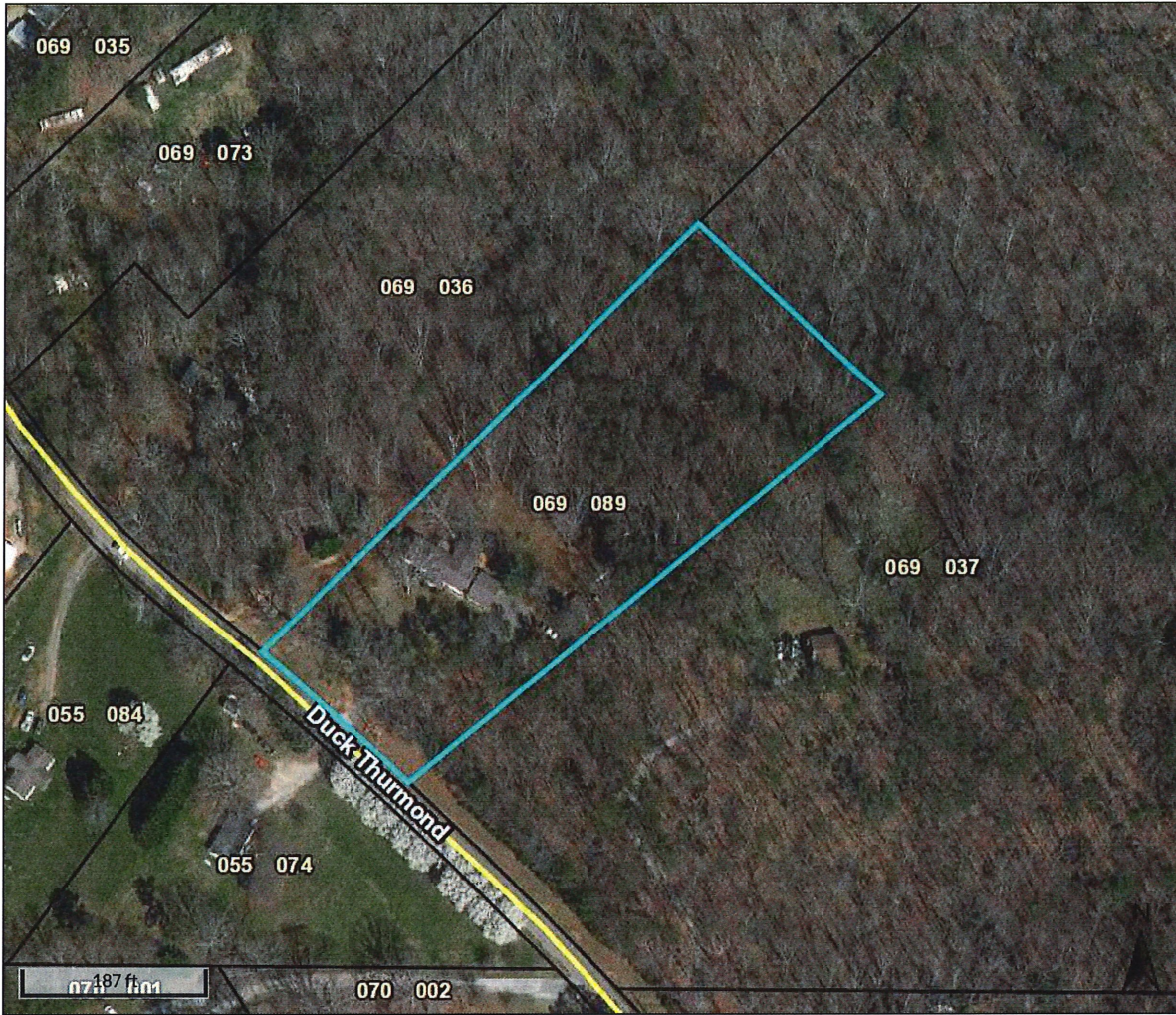
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 Parcels

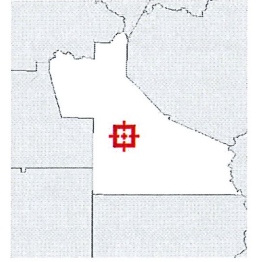
Parcel ID: 069 037
Alt ID: 5468
Owner: THURMOND HORACE J
Acres: 14.3
Assessed Value: \$271140

Date created: 4/8/2021
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Overview



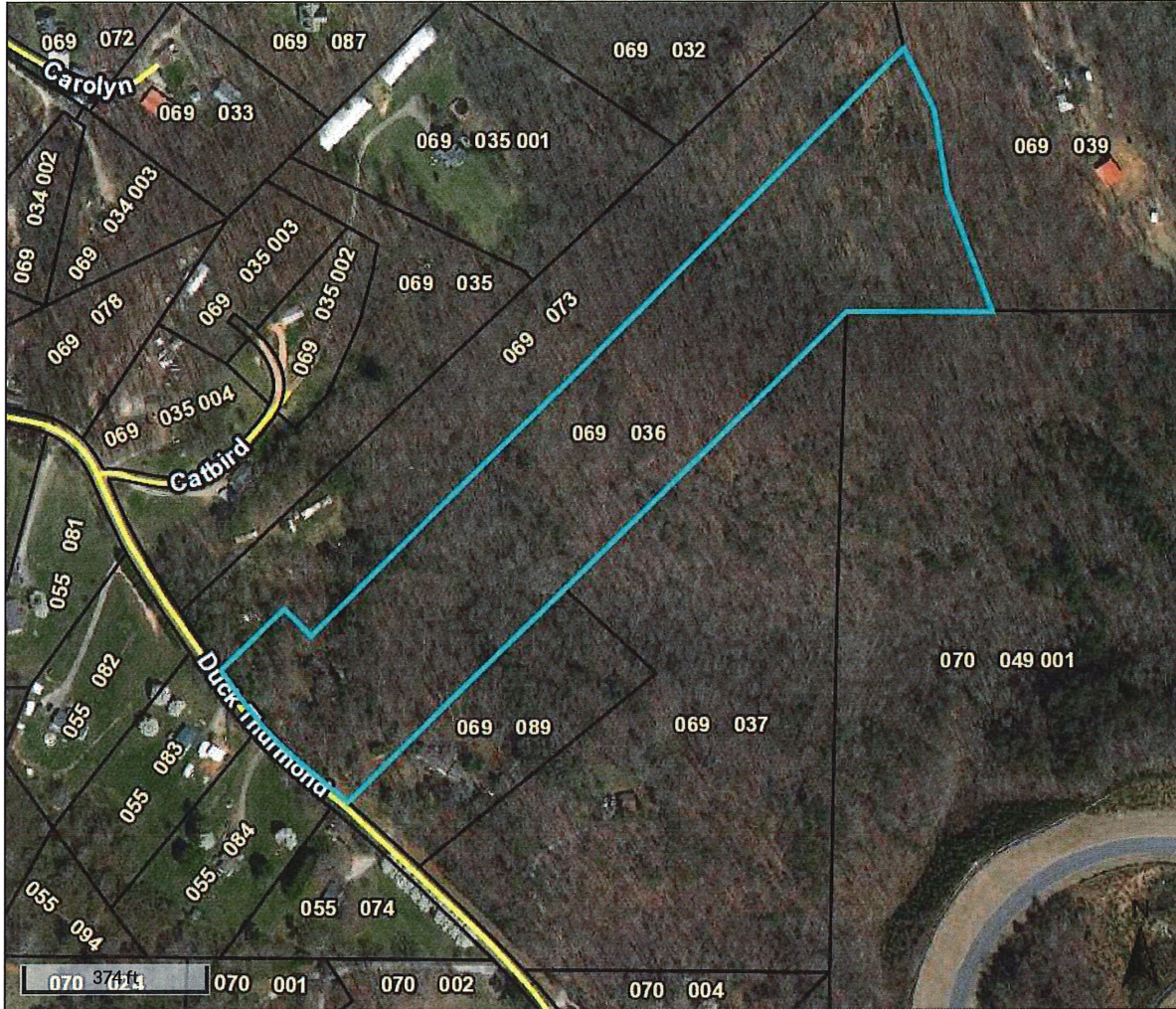
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□ Parcels

Parcel ID: 069 089
Alt ID: 9241
Owner: DEAN BRENDA F
Acres: 3
Assessed Value: \$98130

Date created: 4/8/2021
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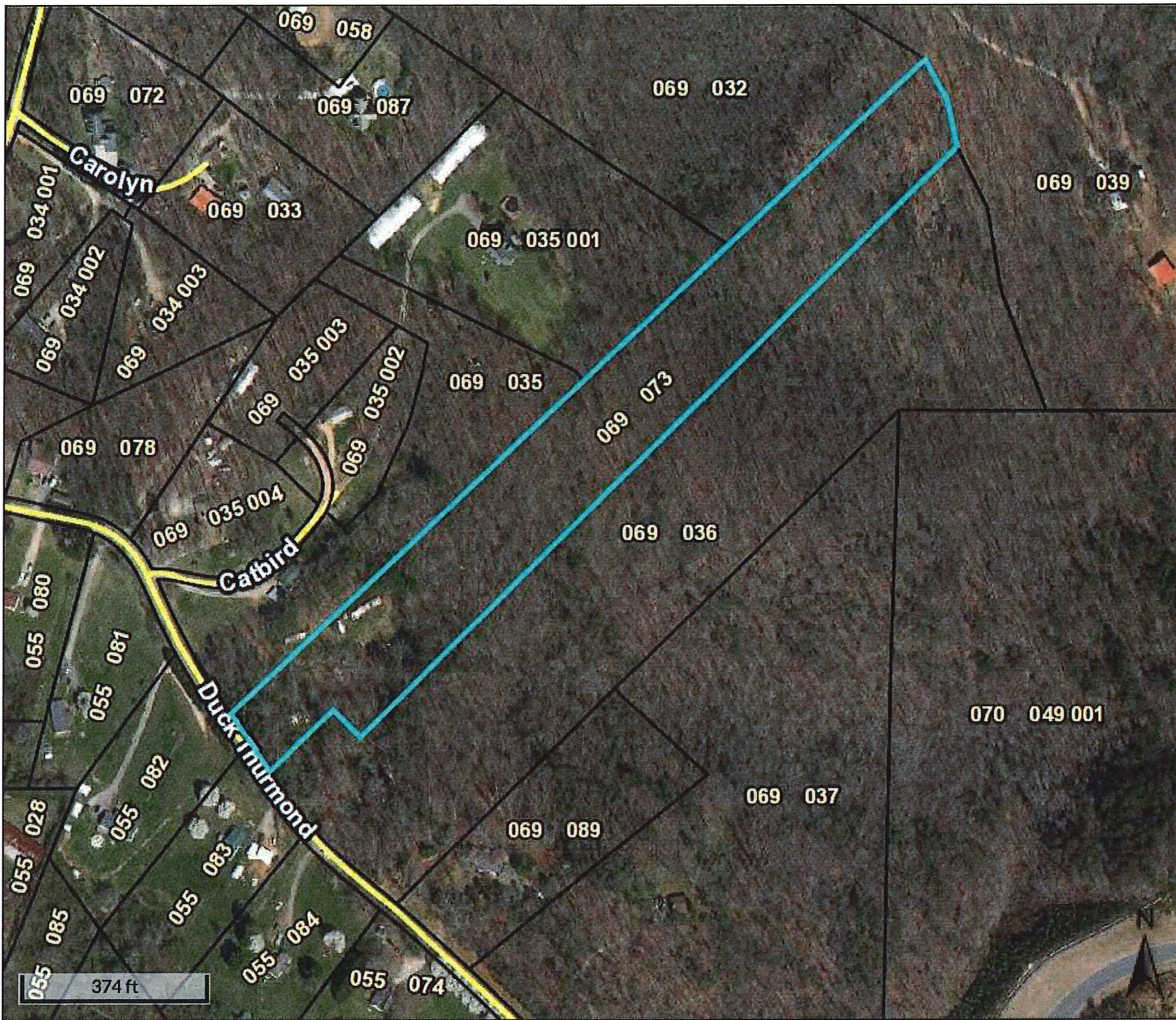


Legend
 Parcels

Parcel ID: 069 036
Alt ID: 5467
Owner: TINSLEY ALEXANDRIA & CODY D
Acres: 14.34
Assessed Value: \$186200

Date created: 4/8/2021
Last Data Uploaded: 4/8/2021 1:32:28 AM

Developed by  **Schneider**
GEO SPATIAL



Overview



Legend

□ Parcels

Parcel ID: 069 073
Alt ID: 5501
Owner: BLACKSTONE FAY C & SAM
Acres: 7.09
Assessed Value: \$63811

Date created: 4/8/2021
Last Data Uploaded: 4/8/2021 1:32:28 AM

Developed by  Schneider
GEOSPATIAL

PROPERTIES PROPOSED TO BE REZONED

PIN	OWNER NAME	PROPERTY ADDRESS	MAILING ADDRESS	ACREAGE	Land Lot(s)	District	Section
069 073	FAY C & SAW BLACKSTONE	914 DUCK THURMOND RD	1300 SMITHDALE ROAD CUMMING, GA 30040	7.09	221, 222, 256, 257	4th	1st
069 036	ALEXANDRIA & CODY D TINSLEY	840 DUCK THURMOND RD	PO BOX 317 DAWSONVILLE, GA 30534	14.38	221, 222, 255, 256	4th	1st
069 089	BRENDA F DEAN	788 DUCK THURMOND RD	788 DUCK THURMOND RD DAWSONVILLE, GA 30534	2.96	256	4th	1st
069 037	HORACE J THURMOND	694 DUCK THURMOND RD	PO BOX 932 DAWSONVILLE, GA 30534	14.46	256	4th	1st
070 004	HORACE J THURMOND	690 DUCK THURMOND RD	PO BOX 932 DAWSONVILLE, GA 30534	2.95	289	4th	1st
070 050	HORACE JAMES THURMOND	612 DUCK THURMOND RD	PO BOX 932 DAWSONVILLE, GA 30534	2.98	289	4th	1st

ADJOINING PROPERTIES

PIN	OWNER NAME	PROPERTY ADDRESS	MAILING ADDRESS
069 035	MEGAN AND RICHARD GREEN	950 DUCK THURMOND RD	950 DUCK THURMOND RD DAWSONVILLE, GA 30534
069 035 001	TIMOTHY AND LAUREN J JACKSON	184 CATBIRD LANE	184 CATBIRD LN DAWSONVILLE, GA 30534
069 032	STEPHEN LYNCH	659 NUGGET RIDGE RD	659 NUGGET RIDGE RD DAWSONVILLE, GA 30534
069 039	LOUIS R DAVIS	432 DAVIS RD	432 DAVIS RD DAWSONVILLE, GA 30534
070 049 001	ATLANTA MOTORSPORTS PARK LLC	20 DUCK THURMOND RD	20 DUCK THURMOND RD DAWSONVILLE, GA 30534
070 024	HELEN HORNE HORNE HAMRYKA	683 DUCK THURMOND RD	683 DUCK THURMOND RD DAWSONVILLE, GA 30534
070 002	JONATHAN MOORMAN	711 DUCK THURMOND RD	711 DUCK THURMOND RD DAWSONVILLE, GA 30534
055 074	JONATHAN MOORMAN	781 DUCK THURMOND RD	781 DUCK THURMOND RD DAWSONVILLE, GA 30534
055 084	DALLAS E AND SHIRLEY JACKSON	841 DUCK THURMOND RD	841 DUCK THURMOND RD DAWSONVILLE, GA 30534
055 083	DON AND GLENDA FERGUSON	877 DUCK THURMOND RD	877 DUCK THURMOND RD DAWSONVILLE, GA 30534
055 082	PATSY HAMBY	927 DUCK THURMOND RD	927 DUCK THURMOND RD DAWSONVILLE, GA 30534

070 - 003 - 001 touches corner - Hamryka, Donald 683 Duck Thurmond Rd

12 total

	City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256	Zoning Amendment Checklist
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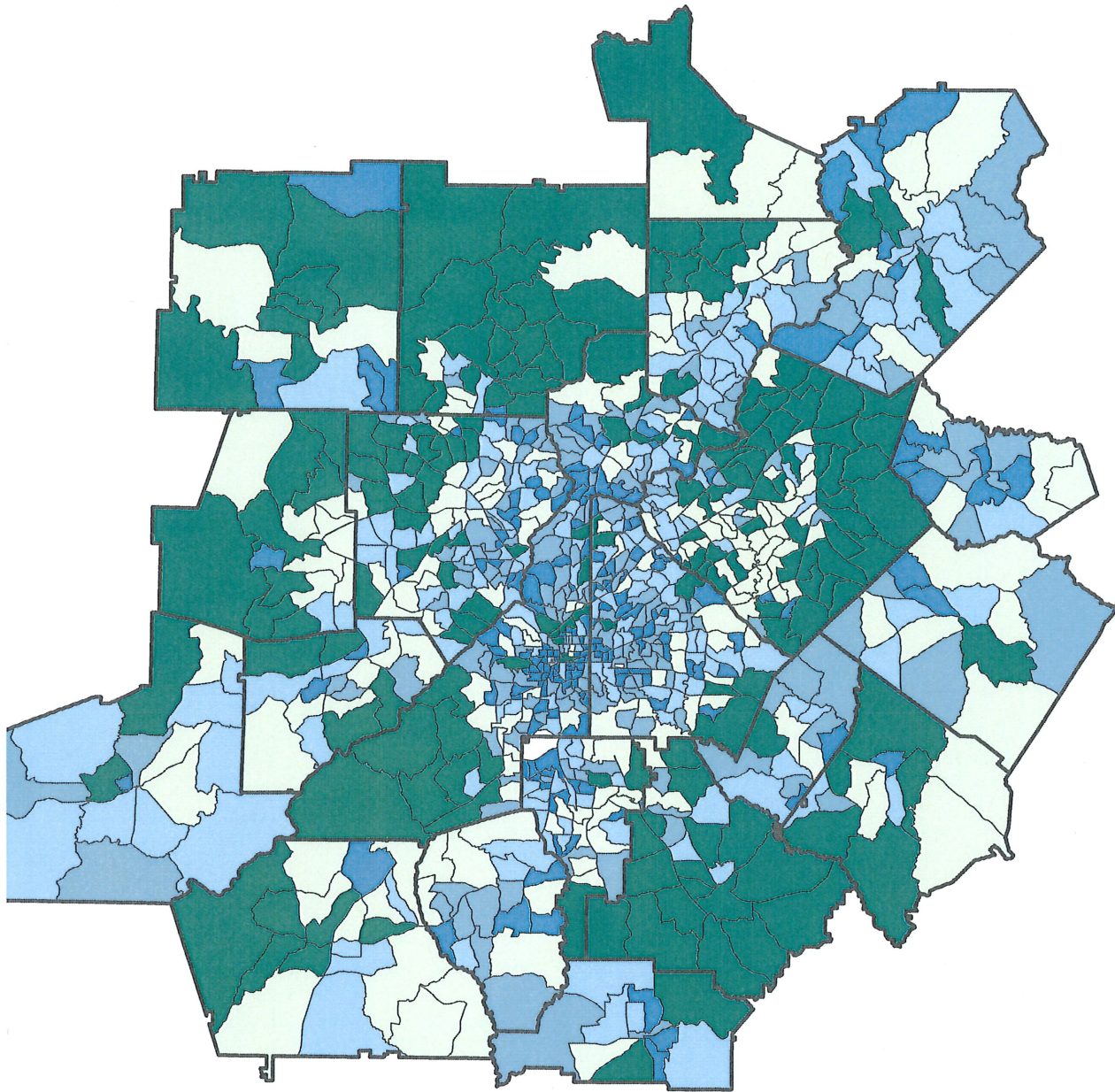
- All applicable blanks filled out on application.
- Completed property owner authorization (notarized)
- Completed adjoining property owners form with names and addresses.
- Completed campaign disclosure form.
- Detailed **Letter of Intent** requesting rezone with **Conceptual Plan**.
- Documentation 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
- 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, credit card or money order made payable to "City of Dawsonville". — pd 4/13/2024 C.C.

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

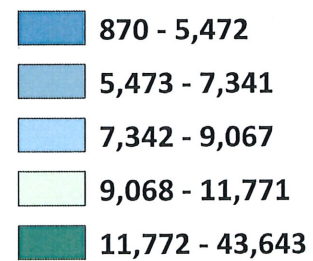
Zoning Requested	Fee Schedule	*Per Acre Fee
AP	\$250.00 +	\$50.00 per acre
RA	\$500.00 +	\$50.00 per acre
R-1	\$250.00 +	\$50.00 per acre
R-2	\$250.00 +	\$50.00 per acre
R-3	\$350.00 +	\$50.00 per acre
R-3R	\$350.00 +	\$50.00 per acre
R-6	\$350.00	\$50.00 per acre
RHMT	\$250.00	\$50.00 per acre
PUD	\$500.00	\$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
LJ	\$500.00	\$50.00 per acre
HB	\$500.00	\$50.00 per acre
CIR	\$500.00	\$50.00 per acre
INST	\$500.00	\$50.00 per acre
Variance	\$300.00	\$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	

*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.

ARC Population Forecasts (Series 16): Total Population, 2050



**Total Population forecast
by Census Tract in 2050**



Atlanta Regional Commission



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

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

INVOICE #
I2101143

INVOICE DATE: 04/08/21
 DUE DATE: 05/08/21

ACCOUNT ID: P-000561 PIN: 974753 CHARLES ALAN BARGE 4663 WINDSOR DRIVE SMYRNA, GA 30082
--

PERMIT INFORMATION
 PERMIT NO: C2100192
 LOCATION: 612 DUCK THURMOND RD
 OWNER: THURMOND HORACE JAMES

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C2100192		
1.0000	P-0145	Zoning Request to R1 Permit No: C2100192	250.000000	250.00
1.0000	P-0154	ANNEXATION Permit No: C2100192	250.000000	250.00
44.8300/ACR	P-0159	ZONING REQUEST TO R-1 PER ACRE Permit No: C2100192	50.000000	2,241.50
1.0000/EA	P-0155A	ADMINISTRATIVE FEES Permit No: C2100192	100.000000	100.00
12.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C2100192	6.900000	82.80
			TOTAL DUE:	<u>\$ 2,924.30</u>
		Prn Payment: 04/13/21 CR 3804225565		-2,924.30
			BALANCE:	<u>\$ 0.00</u>

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

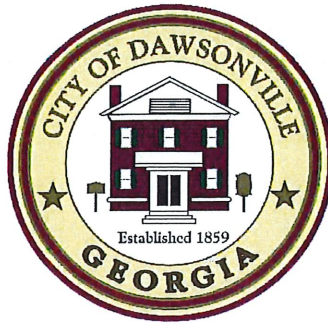
City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534

INVOICE #: I2101143
 DESCRIPTION: Permit No: C2100192
 ACCOUNT ID: P-000561 PIN: 974753
 DUE DATE: 05/08/21
 TOTAL DUE: \$ 0.00

CHARLES ALAN BARGE
 4663 WINDSOR DRIVE
 SMYRNA, GA 30082



415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 4/21/2021

To: City of Dawsonville Planning Commission

From: David Picklesimer, Planning and Zoning Director

Reference: VAR C2100188 Planning and Zoning Department Summary

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

Applicant is requesting two separate variances to the City Ordinance.

Variance request #1: Chapter 109 Street Standards Article IV Access Sec 109-36. Subdivisions with 51 to 124 contiguous lots must have two means of street access. Traffic study may be required by the director of public works. Traffic study may require additional street access points. Applicant is requesting to eliminate the second entrance requirement.

The City Planning Department recommends the following options:

1. Install approved automatic sprinkler systems per Dawson County Fire Services on lots 1-56 to eliminate second entrance requirement. Additional water fire line tap fees and monthly service fees will apply to each lot if approved.
2. Reduce the total number of lots from 56 to 50 to eliminate the second entrance requirement.
3. Approve the elimination of second entrance requirement.
4. Deny the elimination of the second entrance requirement.

Variance request #2: Appendix A Zoning Article VIII Sec 807 Tree Protection variance. Applicant is requesting to waive the three year in eligibility for acquiring development permit due to terms reference to the State Timber Harvest permit requirements.

The City Planning Department recommends the following options:

1. Approve the three-year variance waiver request with a condition to install 326 trees per the attached Tree Protection & Replacement Plan.
2. Deny the three-year variance waiver as requested. Development permit will not be reviewed until March 8, 2022. Tree protection and replacement plan will not be required.

Kindest Regards,


David Picklesimer
Planning Director



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

Variance Application

VAR- C2100188 #1

Fee: \$300.00

Application for: Appeal Special Exception Adjustment

Variance Requested: Sec 109-36(2) One access for 56 lots (Letter of Intent must fully describe this request)

Applicant Name: Song Swallow, LLC Company: _____

Address: 4977 Lanier Islands Parkway #106 City: Buford Zip: 30518

Phone: 678 283 8010 Cell Phone: _____ Fax #: _____

Owner Name(s): Song Swallow, LLC

Address: 4977 Lanier Islands Parkway #106 City: Buford Zip: 30518

Phone: 678-283-8010 Cell Phone: _____ Fax #: _____

Exact Location and Description of Subject Property:

Address: 372 Howser Mill Rd. Lot # 1-56

Present/Proposed Zoning: R3 Parcel # 082 017 & 092B 025 001

District: 4th Land Lot: 370 & 379 Tax Map # see above

Present and/or Proposed Use of Property: Remove requirement for secondary access.
Proposed 56 lot subdivision

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Section 907 (see pg. 2 & 3)
- The applicant is responsible to pay the certified mail postage to adjacent property owners.
- Variance fee of \$300.00

 Signature of Applicant

4/6/2021
 Date

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:

A secondary access is not feasible because of the following:

1. Limited road frontage

2. Adjoining Howser Mill subdivision doesn't have an accessible tie-in

3. Adjoining Shoal Creek subdivision is across a creek and doesn't have an accessible tie-in

4. Adjoining church and adjoining residential properties are too steep for a fire access road, 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:

Adjoining larger subdivisions only have one access point and no stubbed roads for a future connection point.

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:

Adjoining larger subdivisions only have one access point and no stubbed roads for a future connection point.

_____ 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:

_____ and,

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

Answer:

As previously mentioned, there are no accessible points in adjoining larger subdivisions, or adjacent properties that would allow for a secondary fire access road.

_____ and,

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

Answer:

_____ 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 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.



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

**Property Owner
 Authorization**

VAR# 22100188 #1 ⁰⁸²⁻⁰¹⁷ TMP# 092B 025 001 Applicant's Name: Song Swallow, LLC

Property Owner Authorization

I / We Song Swallow, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 372 Howser Mill Rd., Parcel # 082 017 & 092B 025 001 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 Adam Whitmire, Manager of Song Swallow, LLC

Signature of Owner *[Signature]* Date 4/6/2021

Mailing Address 4977 Lanier Islands Parkway #106

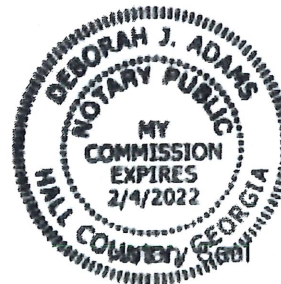
City Ruford State GA Zip 30518

Telephone Number 678-283-8010

Sworn to and subscribed before me
 this 6th day of April 2021.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 2-4-22



(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.)

David Picklesimer

From: Chris Archer <carcher@dawsoncounty.org>
Sent: Tuesday, April 20, 2021 3:44 PM
To: David Picklesimer
Subject: RE: Howser Mill tract variances *C2100188 #1*

David,

The Georgia State Minimum Fire Prevention Code, Section D107 regulates the number of required fire apparatus access road. Essentially the code states that anything over 30 dwellings in a one- or two-family residential development must have two separate and remote access points, be sprinkled, or connect with a future development. This is not an ordinance that a variance can be request through the county for.

D107.1 One- or Two-Family Dwelling Residential Developments

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D107.2 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Chris Archer
Lt. of Fire Prevention
Dawson County Emergency Services
706-429-5678
393 Memory Ln
Dawsonville, GA 30534



From: David Picklesimer <david.picklesimer@dawsonville-ga.gov>
Sent: Tuesday, April 20, 2021 11:42 AM
To: Chris Archer <carcher@dawsoncounty.org>
Subject: FW: Howser Mill tract variances

Chris, Can you provide information as it relates to the number of lots verses the second entrance. I know you had told me the County has a separate variance process for the number of lots verses the number of entrances. Did they apply for the Counties second entrance variance.

From: Corey Guthrie <Corey.Guthrie@ensiteconsulting.com>
Sent: Wednesday, April 7, 2021 10:48 AM
To: David Picklesimer <david.picklesimer@dawsonville-ga.gov>
Cc: Clay Moss <clay.moss@dawsonville-ga.gov>; Stacy Harris <stacy.harris@dawsonville-ga.gov>; Permit Tech <permit.tech@dawsonville-ga.gov>; Wendy Kraby <wkraby@gdcrlaw.com>; Dj Adams <dj@arabella.capital>; Adam Whitmire <adam@arabella.capital>
Subject: Howser Mill tract variances

David,
I've attached both variance applications for the Howser Mill tract. One for the number of lots on one entrance and the other for the timber harvest. Please let us know if this emailed submittal is satisfactory and qualifies as our formal submittal, as today is our deadline. How much is due, I wasn't sure if we have to submit two separate fees since both are being submitted together.

Thanks,

Corey Guthrie, PE
ENSITE CIVIL CONSULTING, LLC
Mobile: 770-597-8813
Email: corey.guthrie@ensiteconsulting.com

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

LETTER OF INTENT

Applicant: Song Swallow, LLC

Subject Property: 372 Howser Mill Rd, Parcel No. 082 017 & 092B 025 001

Current Zoning: R3

Proposed Variance: Sec. 109-36(2). One access for 56 lots.

ROW Access: Howser Mill

Application: # VAR C3100188 #1

This Letter of Intent is intended to comply with application procedures established by The City of Dawsonville, Georgia. The Applicant intends to develop the Subject Property with the Variance for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, sketch plat, and conditional use permit submitted concurrently with the Application are also incorporated herein by this reference. The variance, along with all supplemental plans and documents are collectively referred to as the "Applicant's Proposal."

Song Swallow, Applicant, is the owner of 21.76 acres off Howser Mill Road that was annexed into the City of Dawsonville and approved as Single Family Residential (R3) zoning on June 4, 2018.

The Applicant is in the process of developing a neighborhood of 56 lots pursuant to the plans attached as Exhibit "A."

The Development Code of the City of Dawsonville Sec. 109-36(2) provides subdivisions with "51 to 124 contiguous lots must have at minimum two means of street access." Such code was adopted on 7-15-2019, over a year after the zoning of the Subject Property was approved.

The Applicant seeks a variance from this regulation to allow development with a single road access. A requiring a second access would be unpractical and would create unnecessary hardships due to the geographic, topographic and other conditions of the Subject Property and its surrounding vicinity.

The requirement for a second access is not possible because the Subject Property has only about 400 feet of road frontage onto Howser Mill, almost all of which is taken up by the main entrance and acceleration/deceleration lanes.

There is no other feasible secondary access available. The property to the east of the Subject Property, Howser Mill Subdivision (Mill Stone Drive), is already developed and offers no additional access options. The north end of the Subject Property is a creek that is not crossable without the construction of a bridge and extensive environmental disturbance. The land beyond the western boundary, which slopes down to Howser Mill is steep terrain and

49 Atlanta Street
Marietta, Georgia 30060

2951 Flowers Road South, Suite 220
Atlanta, Georgia 30341

Gregory, Doyle, Calhoun & Rogers, LLC

not appropriate for a roadway.

The neighborhood has been designed with a road extending from Howser Mill into the neighborhood that creates a large loop with significant vehicle turn-arounds. This was created for the maximum flow of traffic and access for the subdivision.

The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

Please contact us if you have any questions or concerns.

/wendy.w.kraby/

Wendy W. Kraby
Attorney for Applicant and Owner,
Song Swallow, LLC

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant: Song Swallow, LLC

Subject Property: 372 Howser Mill Rd, Parcel No. 082 017 & 092B 02501

Current Zoning: R3

Proposed Variance: Sec. 109-36(2). One access for 56 lots.

ROW Access: Howser Mill

Application: # VAR G2100188 #1

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the variance application ("Application") of the Applicant and the Owners of the Subject Property and to put the City of Dawsonville City Council on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the City of Dawsonville of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence presented by any party that fails to comply with notice and campaign disclosure requirements.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of modification of the Application.

Any provisions in the City of Dawsonville Land Use and Zoning Ordinance ("Code") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is presently suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

49 Atlanta Street
Marietta, Georgia 30060

2951 Flowers Road South, Suite 220
Atlanta, Georgia 30341

Gregory, Doyle, Calhoun & Rogers, LLC

A refusal by the City of Dawsonville City Council to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the City Council cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Code. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such conditions or restrictions.

Finally, the Applicant and Owner assert that the Code, and 2018 City of Dawsonville Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owners of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state and local laws and ordinances, and in equity.

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Applicant's Application and we ask that this Reservation be presented with the Applicant's other Application materials to the governing authority of the jurisdiction. The Applicant and Owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,

[/wendy.w.kraby/](#)

Wendy W. Kraby
Attorney for Applicate
Song Swallow, LLC



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

**Adjacent
 Property Owners**

VAR# C2100188 TMP# 082-017 Applicant's Name: Song Swallow, LLC
0928 025 001

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 # _____ 1. Name(s): See attached table (too many parcels to fit on this sheet)
 Address: _____

- TMP # _____ 2. Name(s): _____
 Address: _____

- TMP # _____ 3. Name(s): _____
 Address: _____

- TMP # _____ 4. Name(s): _____
 Address: _____

- 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.

ADJACENT PROPERTY OWNERS

TMP#	Name(s)	Street Address	City/State/Zip	Mailing Address	City/State/Zip
✓ 1 082 017 003	William Robinson & Richard Panaro	357 Howser Mill Rd.	Dawsonville, GA 30534	352 Howser Mill Rd.	Dawsonville, GA 30534
✓ 2 082 017 001	Emory & Celia Ramey	436 Howser Mill Rd.	Dawsonville, GA 30534	436 Howser Mill Rd	Dawsonville, GA 30534
✓ 3 082 017 002	Calvary Baptist Church of Dawsonville	400 Howser Mill Rd	Dawsonville, GA 30534	PO Box 187	Dawsonville, GA 30534
✓ 4 082 018	Steven & Elaine Willson	548 Howser Mill Rd	Dawsonville, GA 30534	549 Howser Mill Rd.	Dawsonville, GA 30534
✓ 5 082 012	John & Jane Howser	n/a	n/a	3991 N Cooper Lake Rd SE	Smyrna, GA 30082
✓ 6 082 013 021	Jancie Hatcher	274 Bent Ridge Dr	Dawsonville, GA 30534	274 Bent Ridge Dr	Dawsonville, GA 30534
✓ 7 082 013 022	Walter Deellenback	288 Bent Ridge Dr	Dawsonville, GA 30534	288 Bent Ridge Dr	Dawsonville, GA 30534
✓ 8 082 013 023	Shurla Wrenn	300 Bent Ridge Dr	Dawsonville, GA 30534	300 Bent Ridge Dr	Dawsonville, GA 30534
✓ 9 082 013 024	Robert Strachman	312 Bent Ridge Dr	Dawsonville, GA 30534	312 Bent Ridge Dr	Dawsonville, GA 30534
✓ 10 082 013	City of Dawsonville	505 Street Cook Rd	Dawsonville, GA 30534	415 Hwy 53 E Ste 100	Dawsonville, GA 30534
✓ 11 0928 025	Howser Mill Homeowner Assoc Inc	River Mill Lane	Dawsonville, GA 30534	PO Box 481	Dawsonville, GA 30534
✓ 12 0928 025 020	Alberta & Margaret Labarre	267 River Mill Lane	Dawsonville, GA 30534	267 River Mill Lane	Dawsonville, GA 30534
✓ 13 0928 025 019	Larry & Megan Upton	259 River Mill Lane	Dawsonville, GA 30534	259 River Mill Lane	Dawsonville, GA 30534
✓ 14 0928 025 018	Kandace Park	247 River Mill Lane	Dawsonville, GA 30534	247 River Mill Lane	Dawsonville, GA 30534
✓ 15 0928 025 017	Linda Lockert	233 River Mill Lane	Dawsonville, GA 30534	233 River Mill Lane	Dawsonville, GA 30534
✓ 16 0928 025 016	Dell & Deborah Cook	217 River Mill Lane	Dawsonville, GA 30534	217 River Mill Lane	Dawsonville, GA 30534
✓ 17 0928 025 015	Leroy & Stacey Kimmons	201 River Mill Lane	Dawsonville, GA 30534	201 River Mill Lane	Dawsonville, GA 30534
✓ 18 0928 025 014	William & Brooke Pogue	187 River Mill Lane	Dawsonville, GA 30534	187 River Mill Lane	Dawsonville, GA 30534
✓ 19 0928 025 013	Arthur & Donna Krug	175 River Mill Lane	Dawsonville, GA 30534	175 River Mill Lane	Dawsonville, GA 30534
✓ 20 0928 025 012	David & Holly Davenport	161 River Mill Lane	Dawsonville, GA 30534	161 River Mill Lane	Dawsonville, GA 30534
✓ 21 0928 025 011	William & Patricia Sorenson	149 River Mill Lane	Dawsonville, GA 30534	149 River Mill Lane	Dawsonville, GA 30534
✓ 22 0928 025 010	Robert & Maria Maxfield	133 River Mill Lane	Dawsonville, GA 30534	133 River Mill Lane	Dawsonville, GA 30534
✓ 23 0928 025 009	Joel & Maria Paris	119 River Mill Lane	Dawsonville, GA 30534	119 River Mill Lane	Dawsonville, GA 30534
✓ 24 0928 025 008	Erni Fletcher	111 River Mill Lane	Dawsonville, GA 30534	5255 Tamiami Ct	Cape Coral, FL 33904
✓ 25 0928 025 007	Brian & Rebecca Bliss	91 River Mill Lane	Dawsonville, GA 30534	91 River Mill Lane	Dawsonville, GA 30534
✓ 26 0928 025 006	Nancy Nicodemus	77 River Mill Lane	Dawsonville, GA 30534	4479 village Dr	Dunwoody, GA 30338
✓ 27 0928 025 005	Norman Sanford	71 River Mill Lane	Dawsonville, GA 30534	71 River Mill Lane	Dawsonville, GA 30534
✓ 28 0928 025 004	Richard & Tracy Denver	57 River Mill Lane	Dawsonville, GA 30534	57 River Mill Lane	Dawsonville, GA 30534
✓ 29 0928 026	Caleb & Jenny Phillips	323 Howser Mill Rd	Dawsonville, GA 30534	323 Howser Mill Rd	Dawsonville, GA 30534
✓ 30 082 015	Reginald Burrows	373 Howser Mill Rd	Dawsonville, GA 30534	373 Howser Mill Rd	Dawsonville, GA 30534

31. 082-007
 32. 082-013-020
 (Tuck the corner)



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

RECEIVED
 APR 07 2021
 BY: [Signature]

Variance Application

Fee: \$300.00

VAR- C2100188 #2

Application for: Appeal Special Exception Adjustment

Variance Requested: See 807 Timber Harvest, develop < 3 years (Letter of Intent must fully describe this request)

Applicant Name: Song Swallow, LLC Company: _____
 Address: 4977 Lanier Islands Parkway #106 City: Buford Zip: 30518
 Phone: 678-283-8010 Cell Phone: _____ Fax #: _____

Owner Name(s) Song Swallow, LLC
 Address: 4977 Lanier Islands Parkway #106 City: Buford Zip: 30518
 Phone: 678-283-8010 Cell Phone: _____ Fax #: _____

Exact Location and Description of Subject Property:

Address: 372 Howser Mill Rd. Lot # 1-56
 Present/Proposed Zoning: R3 Parcel # 082 017 & 092B 025 001
 District: 4th Land Lot: 370 & 379 Tax Map # see above
 Present and/or Proposed Use of Property: Present - timber harvested but otherwise undeveloped.
Proposed 56 lot subdivision

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Section 907. (see pg. 2 & 3)
- The applicant is responsible to pay the certified mail postage to adjacent property owners.
- Variance fee of \$300.00

[Signature]
 Signature of Applicant

4/6/2021
 Date

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:

When the property was harvested, there was not a restriction on development permits. In order to work with the intent of the Ordinance, the owner is agreeing to replant additional trees.

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:

The property was timber harvested before the tree ordinance change.

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 property was timber harvested before the tree ordinance change.

_____ and,
_____ 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 property was timber harvested before the tree ordinance change. The developer has agreed to replant at least one 2' tree per proposed lot.

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

Answer:

_____ The ordinance changed after the applicant timber harvested.

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

Answer:

_____ and,
_____ 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 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.



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

**Property Owner
 Authorization**

VAR# 082 017 C2100188 #2 TMP# 092B 025 001 Applicant's Name: Song Swallow, LLC

Property Owner Authorization

I / We Song Swallow, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 372 Howser Mill Rd., Parcel # 082 017 & 092B 025 001 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 Adam Whitmire, Manager of Song Swallow, LLC
 Signature of Owner [Signature] Date 4/6/2021
 Mailing Address 4977 Lanier Islands Parkway #106
 City Buford State GA Zip 30518
 Telephone Number 678-283-8010

Sworn to and subscribed before me
 this 6th day of April 2021
[Signature]
 Notary Public, State of Georgia
 My Commission Expires: 2-4-22



(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 sheets/waivers notarized also.)

LETTER OF INTENT

Applicant: Song Swallow, LLC

Subject Property: 372 Howser Mill Rd, Parcel No. 082 017 & 092B 025 001

Current Zoning: R3

Proposed Variance: Sec. 807. - Tree protection

ROW Access: Howser Mill

Application: # VAR C2100188 #2

This Letter of Intent is intended to comply with application procedures established by The City of Dawsonville, Georgia. The Applicant intends to develop the Subject Property with the Variance for the Proposed Use, as more fully described in the Application, incorporated herein by this reference. Any zoning request, sketch plat, and conditional use permit submitted concurrently with the Application are also incorporated herein by this reference. The variance, along with all supplemental plans and documents are collectively referred to as the "Applicant's Proposal."

Song Swallow, Applicant, is the owner of 21.76 acres off Howser Mill Road that was annexed into the City of Dawsonville and approved as Single Family Residential (R3) zoning on June 4, 2018.

The Applicant is in the process of developing a neighborhood of 56 lots.

The Subject Property was timbered through a state permit dated January 28, 2019 by regulation through the state forestry commission. The timber harvest was completed on or near March 8, 2019.

On August 19, 2019, approximately five (5) months after the completion of the timber harvest, the City modified the City Ordinance Article VIII, Sec. 807, to add the following provision: "[o]nce timber is harvested as regulated through the state forestry commission from a property, said property shall not be eligible for rezoning or development permits for a period of three years following the completion of the timber harvest."

The Applicant is seeking a variance from Sec. 807 to allow it to seek development permits, including but not limited to, a land disturbance permit upon approval of this variance.

To require the Applicant to wait three (3) years to develop the Subject Property after a legally-permitted state timber harvest because the City later changed the law, would be a unnecessary and unwarranted hardship for Applicant. It would also significantly delay the completion of the development and the implementation of the Tree Protection & Replacement Plan as described below.

Applicant stands ready to complete the development as soon as possible. Applicant has

49 Atlanta Street
Marietta, Georgia 30060

2951 Flowers Road South, Suite 220
Atlanta, Georgia 30341

Gregory, Doyle, Calhoun & Rogers, LLC

agreed to plant at least one 2" tree per proposed lot in the subdivision. In addition, the developer has preserved numerous trees in the common areas and creek area of the Subject Property. Please see the Tree Protection & Replacement Plan, attached hereto as Exhibit "A."

The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

Please contact us if you have any questions or concerns.

/wendy.w.kraby/

Wendy W. Kraby
Attorney for Applicant and Owner,
Song Swallow, LLC



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

**Adjacent
 Property Owners**

VAR# C2100188 TMP# 082017 0928005001 Applicant's Name: Song Swallow, 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 # _____ 1. Name(s): See attached table (too many parcels to fit on this sheet)
 Address: _____

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 Address: _____

- TMP # _____ 3. Name(s): _____
 Address: _____

- TMP # _____ 4. Name(s): _____
 Address: _____

- 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.

ADJACENT PROPERTY OWNERS

MP#	Name(s)	Street Address	City/State/Zip	Mailing Address	City/State/Zip
1 082 017 003	William Robinson & Richard Panaro	357 Howser Mill Rd.	Dawsonville, GA 30534	352 Howser Mill Rd.	Dawsonville, GA 30534
2 082 017 001	Emory & Celia Ramey	436 Howser Mill Rd	Dawsonville, GA 30534	436 Howser Mill Rd	Dawsonville, GA 30534
3 082 017 002	Calvary Baptist Church of Dawsonville	400 Howser Mill Rd	Dawsonville, GA 30534	PO Box 187	Dawsonville, GA 30534
4 082 018	Steven & Elaine Wilson	548 Howser Mill Rd	Dawsonville, GA 30534	549 Howser Mill Rd	Dawsonville, GA 30534
5 082 012	John & Jane Howser	n/a	n/a	3991 N Cooper Lake Rd SE	Smymna, GA 30082
6 082 013 021	Jeanie Hatcher	274 Bent Ridge Dr	Dawsonville, GA 30534	274 Bent Ridge Dr	Dawsonville, GA 30534
7 082 013 022	Walter Delanbark	288 Bent Ridge Dr	Dawsonville, GA 30534	288 Bent Ridge Dr	Dawsonville, GA 30534
8 082 013 023	Shurita Wrenn	300 Bent Ridge Dr	Dawsonville, GA 30534	300 Bent Ridge Dr	Dawsonville, GA 30534
9 082 013 024	Robert Strachman	312 Bent Ridge Dr	Dawsonville, GA 30534	312 Bent Ridge Dr	Dawsonville, GA 30534
10 082 012	City of Dawson	n/a	n/a	PO Box 481	Dawsonville, GA 30534
11 082B 025	Howser Mill Homeowner Assoc Inc	River Mill Lane	Dawsonville, GA 30534	267 River Mill Lane	Dawsonville, GA 30534
12 082B 025 020	Alberta & Margaret Labarre	267 River Mill Lane	Dawsonville, GA 30534	267 River Mill Lane	Dawsonville, GA 30534
13 082B 025 019	Larry & Megan Upton	259 River Mill Lane	Dawsonville, GA 30534	259 River Mill Lane	Dawsonville, GA 30534
14 082B 025 018	Kandace Park	247 River Mill Lane	Dawsonville, GA 30534	247 River Mill Lane	Dawsonville, GA 30534
15 082B 025 017	Linda Lockett	233 River Mill Lane	Dawsonville, GA 30534	233 River Mill Lane	Dawsonville, GA 30534
16 082B 025 016	Del & Deborah Cook	217 River Mill Lane	Dawsonville, GA 30534	217 River Mill Lane	Dawsonville, GA 30534
17 082B 025 015	Leroy & Stacey Kammions	201 River Mill Lane	Dawsonville, GA 30534	201 River Mill Lane	Dawsonville, GA 30534
18 082B 025 014	William & Brooke Pogue	187 River Mill Lane	Dawsonville, GA 30534	187 River Mill Lane	Dawsonville, GA 30534
19 082B 025 013	Arthur & Donna Krug	175 River Mill Lane	Dawsonville, GA 30534	175 River Mill Lane	Dawsonville, GA 30534
20 082B 025 012	David & Holly Davenport	161 River Mill Lane	Dawsonville, GA 30534	161 River Mill Lane	Dawsonville, GA 30534
21 082B 025 011	William & Patricia Sorenson	149 River Mill Lane	Dawsonville, GA 30534	149 River Mill Lane	Dawsonville, GA 30534
22 082B 025 010	Robert & Maria Mastreid	133 River Mill Lane	Dawsonville, GA 30534	133 River Mill Lane	Dawsonville, GA 30534
23 082B 025 009	Paul & Maria Paris	119 River Mill Lane	Dawsonville, GA 30534	119 River Mill Lane	Dawsonville, GA 30534
24 082B 025 008	Eni Fletcher	111 River Mill Lane	Dawsonville, GA 30534	5255 Tamiami Ct	Capri Coral, FL 33904
25 082B 025 007	Bryan & Rebecca Blas	91 River Mill Lane	Dawsonville, GA 30534	91 River Mill Lane	Dawsonville, GA 30534
26 082B 025 006	Nancy Nicodemus	77 River Mill Lane	Dawsonville, GA 30534	4479 Village Dr	Durwoody, GA 30238
27 082B 025 005	Norman Sanford	71 River Mill Lane	Dawsonville, GA 30534	71 River Mill Lane	Dawsonville, GA 30534
28 082B 025 004	Richard & Tracy Denier	57 River Mill Lane	Dawsonville, GA 30534	57 River Mill Lane	Dawsonville, GA 30534
29 082B 026	Colin & Penny Phillips	323 Howser Mill Rd	Dawsonville, GA 30534	323 Howser Mill Rd	Dawsonville, GA 30534
30 082 015	Reginald Burrows	373 Howser Mill Rd	Dawsonville, GA 30534	373 Howser Mill Rd	Dawsonville, GA 30534

- 31. 082-007 - Take, Benson Brenda P.O. Box 283 (for the corner)
- 32. 082-013-020 - Nix, Devin 270 Bent Ridge Dr

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

Stacy Harris
Planning Admin Assistant

Planning Commission:

Randy Davis
Matt Fallstrom
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.

ANX C2100192 and ZA C2100192: Charles Alan Barge has petitioned to annex into the city limits of Dawsonville the 44.82 acres combined tracts known as TMP 070 050, located at 612 Duck Thurmond Rd, 2.98 acres; TMP 070 004, located at 690 Duck Thurmond Rd, 2.95 acres; TMP 069 037 located at 694 Duck Thurmond Rd, 14.46 acres; TMP 069 089, located at 788 Duck Thurmond Rd; 2.96 acres; TMP 069 036, located 840 Duck Thurmond Rd, 14.38 acres; TMP 069 073, located at 914 Duck Thurmond Rd, 7.09 acres; with a request to rezone from County Zoning of RSRMM (Residential Sub-Rural Manufactured/Moved) to City Zoning of R1 (Single Family Residential). Public Hearing Dates: Planning Commission on May 10, 2021 and City Council on June 7, 2021. City Council for a decision on June 21, 2021.

VAR C2100188: Song Swallow, LLC (applicant) has requested, from *Appendix A Zoning Article VIII Sec 807 Tree Protection*, variance request sought to waive the in eligibility for rezoning or development permits for a period of three years following the completion of the timber harvest. *Chapter 109 Street Standards Article IV Access Sec 109-36. - Access to public roads* – applicant is requesting to waive the required minimum standard. (2) Subdivisions with 51 to 124 contiguous lots must have a minimum two means of street access. Traffic study may be required by the director of public works. Traffic study may require additional street access points, for TMP 082 017, Land Lot(s) 379 & 380 4th District and 092B 025 001, Land Lot 370 4th District. Public Hearing Date: Planning Commission on May 10, 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.

Sec. 807. - Tree protection.

In the land development process, no more than 75 percent of the mature, healthy, existing trees in excess of ten inches DBH shall be cut, damaged or destroyed. Provided, however, that additional trees may be removed upon approval by the planning director or designee if one five-inch caliper tree or larger is planted and maintained for each one tree removed in excess of ten inches DBH. A tree survey shall be required prior to the removal of trees when tree removal is part of the development process. A tree survey shall not be required for a bona fide timber harvest as regulated through the state forestry commission. Once timber is harvested as regulated through the state forestry commission from a property, said property shall not be eligible for rezoning or development permits for a period of three years following the completion of the timber harvest.

(Ord. of 12-3-2018; Ord. of 8-19-2019, § 6)

Sec. 109-36. - Access to public roads.

Access to every subdivision shall be provided over and through a public or private street built to public street standards based on the following minimum requirements:

- (1) Subdivisions with one to 50 contiguous lots must have at minimum a single means of street access.
- (2) Subdivisions with 51 to 124 contiguous lots must have at minimum two means of street access. Traffic study may be required by the director of public works. Traffic study may require additional street access points.
- (3) Subdivisions with 125 or more contiguous lots must have at minimum two means of street access and perform a traffic study. Traffic study may require additional street access points.

Reserve strips controlling access to public streets shall not be permitted.

(Ord. of 7-15-2019, § 1)

VAR# c2/00188 #1 & #2 TMP# 082-017 092B-025-001 Applicant's Name: Song Swallow, LLC

Application Processing: Staff Only

- Completed Application Received Date: 4/7/21
- Letter of Intent Received Date: 4/7/2021
- Supporting Documentation Received Date: 4/7/21
- Verify Adjacent Property Owners in Tax Assessors total 32 ~~35~~ Date: 4/7/21
- Amount Paid \$ 620.80 Check # _____ /Cash Date: 4/7/21
- Establish VAR # (VAR-month-year-CSI receipt #) Date: _____
- Create a File Folder and Label for the Application Date: 4/12/21
- 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: 4/15/21
- 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: 05-10-2021

Approved Approved with Stipulations Denied

First Reading: 07/08/2019

Second Reading: 07/15/2019

Adoption: 7-15 2019

AN ORDINANCE BY THE CITY OF DAWSONVILLE TO ADOPT AND ENACT LAND DEVELOPMENT REGULATIONS FOR STREET STANDARDS, WATER AND SEWER SYSTEMS, GRADING AND DRAINAGE, LOT AND BLOCK STANDARDS, AND PLAT SPECIFICATIONS; TO ADOPT STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS AND SANITARY SEWERAGE SYSTEMS; TO ADOPT STANDARD SPECIFICATIONS FOR ROADWAY AND DRAINAGE SYSTEMS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of the City of Dawsonville (the "City") find that the adoption of standardized land development regulations to govern the construction and development of streets, water and sewer systems, grading and drainage, lot and block standards and plat specifications is proper and appropriate as these activities may affect the health, safety, welfare, peace, rest and repose, and tranquility of the citizens of the City;

WHEREAS, the Mayor and Council of the City find that the adoption of standard specifications for water distribution systems, sanitary sewerage systems and roadway and drainage systems is proper and appropriate as these activities may affect the health, safety, welfare, peace, rest and repose, and tranquility of the citizens of the City;

AND WHEREAS, in foregoing interests described above, the Mayor and Council of the City desire to exercise their authority to adopt this Ordinance.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF DAWSONVILLE HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

The Dawsonville **Land Development Regulations** as contained in Subpart B of the Code of the City of Dawsonville, Georgia, are hereby amended by enacting new **Chapters 109** through 113 as follows: Chapter 109: Street Standards; Chapter 110: Water and Sewer Systems; Chapter 111: Grading and Drainage; Chapter 112: Lot and Block Standards and Chapter 113: Plat Specifications, all of which shall have the text as attached hereto and shall be forwarded by the Clerk to Municode for inclusion in the existing Land Development Regulations as contained in Subpart B of the Code of the City of Dawsonville, Georgia.

SECTION 2.

Standard Specifications for the construction and development of Water Distribution Systems and Sanitary Sewerage Systems as attached hereto are adopted and shall be maintained by the Clerk on the City website (www.dawsonville-ga.gov) and by the City Department of Planning and Zoning for viewing and review by any interested party. These Standard Specifications may be modified from time to time by action of the Mayor and Council and are incorporated by reference in the Development Regulations of the Code of Ordinances as published by Municode.

SECTION 3.

Standard Specifications for the construction and development of Roadway and Drainage Systems as attached hereto are adopted and shall be maintained by the Clerk on the City website (www.dawsonville-ga.gov) and by the City Department of Planning and Zoning for viewing and review by any interested party. These Standard Specifications may be modified from time to time by action of the Mayor and Council and are incorporated by reference in the Development Regulations of the Code of Ordinances as published by Municode.

SECTION 4.

If any section, provision or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or to the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

SECTION 5.

All Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6.

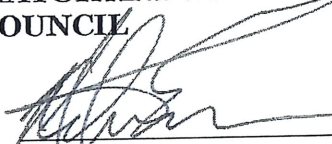
This ordinance shall become effective upon adoption, the public good demanding the same.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this

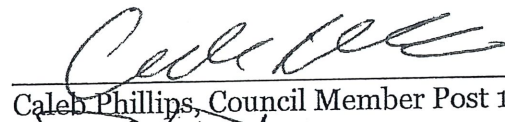
15 day of July, 2019.

**MAYOR AND DAWSONVILLE CITY
COUNCIL**

By:



Mike Eason, Mayor



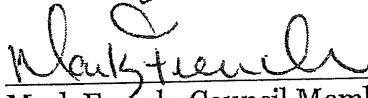
Caleb Phillips, Council Member Post 1



Stephen Tolson, Council Member Post 2

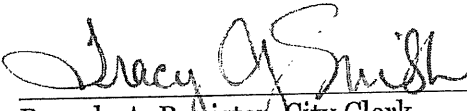


Jason Power, Council Member Post 3



Mark French, Council Member Post 4

ATTESTED TO BY:



for Beverly A. Bahister, City Clerk

By: Tracy Smith, Deputy City Clerk

Publication Date: 07/24/2019

First Reading and Public Hearing: 08/05/2019

Second Reading: 08/19/2019

Adopted: 8.19.2019

AN ORDINANCE BY THE CITY OF DAWSONVILLE TO AMEND ITS ZONING ORDINANCE; TO CLARIFY EXISTING DEFINITIONS AND PROVIDE ADDITIONAL DEFINITIONS; TO ESTABLISH PROHIBITED USES; TO AMEND PROVISIONS RELATED TO BED AND BREAKFAST ESTABLISHMENTS AND SHORT-TERM HOME RENTALS; TO AMEND PROVISIONS ON CONDITIONAL USES, TREE PROTECTION AND ADMINISTRATIVE VARIANCES; TO AMEND PROVISIONS RELATED TO POSTPONEMENT OF ZONING MATTERS; TO AMEND PROVISIONS RELATED TO CONDITIONAL USE AND VARIANCE EXPIRATION; TO ADOPT PROVISIONS RELATED TO APPLICABLE ORDINANCES AND REGULATIONS; TO ADOPT FEES FOR ZONING MATTERS; TO ADOPT CHANGES AND CORRECTIONS TO VARIOUS ZONING DISTRICT PROVISIONS; AND FOR OTHER PURPOSES.

WHEREAS, the Constitution of the State of Georgia provides in article IX, Section II, Paragraph IV thereof, that the governing body may adopt plans and exercise the power of zoning;

WHEREAS, the Georgia General Assembly has enacted the Georgia Planning Act of 1989, Georgia Laws, 1989 pp. 1317-1391, Act 634, which, among other things, provides for local governments to adopt plans and regulations to implement plans for the protection and preservation of natural resources, the environment, vital areas, and land use;

WHEREAS, the City finds that the regulations contained in this Ordinance are necessary for the purposes of implementing its comprehensive plan adopted pursuant to the requirements of the Georgia Planning Act of 1989;

WHEREAS, this Ordinance has been prepared and considered in accordance with the Zoning Procedures Act, O.C.G.A. § 36-66-1 *et seq.*;

WHEREAS, this Ordinance is necessary for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of the City of Dawsonville (the "City");

AND WHEREAS, the Mayor and City Council of the City desire to exercise their authority to adopt this ordinance.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF DAWSONVILLE HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

Appendix A, Article III, of Subpart B **Section 301 Definitions** of the Code of the City of Dawsonville is hereby amended by repealing the existing definitions for the terms "dwelling," "dwelling, single-family," and "permanent residence," in their entirety and replacing them definitions as follows:

Dwelling: A building, other than a manufactured home or house trailer, designed, arranged or used for residential use.

Dwelling, single-family: A building designed or arranged to be occupied by one single housekeeping unit only as a residence.

Permanent residence: Any building, structure, dwelling, or dwelling unit which is used as a residence for more than six (6) months per year.

Yard sale: The temporary sale of home furniture, appliances, clothing and/or domestic items owned by an occupant of a residential dwelling and taking place on the premises on which such occupant resides, whether in the yard or in a carport or garage, usually as a result of the occupant moving/relocating to another place of residence. Yard sales which do not take place on the premises on which such occupant resides are considered open-air businesses and are permitted only as a Conditional Use in commercial zoning districts.

SECTION 2.

Appendix A, Article III, of Subpart B **Section 301 Definitions** of the Code of the City of Dawsonville is hereby amended to define the terms "commercial use," "residential use," and "short-term rental" as follows:

Commercial use: Any primary or principal use of property for profit.

Residential use: Any primary or principal use of property as a permanent residence by the owner, lessee or occupant of the property.

Short-term rental: The renting or leasing of a building, structure, dwelling, or dwelling unit for no more than thirty (30) consecutive days. A short-term home rental is considered a short-term rental.

SECTION 3.

Appendix A, Article VII, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing section 711 in its entirety and replacing it with a new section 711 as follows:

Sec. 711. – Prohibited uses.

Unless otherwise provided, any use not specifically or conditionally permitted in a zoning district as provided in this Ordinance shall be prohibited in that district.

SECTION 4.

Appendix A, Article VII, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing sections 718 through 719 in their entirety and replacing them with new sections 718 through 719 as follows:

Sec. 718. - Bed and breakfast establishments.

Bed and breakfast establishments must comply with the following requirements:

- (a) Only one building, dwelling, or structure, the purpose of which is to rent entirely or a portion thereof, is allowed per parcel; and
- (b) Obtain a permit or license from the City in compliance with all provisions of the City's business license requirements, including but not limited to Chapter 8 of the City Code, prior to operating as a bed and breakfast establishment.

Sec. 719. - Short-term home rentals.

Short-term home rentals must comply with the following requirements:

- (a) Only one dwelling, the purpose of which is to rent entirely, is allowed per parcel; and
- (c) Obtain a permit or license from the City in compliance with all provisions of the City's business license requirements, including but not limited to Chapter 8 of the City Code, prior to operating as a short-term home rental.

SECTION 5.

Appendix A, Article VII, of Subpart B of the Code of the City of Dawsonville is hereby amended by adopting and inserting a new section 720 as follows:

Sec. 720. – Conditional uses.

Conditional uses are allowed in all zoning districts upon approval by the governing body subject to the following restrictions and criteria:

- (a) No conditional use shall be allowed for a prohibited use in a zoning district.
- (b) All conditional uses shall be consistent with the existing use of the property, any reasonable extension of that use or any use that would be transitional between the existing use and the zoning of surrounding properties.
- (c) All conditional use applications shall be treated in the same manner and use the same procedure as a rezoning petition.
- (d) The governing body shall place such restrictions or conditions on the approval of any conditional use as it deems fit in order to comply with this Section, the intent of the Zoning Ordinance and City's Future Land Use Plan.

SECTION 6.

Appendix A, Article IX, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing section 807 in its entirety and replacing it with a new section 807 as follows:

Sec. 807. - Tree protection.

In the land development process, no more than 75 percent of the mature, healthy, existing trees in excess of ten inches DBH shall be cut, damaged or destroyed. Provided, however, that additional trees may be removed upon approval by the Planning Director or designee if one five inch caliper tree or larger is planted and maintained for each one tree removed in excess of ten inches DBH. A tree

survey shall be required prior to the removal of trees when tree removal is part of the development process. A tree survey shall not be required for a bona fide timber harvest as regulated through the Georgia Forestry Commission. Once timber is harvested as regulated through the Georgia Forestry Commission from a property, said property shall not be eligible for rezoning or development permits for a period of three years following the completion of the timber harvest.

SECTION 7.

Appendix A, Article IX, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing section 902 in its entirety and replacing it with a new section 902 as follows:

Sec. 902. - Administrative variances.

The director of planning and zoning shall have the power to grant administrative variances (except for density and use) from the development standards of the zoning ordinance of the city if the intent of the ordinance can be achieved and equal performance obtained by granting a variance.

- A. *Authority.* The authority to grant administrative variances in accord with this section shall be limited to variances from the following requirements:
1. *Front yard, side yard and rear yard setbacks.* Variances shall not exceed twenty percent of the setback in applicable zoning district;
 2. *Building height.* A variance may be granted up to, but not exceeding, ten feet if such variance does not allow space habitable by humans and is also approved by the fire marshal and would not result in an increase in the number of stories that would otherwise be allowed by the zoning district;
 3. *Buffers.* The dimensions of a landscaping buffer required by the zoning ordinance or other ordinance may be varied by no more than twenty percent if the adopted comprehensive plan recommends a similar or more compatible use of the neighboring property or in other situations if the intent of the required buffer can be equally achieved; however, no buffer required as a condition of zoning shall be modified; and
 4. *Parking.* If the required parking standards cannot reasonably be met and if a variance will not adversely affect the spirit or intent of the ordinance, then a variance of not more than ten percent may be granted.
- B. *Application, Notification and Fee.* The applicant may choose to either submit an affidavit attesting to notice that includes signatures of all adjoining property owners listed within the application package consenting to the requested administrative variance or the applicant may choose to request written notice from the planning department to adjoining property owners of the variance application and then wait at least ten business days from notice to all adjoining property owners before the variance may be considered for approval. In either application method, notice of the variance application shall be posted upon the property ten days before the variance is considered and shall state the variance requested and the date the variance shall be considered.
- C. *Basis for approval.* No variance may be granted administratively for an application for a variance that has been heard by the planning commission within one year or if the application is for the expansion of a non-conforming use or structure. The following criteria shall be considered by the planning director before granting an administrative variance.

1. The variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;
 2. A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;
 3. Exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;
 4. The variance provides for reasonable use under the specified circumstances of each application;
 5. The variance achieves the general intent of this ordinance;
 6. The variance is the minimum possible variance under the specific circumstances; and
 7. The variance does not exceed the scope of the authority set forth in subsection (A) hereof.
- D. *Conditions of approval.* The planning director may impose reasonable conditions upon any administrative variance to ensure that the public health, safety, and general welfare are protected. A violation of any imposed condition shall be a violation of this section.
- E. *Administration.* After all requirements for a variance application in accord with the terms hereof are received, the planning and zoning department shall review and certify that all required information is complete and that the request is within the limits of consideration set forth in subsection (A) hereof. After required notice has been provided and the time period for response has passed, the planning director shall have ten business days to render a decision. Notice of the decision shall be provided to the applicant by mailing such decision within five business days of the decision. Notice of the action taken by the planning director shall be provided to the Planning Commission and the Mayor and Council and shall be placed as a report item for no further action upon the next available meeting agenda of the Planning Commission following the decision of the planning director.
- F. *Compliance with other codes.* The effect of an administrative variance approval shall be that a specific request is determined to be appropriate for a specific location. The administrative variance application shall not approve a site plan nor waive or modify any other requirements of any other City code other than as specifically granted pursuant to the variance.
- G. *Appeal.* The applicant or an adjoining property owner may appeal to the mayor and council the decision of the planning director regarding an administrative variance within ten days of the decision via written objection and appeal. Any such appeal shall be heard by the mayor and council de novo in accord with the standard appeal procedure. Any appeal of the decision of the mayor and council shall be on the record by certiorari to Dawson County Superior Court.

SECTION 8.

Appendix A, Article IX, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing sub-section 910.1 (3) and replacing it with a new sub-section 910.1 (3) as follows (sub-sections (1) and (2) of section 910 shall not be changed or amended):

Sec. 910.1 – Withdrawal and Postponement Procedure.

(3) Postponement of consideration by the planning commission or governing body.

a. In the event that an applicant for a zoning change desires to postpone the decision on an application prior to the date the city submits notice of the pending zoning decision to the legal

organ, the applicant may do so upon written request received before said date by the planning director or designee or his designee.

b. In the event that an applicant for a zoning change desires to postpone a decision on an application after the date that the city submits notice of the pending zoning decision to the legal organ, the applicant may do so:

i. Upon written request received by the planning director or designee or his designee providing the reason for the requested postponement; and

ii. Upon payment of the postponement fee as listed in the city fee schedule.

c. Only one postponement may be secured per application before the decision by the planning commission, and only one postponement may be secured per application before the decision by the governing body.

d. All postponed applications shall be placed on the agenda for a specified meeting of the planning commission or the governing body, depending on the hearing postponed, within two (2) months or less of the date of the existing meeting date.

e. The planning commission or the governing body may postpone any application on its own motion to a specified meeting within two (2) months or less of the date of the existing meeting date upon a proper motion duly passed stating the reason for the postponement.

SECTION 9.

Appendix A, Article IX, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing section 917 in its entirety and replacing it with a new section 917 as follows:

Sec. 917. – Expiration of conditional use or variance approval

a. If, after one (1) year from the date the governing body approves a conditional use permit or the planning commission approves a variance, action has not been taken with the City to utilize the property in accordance therewith (such as securing a development permit, business license, or taking other actions involving obtaining a City permit, certificate or license showing a reliance thereon) the approval of the conditional use permit or variance as the case may be shall expire. At such point, the conditional use permit or variance shall be null, void and of no further force or effect. Prior to any expiration of approval, the owner of the property in question may petition the governing body for a modification or extension of variance or conditional use approval. Any such extension shall be valid for one (1) year from the date of approval. Only one such extension shall be permitted. All variances and conditional use permits in effect as of September 1, 2019 shall be subject to the terms of this ordinance and shall have until September 1, 2020 to comply or they will expire. All variances and conditional use permits granted after September 1, 2020 shall have expiration deadlines one (1) year from the date of approval as set forth in this section.

b. If a landowner takes action with the City to utilize the property in accordance with a conditional use permit and then ceases or abandons that conditional use for a continuous period of one (1) year or more, the conditional use shall lapse, expire and be of no further validity.

SECTION 10.

Appendix A, Article IX, of Subpart B of the Code of the City of Dawsonville is hereby amended adopting and inserting a new section 921 as follows:

Sec. 921. – Applicable zoning ordinance and/or development regulations.

All land development shall conform to the zoning ordinance and development regulations in place at the time the development is initiated. Once initiated, the development must be completed within two (2) years based upon the terms of the zoning ordinance and development regulations in place at the time development was initiated. After two (2) years following initiation of development, any future land development must comply with the zoning ordinance and development regulations then in place.

SECTION 11.

Appendix A, Article IX, of Subpart B of the Code of the City of Dawsonville is hereby amended adopting and inserting a new section 922 as follows:

Sec. 922. – Fees for Zoning Map Amendments, Conditional Use Permits, Variances and Administrative Variances.

The application fees for all zoning map amendments, conditional use permits, variances and administrative variances shall be set forth in City Code Section 2-110 as the same may be amended from time to time.

SECTION 12.

Appendix A, Article XVIII RPC, Residential Planned Community, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing sub-section 1803 (g) and replacing it with a new sub-section 1803 (g) as follows (sub-sections (a) through (f) of section 1803 shall not be changed or amended):

Sec. 1803. – Permitted Uses.

g. A limited commercial component to the project is allowed, i.e. golf clubhouse, neighborhood child care facility, etc. This may be included at no more than five percent (5%) of the total gross acreage. The commercial uses are intended for small-scale neighborhood service and will be specifically determined by the Mayor and Council upon Master Plan approval. The commercial component of the Master Plan shall be integrally designed with the residential component and shall provide both vehicular and pedestrian interconnectivity and access throughout.

SECTION 13.

Appendix A, Article XXII Commercial Zoning Districts in General, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing sub-section 2202 (6) and replacing it with a new sub-section 2202 (6) as follows (sub-sections (1) through (5) of section 2202 shall not be changed or amended):

Sec. 2202. – Maintenance Requirements.

6. If any commercial structure or structures become vacant for more than 60 days and the owner fails to maintain the property in accord with the terms hereof and after notice from the City of such failure, then the owner shall be subject to citation and shall be subject to the maximum fine permitted for ordinance violations for each day of each violation of any provision of this ordinance.

SECTION 14.

Appendix A, Article XXIII NB, Neighborhood Business Districts in General, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing section 2303 and replacing it with a new section 2303 as follows:

Sec. 2303. - Outdoor sales, storage, and display.

Except as otherwise provided, it shall be unlawful in the NB, Neighborhood Business District to provide more than what would be equal to 20 % of the internal floor space for outdoor storage, outdoor display or outdoor sales on any portion of a subject lot; provided, however that said prohibition shall not apply to auto, boat, recreational, farm and manufactured home and other vehicle rental and sales.

SECTION 15.

Appendix A, Article XXIV HB, Highway Business District, of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing the unnumbered size and setback table for HB following existing section 2404 and replacing it with a new table as follows:

HB, Highway Business District*

Minimum Lot Size	Front Setback	Side Setback	Rear Setback	Minimum Square Feet	Maximum Height of Building
21,780 sf if on city water & sewer; 43,560 sf if not	40'	20' Zero when abutting commercial	20' Zero when abutting commercial	1,000'	As engineered

*Additional requirements for access, curb cuts, deceleration and acceleration lanes, etc. may be required. Additional front setback may be required for state highways.

SECTION 16.

Appendix A, Article XXV TB, Town Business District (Historical District), of Subpart B of the Code of the City of Dawsonville is hereby amended by repealing existing section 2506 and replacing it with a new section 2506 as follows:

Sec. 2506. - Signs.

For the purposes of this section, all signs and other advertising devices are regulated according to the city Historical District sign ordinance as well as the general sign ordinances of the city.

SECTION 17.

If any section, provision or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

SECTION 18.

All Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

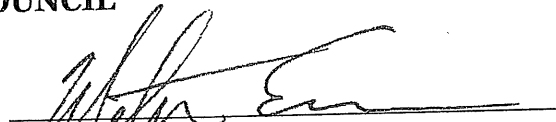
SECTION 19.

This ordinance shall become effective upon adoption, the public good demanding the same.

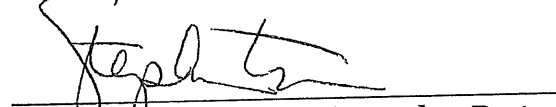
SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this 19 day of August, 2019.


MAYOR AND DAWSONVILLE CITY COUNCIL

By:


Mike Eason, Mayor

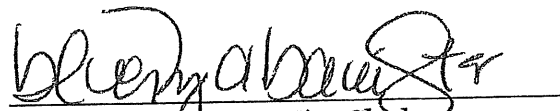

Caleb Phillips, Council Member Post 1


Stephen Tolson, Council Member Post 2


Jason Power, Council Member Post 3


Mark French, Council Member Post 4

ATTESTED TO BY:


Beverly A. Banister, City Clerk



April 13, 2021

SDH Atlanta LLC
110 Village Trail Suite 215
Woodstock, GA 30188

ATTN: Pat Pierce

RE: AVAR-C2100139: Front set back variance request

Congratulations! Your administrative variance request has been approved conditionally for the front setback encroachment on your property at Oakdale lot 25, 126 Betty Jo East, TMP 093 006 025. Your variance allows for a two (2) foot reduction in the front setback of 30 feet to 28 feet. This variance does not allow for any additional encroachment.

Administrative variance condition: 5-foot concrete sidewalk shall be installed between lots 12 & 13 from Betty Jo West to the existing Dog Park.

Sec. 917. - Expiration of conditional use or variance approval.

If, after one year from the date the governing body approves a conditional use permit or the planning commission approves a variance, action has not been taken with the city to utilize the property in accordance therewith (such as securing a development permit, business license, or taking other actions involving obtaining a city permit, certificate or license showing a reliance thereon) the approval of the conditional use permit or variance as the case may be shall expire. At such point, the conditional use permit or variance shall be null, void and of no further force or effect. Prior to any expiration of approval, the owner of the property in question may petition the governing body for a modification or extension of variance or conditional use approval. Any such extension shall be valid for one year from the date of approval. Only one such extension shall be permitted. All variances and conditional use permits in effect as of September 1, 2019 shall be subject to the terms of this ordinance and shall have until September 1, 2020 to comply or they will expire. All variances and conditional use permits granted after September 1, 2020 shall have expiration deadlines one year from the date of approval as set forth in this section.

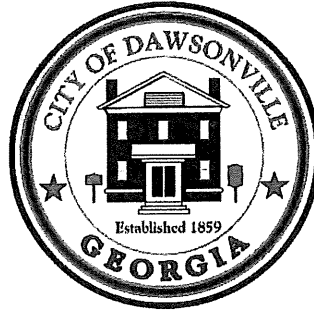
Sincerely,

David Picklesimer

David Picklesimer, Planning Director

CC: Bob Bolz, City Manager

City Council:
John Walden
Caleb Phillips
Stephen Tolson
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Randy Davis
Anna Tobolski
Matt Fallstrom

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

David Picklesimer
Planning Director

Stacy Harris
Planning Admin Assistant

**PUBLIC NOTICE TO ADJOINING PROPERTY OWNERS OF REQUEST
FOR ADMINISTRATIVE VARIANCE**

The following administrative variance request will be considered by the City of Dawsonville Planning Director for a period of 10 business days beginning on March 17, 2021. The public is invited to comment either for or against this action within the 10-day period by directing your comments in person or by email to David Picklesimer, Planning Director at City Hall or at david.picklesimer@dawsonville-ga.gov or stacy.harris@dawsonville-ga.gov. Pursuant to City Ordinance, a decision on this administrative variance request will be made by the Planning Director after the 10-day public comment period.

AVAR-C2100139: SDH Atlanta, LLC has applied for an administrative variance of the front building setback line from 30 feet to 28 feet for TMP 093 006 025, Lot 25 Oakdale Subdivision, located at 126 Betty Jo Way East, Dawsonville, GA 30534.

Please run 03.17.2021

_____ 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:

Granting this variance will allow house construction that maintains a consistent style throughout the neighborhood and not unreasonably affect the value of other homes in the neighborhood.

_____ and,

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

Answer:

The lot shape is not a result of any action of Smith Douglas Homes. The lot size and setbacks are consistent with the R-3 zoning requirements.

_____ and,

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

Answer:

This is the minimum variance that will allow the smallest approved house footprint to be constructed.

_____ 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:

This variance is requested to allow construction of a single family residence in accordance with the R-3 zoning.

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.



City of Dawsonville

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

Zoning Amendment
Adjacent Property Owners

Application # ZA -C2100139

TMP# 093-003-025

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 # 093 006 024 1. Name(s): ALLEN STREET PROPERTIES LLC
Address: 1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

TMP # 093 006 026 2. Name(s): ALLEN STREET PROPERTIES LLC
Address: 1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

TMP # 093 004 001 3. Name(s): B & K TURNER FAMILY LLP
Address: 1090 OAKHAVEN DR
ROSWELL, GA 30075

TMP # 093 006 4. Name(s): ALLEN STREET PROPERTIES LLC
Address: 1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

TMP # 093 006 027 5. Name(s): ALLEN STREET PROPERTIES LLC
Address: 1090 OAKHAVEN DRIVE
ROSWELL, GA 30075

TMP # 6. Name(s):
Address:

TMP # 7. Name(s):
Address:

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



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

**Property Owner
 Authorization**

VAR# C2100139 TMP# 093006025 Applicant's Name: Smith Douglas Homes

Property Owner Authorization

I / We Smith Douglas Homes hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 126 Betty Jo Way East (Oakdale Subdivision lot 25) 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 Patrick Pierce, Land Development Manager, Smith Douglas Homes

Signature of Owner *P. Pierce* Date 2.17.21

Mailing Address 110 Village Trail, Suite 215

City Woodstock State GA Zip 30188

Telephone Number 401-620-8740

Sworn to and subscribed before me
 this 17 day of Feb 2021.

Jill F Witter
 Notary Public, State of Georgia

My Commission Expires: 9.5.21

**Jill F Witter
 NOTARY PUBLIC
 Cherokee County, GEORGIA
 My Comm. Expires 09/05/2021
 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.)

VAR# C2100139 TMP# 093-006-025 Applicant's Name: Pat Pierce

Application Processing: Staff Only

- Completed Application Received Date: 3/9/21
 - Letter of Intent Received Date: 3/5/2021
 - Supporting Documentation Received Date: 3/9/21
 - Verify Adjacent Property Owners in Tax Assessors Date: 3/9/21

 - Amount Paid \$ Inv 12/01027 Check # _____ /Cash Date: 3/5/21

 - Establish VAR # (VAR-month-year-CSI receipt #) Date: 3/9/21
 - Create a File Folder and Label for the Application Date: 3/12/21
 - Orange Public Notice Signs Posted on Property Date: 3/16/21
 - Email Legal Advertisement to Newspaper Date: 3/17/21
 - Legal Notice Posted: Website Date: _____
 - Legal Notice Posted: City Hall/GRHOF windows Date: _____
 - Mailed Adjacent Property Owners Notice Date: 3/11/21
 - 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



February 17, 2021

City of Dawsonville
Department of Planning and Development
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

Re: Administrative Variance – Letter of Intent
126 Betty Jo Way West
Lot 25 – Oakdale Subdivision

Smith Douglas Homes is requesting an administrative variance to reduce the front building setback from 30 feet to 28 feet. We are requesting the variance due to the irregular shape of the lot in the cul-de-sac not allowing the house to be constructed without extending beyond the 30 foot front building setback line.

We are proposing the use of the shallowest approved house footprint (34'W x 35'D). The driveway length from the right-of-way to the house will exceed the required minimum 20 feet.

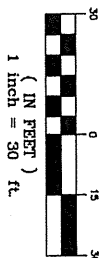
The requested variance is consistent with the code of ordinances in encouraging the most appropriate use of land and structures within the County. The variance will not impact the integrity of the community. Smith Douglas Homes currently owns all lots adjacent to this lot.

Sincerely,

Patrick Pierce
Land Development Manager
Smith Douglas Homes



3595 Canton Road
SUITE 312 - 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com



GRID NORTH (GA WEST NAD 1983)

Curve #	CHORD	RADIUS	ARC
C1	448.21157E	11.00'	11.21'
C2	483.00597E	71.00'	60.00'
C3	514.95255W	75.00'	3818.13'

Line #	Length	Direction
L1	88.61'	S73°23'28"E
L2	124.46'	N28°30'15"W

BOUNDARY FINAL PLAT FOR OAKDALE SUBDIVISION BY GEORGIA PREMIER LAND SERVICES AND IS RECORDED IN PLAT BOOK: 85 PAGES: 221-222 IN THE CLERK OF THE SUPERIOR COURT OF DAWSON COUNTY.

THE PURPOSE OF THIS PLAN IS TO APPLY FOR A VARIANCE ON THE FRONT SETBACK FROM 30' TO 28'.

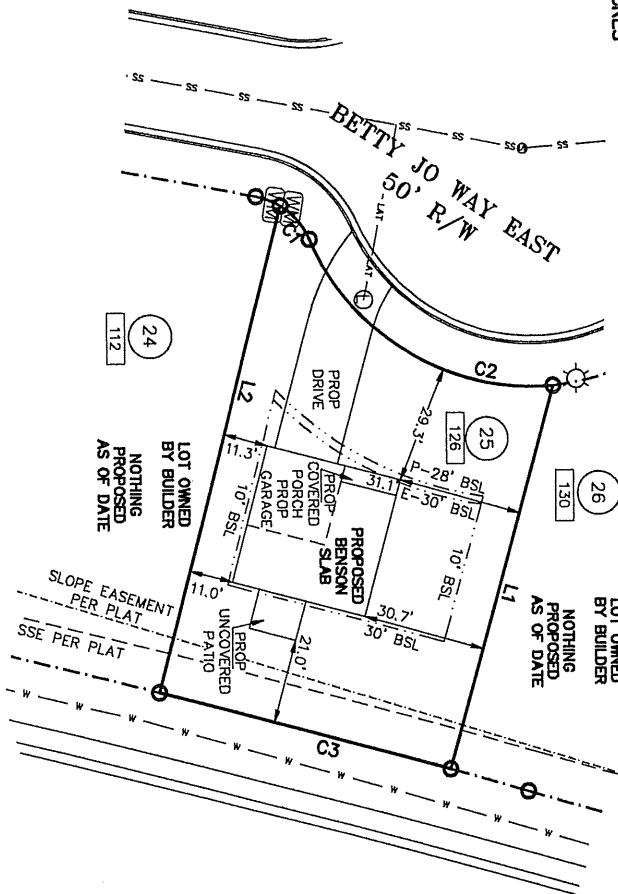
- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - DSE SANITARY SEWER EASEMENT
 - BSE BUILDING SETBACK LINE
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - CB CATCH BASIN
 - DI DROP INLET
 - YI YARD INLET
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAIN HOLE
 - MC CLEAN OUT
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OT OPEN TOP
 - CT CRIMP TOP
 - REBAR REBAR
 - CRB CARPED REBAR
 - UE UTILITY EASEMENT

RESIDENTIAL VARIANCE PLAN FOR:
LOT 25
126 BETTY JO WAY EAST
LAND LOTS 58 & 428
4th & 31th DISTRICT - 1st SECTION
DAWSON COUNTY, GEORGIA
CITY OF DAWSONVILLE
EXISTING ZONING: R-3
PIN: 093 006 025
7,805 SQ FT
0.18 ACRES

NO MIN FFE
PER FINAL PLAT

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED PARCEL (S NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
MAP ID 13085C0111C
EFFECTIVE DATE: 04/04/2018

ZONED R-3
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 20'



RESIDENTIAL VARIANCE PLAN FOR:
SMITH DOUGLAS HOMES, LLC

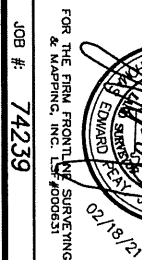
DATE 02/16/21
SCALE 1" = 30'

LAND LOT 58&428 4TH&13TH DISTRICT 1ST SECTION DAWSON COUNTY, GEORGIA

LOT 25 BLOCK UNIT AREA OF LOT: SURVEYED: REVISION: FIXED ADDRESS

SUBDIVISION OAKDALE COMPUTED: 02/18/21 WAH

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000± FEET, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000± FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2021 FRONTLINE SURVEYING AND MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***



JOB #: 74239

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. L.S.#000651

