

AGENDA
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, November 8, 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 September 13, 2021

PUBLIC HEARING

7. **ZA-C2200053**: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.
8. **ZSP-C2200055**: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.
9. **VAR-C2200057**: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021.

10. PLANNING DIRECTOR REPORT:

11. PLANNING COMMISSION REPORTS:

ADJOURNMENT

The next scheduled Planning Commission meeting is December 13, 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.

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 13, 2021

1. **CALL TO ORDER:** Chairperson Randy Davis called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Planning Commission Members Sandy Sawyer, Matt Fallstrom, Anna Tobolski, City Attorney Kevin Tallant, Planning Director David Picklesimer, City Manager Bob Bolz, Zoning Administrative Assistant Stacy Harris.

Also present was Council Member John Walden and Mark French.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by David Picklesimer.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on July 12, 2021 by S. Sawyer; second by A. Tobolski. Vote carried unanimously in favor.

PUBLIC HEARING

7. **VAR-C2200007:** SDH Atlanta, LLC has requested the following variance for TMP 093 006 008 Located at 112 Kenneth Drive. Requesting a special exception regarding a driveway grade. Public Hearing Dates: Planning Commission on September 13, 2021.

Motion to open the public hearing made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

Chairperson Davis read the variance request and conducted the public hearing.

The following person spoke in favor of the request:

- Justin Swanson, 29 River Shoals Drive, Cartersville, GA – He spoke on behalf of the developer/applicant providing details and information regarding the driveway variance.

No one spoke in opposition.

Motion to close the public hearing made by M. Fallstrom; second by A. Tobolski. Vote carried unanimously in favor.

M. Fallstrom motioned to approve **VAR-C2200007**; second by S. Sawyer. Vote carried unanimously in favor.

8. **ANX-C2100043 and ZA-C2100043:** Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville the 70.808 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021.

Planning Commission Member A. Tobolski recused herself due to a potential social media policy violation.

Motion to open the public hearing made by S. Sawyer; second by M. Fallstrom. Vote carried two in favor (Sawyer, Fallstrom) with one recused (Tobolski).

Chairperson Davis read the annexation and zoning request and conducted the public hearing.

The following person spoke in favor of the request:

MINUTES
PLANNING COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 13, 2021

- Christopher Light 112 North Main Street, Cumming, GA – He spoke on behalf of Allen Street Properties, LLC . providing details regarding the amended application. Additionally, he spoke about proposing to annex and rezone only tract two (2) of the original proposal, which is 32.937 acres.

The following citizens spoke in opposition of the request:

- Michelle Hout, 61 Turner Drive, Dawsonville, GA – She spoke about the concern of additional tracks being annex at a later time and citing traffic concerns.
- Seth Roark, 80 Turner Drive, Dawsonville, GA – He spoke about the additional tracks being annex at a later time. Mr. Roark was not opposed to the tract that was presented tonight.

Chairperson Davis requested more information from Allen Street Properties, LLC.

- Christopher Light 112 North Main Street, Cumming, GA – He spoke about the traffic concerns and that with the entrance being moved, he feels that this will help.
- Michael Turner 1090 Oakhaven Drive, Roswell, GA – He spoke about this being a smaller subdivision, which will be less traffic.

Motion to close the public hearing made by S. Sawyer; second by M. Fallstrom. Vote carried two in favor (Sawyer, Fallstrom) with one recused (Tobolski).

Motion to deny ANX-C2100043 and ZA-C2100043 because the site plan did not provide a city required second street access for developments over 50 homes made by M. Fallstrom second by S. Sawyer. Vote carried two in favor (Fallstrom, Sawyer) with one recused (Tobolski).

PLANNING DIRECTOR REPORT: None

Chairperson R. Davis announced that the next Planning Commission Meeting is October 11, 2021 at 5:30 pm.

ADJOURNMENT:

At 6:07 p.m., a motion to adjourn the meeting was made by M. Fallstrom; second by S. Sawyer. Vote carried unanimously in favor.

Randy Davis, Commission Chairperson

Anna Tobolski, Planning Commissioner

Matt Fallstrom, Planning Commissioner

Sandy Sawyer, Planning Commissioner

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: 10/11/2021

To: Planning Commission

Reference: ZA C2200053 Planning and Zoning Department Summary

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

1. Applicant is requesting to rezone property from Office district to R1 district.
2. Property was zoned from RA to Office district April 4, 2005.
3. Property is in Post 2 vacant commission district.
4. The subject property adjoins City zoned R1 zoning district to the north, R3 zoning district to the west, Office district to the south and Institutional district to the east.
5. 2018 comprehensive plan character area proposes commercial use.


David Picklesimer
Planning Director

City Council:
John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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 p.m. and/or the City Council beginning at 5:00 p.m. 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 participate.

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021.

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

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



City of Dawsonville

4115 Highway 53 East, Suite 100
Dawsonville, GA 30534
((706)) 265-3256

Zoning Amendment Application

Application#: ZA C2200053

Applicant Name(s): Robert Lee Howard & Misty Marie Twigg Howard

Address: 1732 Perimeter Road City: Dawsonville Zip: 30534

Phone: [Redacted] Email: [Redacted]

Signature(s) Date

Property Address: 1732 Perimeter Road

Directions to Property from City Hall: South on 53, left on Perimeter Road, 2nd house on left across from highschool

Tax Map # TMP Parcel# 093 058 Current Zoning: Office District (Commercial)

Land Lot(s): 429 District: North 1/2 of the 13 district Section: 1st Section of Dawson County

Subdivision Name: N/A Lot# N/A

Acres: 1.296 Current use of property: Residential

Has a past request of Rezone of this property been made before? yes If yes, provide ZA# 04-003 file 613 RA-0

The applicant request:

Rezoning to zoning category: R-1 Conditional Use permit for:

Proposed use of property if rezoned: Residential Home

Residential # of lots proposed: 1 Minimum lot size proposed N/A (Include Conceptual Plan)

Amenity area proposed N/A, if yes, what N/A

If Commercial: total building area proposed: N/A (Include Conceptual Plan)

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

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

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

Road name: N/A driveway connect to Perimeter Road Type of Surface: Asphalt

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

Signature of Applicant

Date 10-1-2021

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



BY: [Signature]



City of Dawsonville

4115 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Robert Lee Howard & Misty Marie Twiggs Howard hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 1732 Perimeter Road Dawsonville GA 30534 TMP 093 058 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 undersigner below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Robert Lee Howard
Signature of Applicant or Agent [Handwritten Signature] Date 10-1-2021
Mailing Address 1732 Perimeter Road
City Dawsonville State GA Zip 30534
Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS
1 DAY OF October 2021

[Handwritten Signature]
Notary Public, State of Georgia



Stanislav Zaverukha
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
March 21, 2023

My Commission Expires: March 21, 2023

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet notarized also.)

	City of Dawsonville	Zoning Amendment Adjacent Property Owners
	4115 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256	

Application # ZA - C2200053 TMP# 093 058

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 # 093 022 1. Name(s): Peachtree Villages Partners LLC
 Address: ~~901 Highway 53 E~~ 2905 Piedmont Rd STE A
~~Dawsonville, GA 30534~~ Atlanta, GA 30305

TMP # 093 060 2. Name(s): Peachtree Villages Partners LLC
 Address: ~~4818 Perimeter Road~~ 2905 Piedmont Rd STE A
~~Dawsonville, GA 30534~~ Atlanta, GA 30305

TMP # 093 023 3. Name(s): Bobby L. & Brenda A Hathcock
 Address: ~~1710 Perimeter Road~~ P.O. Box 382
Dawsonville, GA 30534

TMP # 093 070 4. Name(s): Dawson County Board of Education
 Address: 1665 Perimeter Road
Dawsonville, GA 30534

TMP # 093 009 029 5. Name(s): Kamill W Jezierski
 Address: 154 Sandberg Way
Dawsonville, GA 30534

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
(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 Date: N/A

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: I have made none.


Signature of Applicant / Representative of Applicant

10-1-2021
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
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 [Signature] Date 10-1-2021

Application Number: 2A-C2200053

SUBSCRIBED AND SWORN BEFORE ME, ON THIS

1 DAY OF October 2021

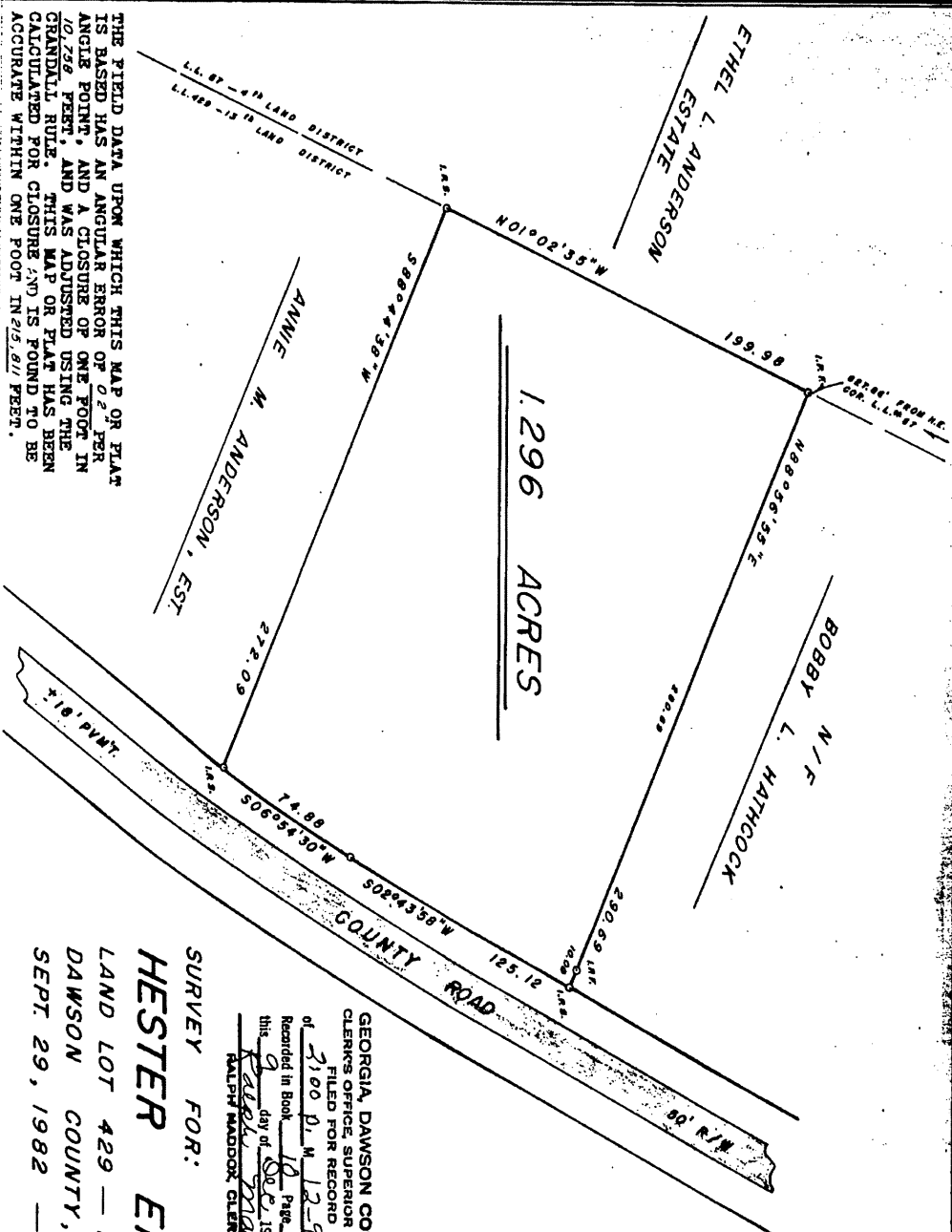
[Signature]
Notary Public, State of Georgia

My Commission Expires: March 21, 2023



Stanislav Zaverukha
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
March 21, 2023

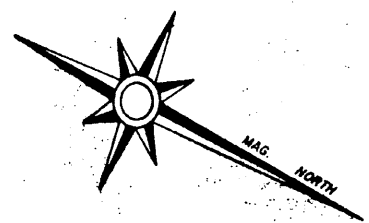
Notary Seal



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF 0.2" PER ANGLE POINT, AND A CLOSURE OF ONE FOOT IN 10,756 FEET, AND WAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 215,811 FEET.

SURVEY FOR:
HESTER ENTERPRISES, INC.
 LAND LOT 429 — N/H 13th DISTRICT
 DAWSON COUNTY, GEORGIA
 SEPT. 29, 1982 — SCALE 1" = 50'

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 of 3180 P. M. 12-9-82
 Recorded in Book 10 Page 369
 this 9 day of Dec 1982
 RALPH MADDOX
 RALPH MADDOX, CLERK.



82 - 09 - 21
1100 - 513

Year of Our Lord One Thousand Nine Hundred and Eighty-two between
NANCY FORSYTH NOBLIN and EDGAR GEORGE DAVID, JR., EXECUTORS OF
ESTATE OF ANNIE M. ANDERSON

of the State of Georgia and County of Fulton of the first part, and
HESTER ENTERPRISES, INC.

of the State of Georgia and County of Dawson of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
TEN (\$10.00) and other valuable considerations _____ Dollars,
in hand paid, at and before the sealing and delivery of these presents, the receipt of which
is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents
do grant, bargain, sell and convey unto the said party of the second part, its
heirs and assigns, ~~all that tract or parcel of land lying and being in~~ the following property:

All that tract or parcel of land lying and being in Land
Lot 429 in the north half of the 13th District of Dawson County,
Georgia, and more fully described as follows:

BEGINNING at an iron pin on the line between Lot 57 in the 4th
District and Lot 429 in the 13th District at corner of property
heretofore sold by Estate of Annie M. Anderson to Bobby L. Hathcock;
thence along line of said Hathcock property north 88° 56' 55"
east 290.69 feet to asphalt paved county road; thence south
along the west side of said county road 200 feet; thence south
88° 44' 38" west 272.09 feet to the line between Lot 57 in the
4th District and Lot 429 in the 13th District; thence north
along said land lot line 199.98 feet to the beginning corner,
containing 1.296 acres, more or less.

- 1. The title shall run with the title until December 31, 1992;
- 2. Only one residence and a minimum of 1200 sq. feet heated interior floorspace.
- 3. No commercial use except in-home business.

For descriptive purposes see plat of survey for Hester Enterprises, Inc.
by Henry Bailey, dated September 29, 1982, and recorded in Plat Book 10,
Page 369, Dawson County Records, and being incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
to the only proper use, benefit and behoof of the said party of the second part, its
heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs,
executors and administrators, will warrant and forever defend the right and title to the above
described property, unto the said party of the second part, its heirs and assigns,
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their
hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Witness _____
Notary Public _____
GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
of \$100 P. M 12-9-82
Recorded in Book 62 Page 627
this 9 day of Dec 19 82
Ralph Maddox
RALPH MADDOX, CLERK

Nancy Forsyth Noblin (Seal)

Edgar George David, Jr. (Seal)

as EXECUTORS OF ESTATE OF
ANNIE M. ANDERSON (Seal)



Overview



Legend

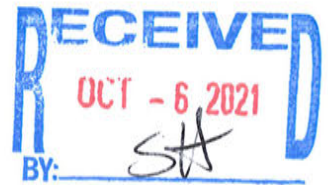


Parcel ID: 093 058
Alt ID: 6388
Owner: CENTOFANTI DANIEL LOUIS
Acres: 1.3
Assessed Value: \$274240

Date created: 10/4/2021
Last Data Uploaded: 10/2/2021 12:30:53 AM

Developed by 

Letter of Intent
Rezoning Request - O-Office District to R-1



Dear Mayor and City Council of Dawsonville and Members of the Planning Commission,

Please accept this letter of intent from Robert L & Misty M Twiggs Howard, property owner of 1732 Perimeter Road requesting a rezoning from O-Office District to R-1 to use as a residential property. The proposed rezoning would allow the owner to use the property as a residential home. Before the property was used as a “school”, it has a history of being used as residential home. The property listing indicated that the property, “is commercially zoned lot was formerly used as a home and a Montessori School, offices, and is now being listed again as residential, easily upgraded to 3/4 BD, 2/3BA ranch.” The previous owner indicated the zoning would allow the property to be used as either a commercial property or residential. We asked our real estate agent if the zoning would allow this and he indicated it should, so we proceeded with the purchase.

The appraisal report was complete as if the property was residential, we obtained a residential loan and have a residential home insurance policy. At no point in the purchase process did any of the professionals we worked with indicate that the property was zoned as only O-Office District (commercial). When we turned in my applications for utilities, we presented the property as a residence. At no point did any utility company including Georgia Power, Constellation Natural Gas, and the City of Dawsonville (for water and garbage services) indicated that we had to establish a “commercial” account for the property. Only when we received a significantly high-water bill did we determine the zoning of the property was commercially zoned. We immediately went to the office of planning and zoning to determine what steps were necessary to change the zoning so we could use the property as we intended, as a residential home.

Currently the property is zoned as O-Office District. We received this information from the City of Dawsonville Planning and Zoning Website and reviewing the “City of Dawsonville Official Zoning Map.” A review of the surrounding adjacent properties indicates several different zonings. We searched qPublic.net when preparing the application to change the zoning. The following information is for the adjacent properties and we used the zoning as indicated on the “City of Dawsonville Official Zoning Map” as the data on qPublic.net appears to be recently updated.

- 1818 Perimeter Road is also zoned O-Office District and extends from our property west towards Highway 53 with frontage on Perimeter Road. The property has a single-family home on it.
- 154 Sandberg Way (Lot 29) is zoned R-3 which located in a subdivision. The property extends the entire backside of our property. The property has a single-family home on it.
- 1710 Perimeter Road is zoned R-1 and extends from our property east on Perimeter Road with frontage on Perimeter Road. The property has a single-family home on it.
- 901 Highway 53 East is a 2.4-acre unincorporated property that abuts a corner of our property

Our property is already sandwiched with single family homes being used as residences. While at the time the property was incorporated into the City of Dawsonville it may have been used as a "business", we believe the property is better suited to be zoned as R-1 residential based on a review of the "City of Dawsonville Official Zoning Map" and the observation of the usage of the properties surrounding 1732 Perimeter Road. While researching zoning ordinances in preparation for this zoning application, there were several sections that we felt were applicable to our current situation. Article XXIL – Commercial Zoning Districts in General indicates that "Single-family residential use is permitted in any commercial zoning district unless otherwise noted with conditions herein." (Sec. 2204 – Single-family.) The current zoning of O-Office District allows the property to be used as a single-family residence (Article XXVII – O Office District Sec. 2802. – Permitted uses) While it appears these sections indicated our property can be used as "residential"; it will still be zoned commercial. We have already spent thousands of dollars on repair and maintenance of the property and intend to continue altering the property to meet the needs of our family. This will include modifications to the home that will require permits and other construction costs that will be far more expensive if the property maintains its commercial status. We bought a property to use as a residential home for our children that is connected to other properties with residential homes

The previous owner indicated that the property might be very valuable in the future as a "commercial" zoned property. While this may be true, that is not why we bought the property. We understand to some extent we may be losing "value" in the property. The property was bought to serve as a residential home for our family. Its proximity to the local schools, neighborhoods, parks, and the public library are ideal for our children. Our home, and the homes next to ours, set back from the road along with sidewalks/crosswalks will make it an excellent location to raise our family. We currently have four children living with us. Three of our children are currently enrolled in the Robinson Elementary School and Dawson County Junior High. I currently work for the State of Georgia and my wife is transitioning to a new career path. The general atmosphere of the local community, the excellent schools, and the overall setting of area are why we made the choice to move from an urban setting to a more rural one.

We believe the change in zoning from O-Office District to R-1 Residential is the best fit for this property. We believe we have made the best choice for our family, and we hope that you will decide this matter in our favor.

Thank you in advance for your time and consideration,

Robert L & Misty M. Howard

qPublic.net™ Dawson County, GA

Summary

Parcel Number 093 058
 Location Address 1732 PERIMETER RD
 Legal Description LL 429 LD 13-N
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.663
 Acres 1.3
 Neighborhood Dawsonville (00003)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

CENTOFANTI DANIEL LOUIS
 385 ETOWAH DR
 DAWSONVILLE, GA 30534

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	Dawsonville Industrial	Acres	0	0	1.3	0

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2276
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 504 Unfinished
 Year Built 1983
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 6
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 2
 Number Of Plumbing Extras 7
 Value \$161,600
 Condition Average
 House Address 1732 PERIMETER RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
xRESIDENTIAL ASPHALT PAVING	1983	10x70 / 0	1	\$140
Homesite Imp: 3 Avg	1983	1x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/22/2015	1164 569	10 369	\$149,000	Neighbor/Adjoining Owner	DOLAN MARY ANNE	CENTOFANTI DANIEL LOUIS
6/22/2009	918 444		\$0	Foreclosure (non ALT)	MAJU-SWARAY ZAKIATU	DOLAN MARY ANNE
6/13/2007	816 311	10 369	\$335,000	Not Fair Market	DOLAN MARY ANNE	MAJU-SWARAY ZAKIATU
4/22/1997	239 4 92	10 3 69	\$112,800	Not Fair Market	SMITH DONALD E &	DOLAN MARY ANNE
9/30/1994	189 690		\$89,000	Fair Market Sale (Improved)	DIANNE NEWBORN	SMITH DONALD E &
4/4/1994	182 140		\$81,000	Fair Market Sale (Improved)	DISHAROON W GARY	TIMMOMS STEPHEN & JU
8/25/1983	67 638		\$39,500	Fair Market Sale (Improved)	HESTER ENTERPRISES	DISHAROON W GARY
12/3/1982	63 627		\$3,300	Fair Market Sale (Improved)		HESTER ENTERPRISES

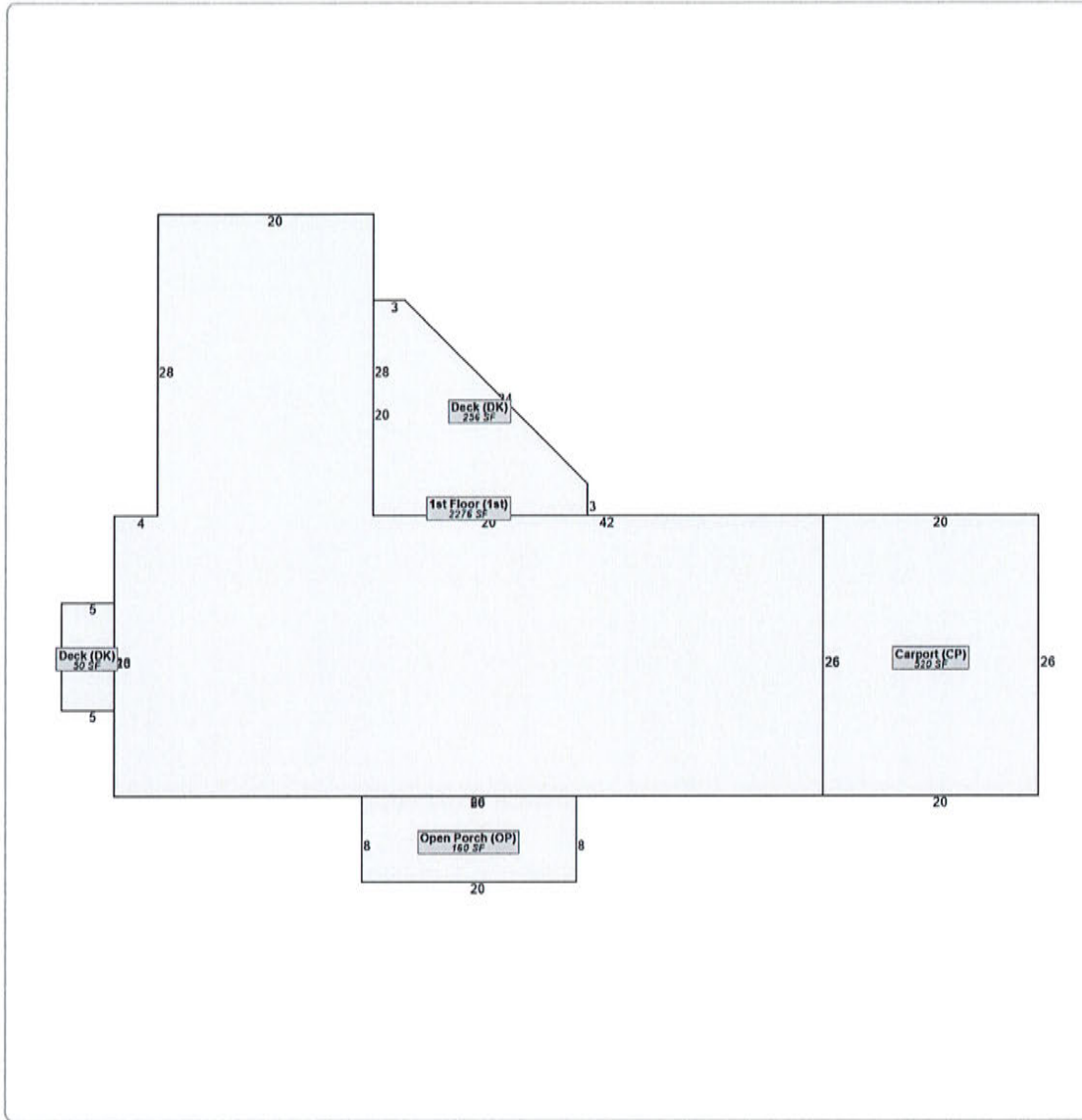
Valuation

	2021	2020	2019	2018	2017
Previous Value	\$270,840	\$214,649	\$214,649	\$214,649	\$149,000
Land Value	\$107,500	\$107,500	\$73,125	\$73,125	\$73,125
+ Improvement Value	\$161,600	\$158,200	\$138,660	\$138,660	\$138,660
+ Accessory Value	\$5,140	\$5,140	\$2,864	\$2,864	\$2,864
= Current Value	\$274,240	\$270,840	\$214,649	\$214,649	\$214,649

Photos



Sketches



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

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: 10/2/2021, 12:30:53 AM

Developed by
 Schneider
GEO SPATIAL

Version 2.3.149

**PUBLIC NOTICE
ON ZONING**

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:
ZA-12200053

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION	CITY COUNCIL
DATE: 11.8.2021	DATE: 12.6.2021
TIME: 5:30 p.m.	TIME: 5:00 p.m.

HEARING LOCATION:
DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-263-3250

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

property will be sold to: (a) any outstanding taxes (including which are a lien, but due and payable), (b) water or sewage bills constitute a lien against property whether due payable or not yet due payable and which may of record, (c) the right of redemption of any taxing authority, (d) any matters might be disclosed accurate survey and location of the property, (e) any assessments, encumbrances, zoning restrictions, and matters of record superior to the Deed first set out

will be conducted to (1) confirmation of the sale is not required under the U.S. Uniformity Code; and (2) confirmation and audit status of the loan with order of the Security Deed Pursuant to O.C.G.A. § 9-13-172.1, which provides for certain procedures regarding the rescission of land non-judicial sales.

State of Georgia, the Under Power and other sure documents may be provided until final audit and audit of the of the loan as provided above.

NGTON SAVINGS FUND, FSB, AS TRUSTEE TANWICH MORTGAGE TRUST C as agent and in Fact for Melissa

ge Pite, LLP, 15 Mont Center, 3575 Mont Road, N.E., Suite Atlanta, Georgia 30305, 994-7637. 2280A

LAW FIRM MAY ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL NOT BE USED FOR THAT PURPOSE. 2191-2280A 343 10/6,13,20,27

esements, hereditaments, rights, members, and appurtenances located thereon and described in the Security Deed (collectively, the "Property"); All that tract or parcel of land lying and being in Land Lot 506 of the South Half of the 13th District, First Section of Dawson County, Georgia and being known as part of Lot 7 of the Mrs. Shelton Pugh Estate as shown on a plat prepared by Owen Patton dated November 12, 1981 and entitled "Survey for Joseph C. Conawal" and being more particularly described according to said plat as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at the intersection of the easterly edge of the pavement of State Route No. 53 and the centerline of Highway No. 318; thence along the easterly edge of the pavement of Route No. 53 in a southerly direction 655.00 feet to a point; thence North 87 degrees 49 minutes 16 seconds East 51.60 feet to an iron pin on the easterly right-of-way of State Route No. 53 which iron pin is the TRUE POINT OF BEGINNING; thence from said beginning iron pin corner North 87 degrees 49 minutes 16 seconds East 264.76 feet to an iron pin on the land lot line dividing Land Lots 506 and 507 of the South Half, First Section, 13th Land District, Dawson County, Georgia; thence along said land lot line South 00 degrees 36 minutes 20 seconds East 100.00 feet to an iron pin; thence South 88 degrees 15 minutes 20 seconds West 242.73 feet to an iron pin on the easterly right-of-way of State Route No. 53; thence along said right-of-way North 13 degrees 18 minutes West 100.00 feet to the beginning iron pin corner.

This is the same property described in a deed from Eugene Hyatt and Setsuko Hyatt dated August 25, 1986 to Dan H. Charles and Connie M. Charles recorded in Deed Book 91, Page 625, Dawson County, Georgia Deed Records which deed erroneously describes the subject property being known as Lot 7 of the Mrs. Shelton Pugh Estate. In fact said property is a portion of Lot 7 of the Mrs. Shelton Pugh Estate.

This property is also described in that certain plat of survey denominated as "Survey for William Whetstone and Jan Whetstone" dated 8/21/97 prepared by Frederick C. Youngman, Georgia Registered Surveyor No. 2160 and recorded at Plat Book 43, Page 33, Dawson County Plat

following described property, to wit: 0 Regan Circle, Dawsonville, GA 30534 according to the present system of numbering properties in Dawson County Georgia, having Tax Parcel ID 054076001 and being further described as follows: All that tract or parcel of land lying and being in Parcel One: All that tract or parcel of land lying and being in land Lots 59 & 60, of the 4th District, 1st Section of Dawson County, Georgia and being described as Tract "K3", containing 0.225 acres, according to plat for Robert Harding, Janice Fleming & Douglas Hardin by Michael Stewart Kelly dated May 3, 1991 and recorded in Plat Book 25, Page 275, Dawson County, Georgia Plat Records. Said Plat is incorporated herein and made are hereof by reference.

Parcel Two: All that tract of land or parcel of land lying and being in land Lot 60, of the 4th District, 1st Section of Dawson County, Georgia and being described as Tract "K4", containing 1.59 acres, according to plat for Robert Harding, Janice Fleming & Douglas Hardin by Michael Stewart Kelly dated May 3, 1991 and recorded in Plat Book 25, Page 275, Dawson County, Georgia Plat Records. Said Plat is incorporated herein and made are hereof by reference.

will expire and be forever foreclosed and barred on and after the 4th day of November 2021, or Thirty days after legal service of this notice, whichever is later.

The tax deed to which this notice relates is dated the day of 14, August 2009, and is recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 923 at page 364 -365. The property may be redeemed at any time before the day of the November 4th 2021, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Cecil L. Pearce, Jr., 30 Miller Dr., Dawsonville, Georgia 30534. Please be governed accordingly. Sincerely, Cecil L Pearce Jr. 56423 10/6,13,20,27

Local Government Development Authority of Dawson County will hold its regular meeting on: October 26, 2021 Time: 8:00 am Place: 44 Commerce Drive.

Who: Dawson County Board of Education What: Fall Board Retreat and Training Where: Dawson County Schools Technology Center at 175 Tiger Circle, Dawsonville, GA 30534. When: 11/8/2021 from 11AM-1PM, followed by a tour of facilities Why: Charter Board Training & tour of Technology Center and Transportation Facility. 56540 10/20

Public Hearings

Notice of Public Hearing The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. 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 participate.

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021. 56570 10/20

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed the petition may be granted without a hearing. Judge Jennifer Burt Judge of the Probate Court By Allie Phillips Clerk of the Probate Court 25 JUSTICE WAY, SUITE 4332 DAWSONVILLE, GA 30534 (706)344-3580 56530 10/20,27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: BARBARA ANN BEARDEN DECEASED ESTATE NO. 2021-ES-148 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: Mark A Johnson has petitioned to be appointed administrator(s) of the estate of Barbara Ann Bearden, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. ss 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before November 15th, 2021.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Judge Jennifer Burt Judge of the Probate Court By: Allie Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 (706)344-3580 56595 10/20, 27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 10/8/2021

To: City of Dawsonville Planning Commission

Reference: ZSP C2200055 Planning and Zoning Department summary for a site plan approval.

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

1. Property is in Randy Davis Post 1 district.
2. The revised site plan meets the current R6 city ordinance requirements.
3. The R6 zoning was approved 10/1/07.
4. The R6 zoning was approved with the following conditions: dedicate additional right of way, covenants shall identify the project as active adult, widen Maple Street South asphalt travel lane two feet, twenty percent of the dwellings shall meet handicap accessibility requirements.
5. Traffic study was submitted and reviewed by the city. The study recommended right turn decel lane and widen Maple Street South.
6. The original number of units for both combined parcels was approved for 92 units.
7. Both parcels combined will now have a total 74 units. That's a reduction of 18 units from the original approved units.


David Picklesimer
Planning Director

City Council:
John Walden
Caleb Phillips
William IIIg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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 p.m. and/or the City Council beginning at 5:00 p.m. 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 participate.

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021.

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

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



City of Dawsonville

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

Zoning Amendment
Application

Application#: ZA (Existing R-6 Zoning - Requesting Site Plan Approval) C2200055

Applicant Name(s): Cook Communities

Address: 3120 Frontage Road City: Gainesville Zip: 30504

Phone: [Redacted] Email: [Redacted]

Signature(s) Date 10-6-21

Property Address: 362 Maple Street S - Dawsonville, GA 30534

Directions to Property from City Hall: Highway 53W (0.3 Miles) / Left on Academy Ave (0.4 Miles) / Left on Maple Street (0.3 Miles)

Tax Map # D02 002 Parcel # D02 002 Current Zoning: R-6

Land Lot(s): 446 & 507 District: 4th Section: 1st

Subdivision Name: N/A Lot # N/A

Acres: 6.16 Acres Current use of property: Single-Residence with Outbuildings

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA# 6-07-1556 file 595

The applicant request:

Rezoning to zoning category: (Site Plan Approval) Conditional Use permit for:

Proposed use of property if rezoned: Single-Family Attached Neighborhood

Residential # of lots proposed: 31 Minimum lot size proposed 2,800 S.F. (Include Conceptual Plan)

Amenity area proposed N/A (50% openspace), if yes, what

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

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

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

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

Road name: Maple Street Type of Surface: Asphalt

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

[Signature]
Signature of Applicant

10-6-21
Date

Table with 2 columns: Office Use Only and Application Details. Includes dates for application completion, meetings, and approval 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 \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: _____

Signature of Applicant / Representative of Applicant

10-6-21

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 William S. Cooper hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 362 Maple St S D02 002 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.

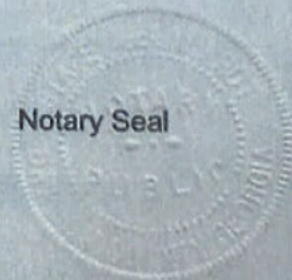
Printed Name of Applicant or Agent KEITH COOK (COOK COMMUNITIES)
Signature of Applicant or Agent [Signature] Date _____
Mailing Address 3120 FRONTAGE ROAD
City GAINESVILLE State GA Zip 30504
Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS

4 DAY OF October 2021

[Signature]
Notary Public, State of Georgia

My Commission Expires: 7/15/2024



Notary Seal



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 \$ _____ 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: _____

William B. Looper
 Signature of Applicant / Representative of Applicant

10-11-21
 Date

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

(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 notarized also.)

	<p style="text-align: center;">City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256</p>	<p style="text-align: center;">Zoning Amendment Adjacent Property Owners</p>
---	---	---

Application # ZA - C2200055 TMP# D02 002

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 # 083 038 076 1. Name(s): Josiah M. Buwalda
Address: 148 Angela Lane
Dawsonville, GA 30534

TMP # 083 038 075 2. Name(s): David Christopher Gallagher
Address: 136 Angela Lane
Dawsonville, GA 30534

TMP # 083 038 074 3. Name(s): Xiqing Yang & Chunqin Yu
Address: 130 Angela Lane
Dawsonville, GA 30534

TMP # 083 038 4. Name(s): Angela B Fowler c/o Hubert Tinsley
Address: 76 Tinsley Chapel Rd.
Dawsonville, GA 30534

TMP # 083 038 008 5. Name(s): Susan Denise Hughes
Address: 7240 Highbrook Cir. E
Cumming, GA 30041

TMP # 083 038 006 6. Name(s): Kevin Meyers
Address: 408 Maple Street S
Dawsonville, GA 30534

TMP # D02 003 083 7. Name(s): Galina & Angelina Belistova
Address: 50 Pearls Way
Dawsonville, GA 30534

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

(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 notarized also.)

	City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256	Zoning Amendment Adjacent Property Owners
---	---	--

Application # ZA - 2200055 TMP# D02 003

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 # D02 003 1. Name(s): Timothy R Chatham
Address: 10 Pearl Chambers Drive
Dawsonville, GA 30534

TMP # D02 003 001 2. Name(s): Gwendolyn M Young
Address: 11 Pearl Chambers Drive
Dawsonville, GA 30534

TMP # D02 025 001 3. Name(s): Harley Bruce & Elizabeth Dianne Long
Address: 1106 Red Bud Circle
Villa Rica, GA 30180-5329

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

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

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

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

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



October 6th, 2021

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

LETTER OF INTENT

Site Plan Approval for 362 Maple Street – Dawsonville, GA
Tax Parcel No. D02 002
L.L. 446 & 507 / 4th District / 1st Section

Cook Communities submits this Letter of Intent and attached Application for the purpose of receiving Site Plan Approval as required for Single-Family Attached Dwellings (townhouses) in the R-6, Multiple-Family Residential Zoning District. The property is located at 362 Maple Street in Dawsonville, Georgia.

Cook Communities proposes to develop a distinctive and attractive single-family attached neighborhood consisting of 31 townhomes. Each townhome will have 1,600 S.F.+ of heated floor space and will include 3 bedrooms, 2.5 bathrooms and a two-car garage. The proposed units will include attractive architectural elements, which consist of brick/stone water tables and hardiplank siding and will meet or exceed the same quality and price point of homes in the surrounding area. Access for the development will be provided along Maple Street, directly across from the Maple Street Townhome Development located on Pearl Chambers Drive. The entrance will have an attractive monument-type sign with landscaping. The provisions for water and sanitary sewer for the development will be provided by the City of Dawsonville.

The applicant and its representatives welcome the opportunity to meet with the City of Dawsonville staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this Site Plan application.

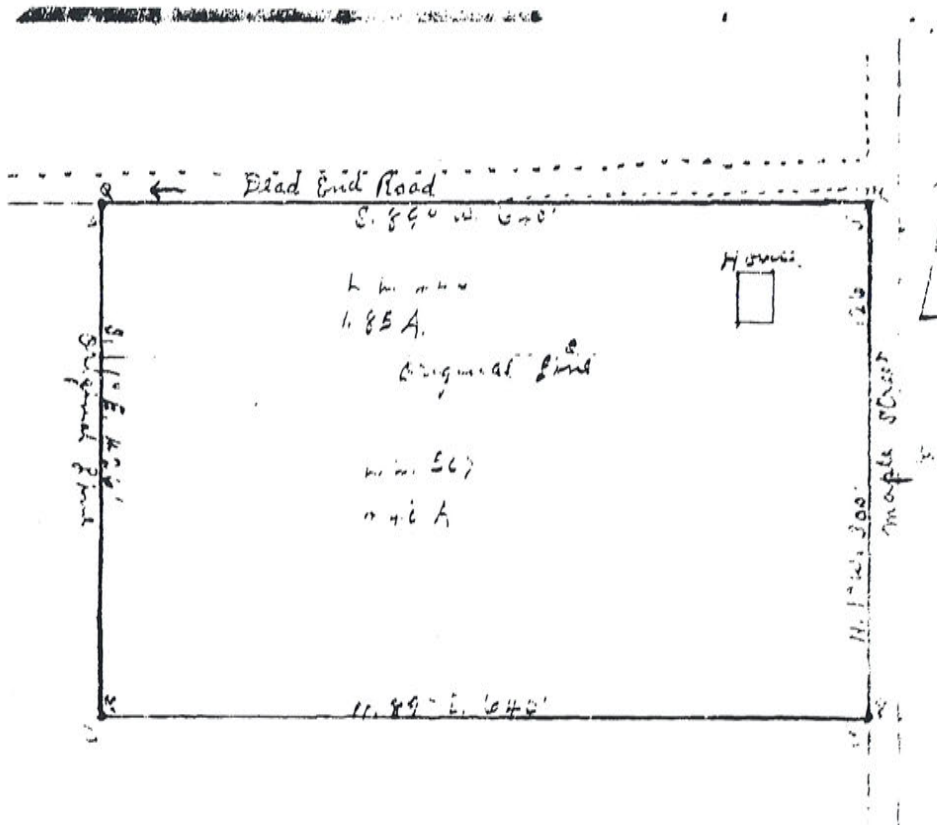
Respectfully,

Cook Communities

A handwritten signature in black ink, appearing to read "Keith Cook", written in a cursive style.

Keith Cook





PROPERTY OF Filly Rogers IN THE 1st DISTRICT
 AND 1st SECTION OF CLYDE CASTLEBERRY COUNTY, GEORGIA
 SURVEYED AND PLAT DRAWN 7-22-43 1943
 TOTAL ACRES 4.85 MORE OR LESS
 SCALE 1 IN. = 40 FT.

RTE. 1
 CUMMING, GA.

THAD P. THOMAS
 SURVEYOR

Thad Thomas



*Filed & Recorded
 7-22-43
 Ralph Maddox*

*Plat Book 1
 Page 120*

CLYDE CASTLEBERRY CO., COVINGTON, GA. 30201

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 507 and 446 of the 4th District and 1st Section of Dawson County, Georgia and more particularly described as follows: Beginning at a point on the West side of Maple Street in the Town of Dawsonville, Georgia, which point is located North 89 degrees, East 640 feet from the North and South line of the West side of said Land Lot 507, which beginning point is designated by an iron stake, thence North 1 degree, West 300 feet to the East and West original line dividing Land Lots 507 and 446, thence continuing 126 feet along the West side of Maple Street to a stake on the West side of Maple Street thence along a dead end road South 89 degrees West 640 feet to an iron stake which is located on the North and South original line, thence along the North and South original line on the West side of Land Lot 446 and 507 South 1 degree East 426 feet to an iron stake thence North 89 degrees East 640 feet to an iron stake, the beginning point which lands contain 6.25 acres and which is shown by a plat made by Thad P. Thomas as is recorded in the office of the Clerk of the Superior Court of said County in Plat Book 1, Page 120 and to which reference is herein made.

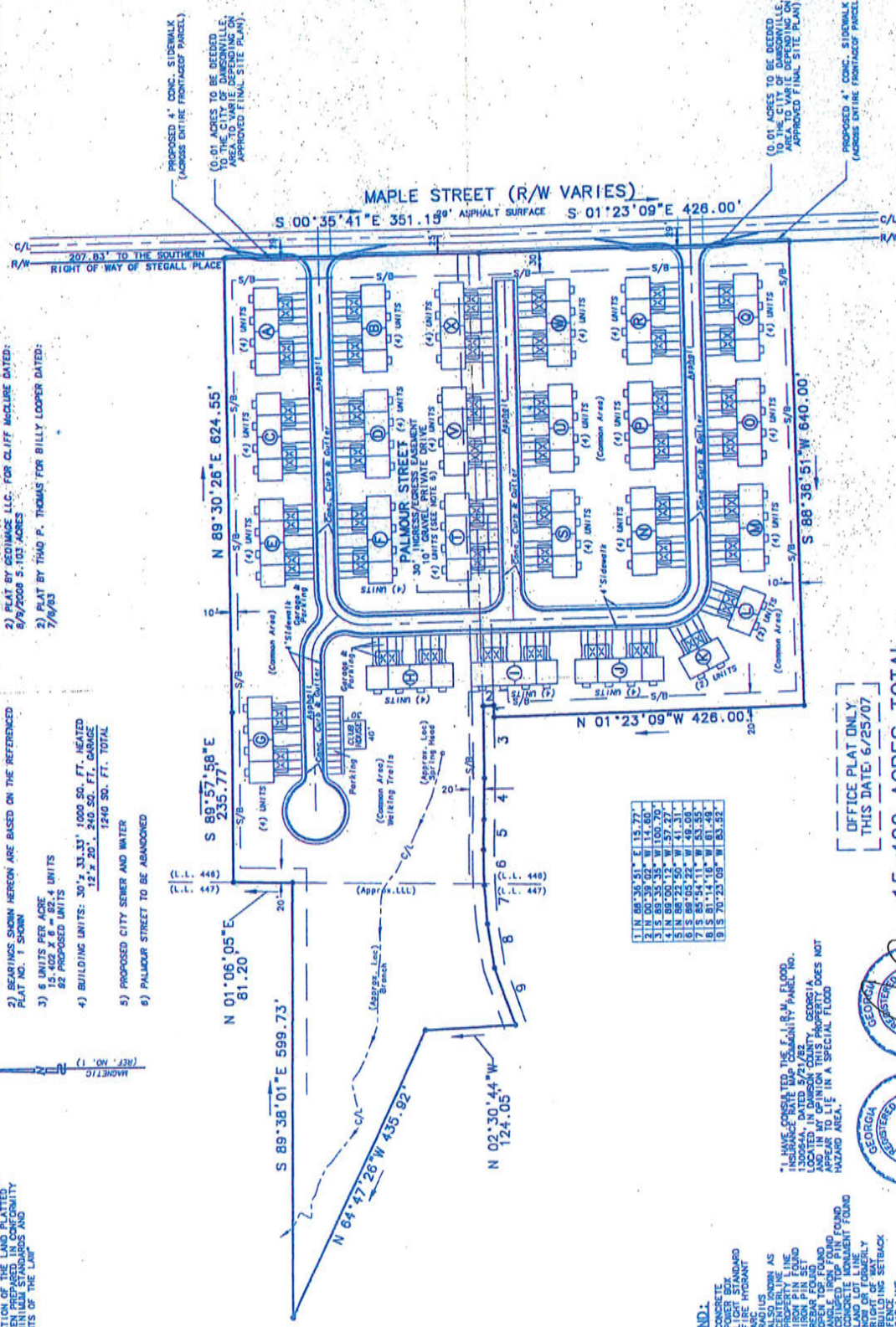
William L. Lazen

FIELD SURVEY ERROR OF CLOSURE _____ N/A
 ANGULAR ERROR PER WEDGE POINT _____ N/A
 INSTRUMENT USED _____ N/A
 ADJUSTED BY _____ N/A
 PLAT ERROR OF CLOSURE _____ 1-685.300

REFERENCES:
 1) PLAT BY BRUCE A. COOK, INC. - R.L.S. FOR STEVEN SURVEYED - JUN/17/2008 UNITS 4, 04 ADRES
 2) PLAT BY GEORGE L.L.C. FOR CLIFF MCCLURE DATED: 8/9/2008 5-103 ADRES
 3) PLAT BY THAO P. THOMAS FOR BILLY LOOPER DATED: 7/6/03

NOTES:
 1) PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.
 2) SEARINGS SHOWN HEREON ARE BASED ON THE REFERENCED PLAT NO. 1 SHOWN
 3) 6 UNITS PER ACRE
 15,402 X 6 = 82.4 UNITS
 82 PROPOSED UNITS
 4) BUILDING UNITS: 30' x 33.33' 1000 SQ. FT. HEATED 12' x 20' 240 SQ. FT. GARAGE 1240 SQ. FT. TOTAL
 5) PROPOSED CITY SEWER AND WATER
 6) PALMOUR STREET TO BE ABANDONED

THIS SURVEY WAS PREPARED WITHOUT A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCOVERIES THAT A TITLE SEARCH MAY PRODUCE.
 IN MY OPINION THIS PLAT IS A CORRECT AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW



1	N	89°38'01"	E	599.73'
2	S	89°38'01"	E	599.73'
3	N	01°06'05"	E	81.20'
4	S	89°57'58"	E	235.77'
5	N	89°30'26"	E	624.55'
6	S	88°36'51"	W	640.00'
7	N	01°23'09"	W	428.00'
8	S	00°35'41"	E	351.18'
9	S	01°23'09"	E	428.00'

LEGEND:
 CONCRETE
 LIGHT STANDARD
 FIRE HYDRANT
 RADIUS
 600' US
 ALSO SHOWN AS
 PROPERTY LINE
 IRON PIN SET
 REBAR FOUND
 ANGLE IRON FOUND
 CIRCULAR TOP PIN FOUND
 IRON PIN FOUND
 HOB OF FORMERLY
 LAND LOT LINE
 BUILDING SETBACK
 CAS
 GAS LINE
 POWER LINE
 TELEPHONE LINE
 WATER LINE
 WATER VALVE
 WATER MAIN PIPE
 SANITARY SEWER
 SANITARY SEWER
 600' US
 DE
 DRAINAGE EASEMENT
 DRAINAGE SWALE
 DRAINAGE SETBACK
 1000
 ELEVATION IN FT.

OFFICE PLAT ONLY
 THIS DATE: 6/25/07
 15.402 ACRES TOTAL
 (AREA DETERMINED BY UNADJUSTED CLOSURE OF THE REFERENCED PLATS # 2 & 3)
 FAMILY RESIDENTIAL DISTRICT



PREPARED BY:
FARLEY-COLLINS-WHIDDEN ASSOC.
 P.O. BOX 731 770-532-1001
 1856 THOMPSON BRIDGE ROAD, SUITE # 11
 GAINESVILLE, GA. 30501

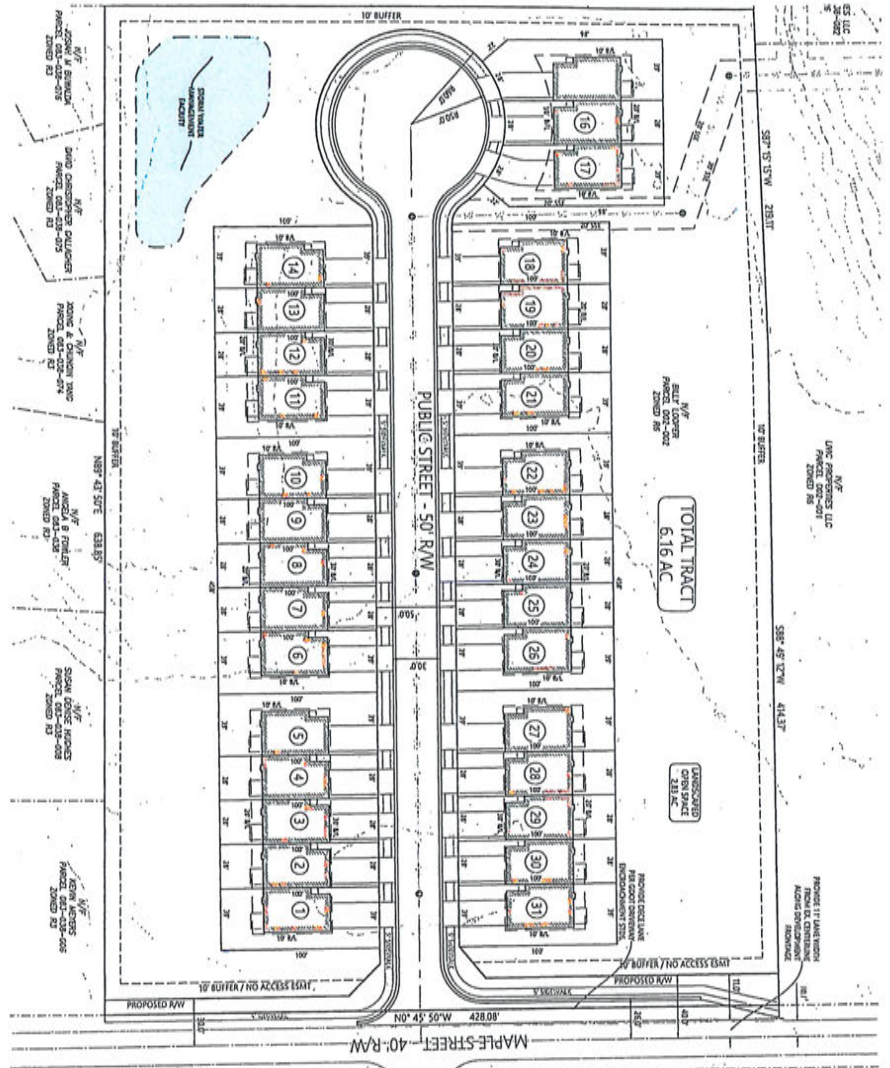
DATE: 6-25-2007
 JOB L
 C2398A
 SCALE: 1"=100'

CONVEYANCE SITE PLAN FOR RECORDING: (C2398-A-007)
JEFF CANTRELL
 CITY OF DAWSONVILLE
 LAND LOT(S) 446 AND 447 4th DISTRICT
 DAWSON COUNTY, GEORGIA



R.L.B.

RECEIVED
 OCT - 6 2021



OWNER / DEVELOPER:
 COOK COMMUNITIES
 3520 FRONTAGE ROAD
 GAINESVILLE, GA 30504
 24 HR CONTACT:
 LUKE PRESSLEY
 678.267.7153
 LUKE@COOKCOMMUNITIES.COM

DESIGNER / ENGINEER:
 ACUMINIS CONSULTING GROUP, LLC
 CONTACT:
 ALEX RANGEL, P.E.
 ALEX@ACUMINISCONSULTING.COM

No.	REVISION	DATE
1	CITY PLANNING AND ZONING COMMENTS	10/06/21
2		
3		
4		
5		
6		
7		
8		

PROJECT NAME:
 THE VILLAGE
 AT
 MAPLE STREET
 362 MAPLE STREET
 LAND LOT 446, 4th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

PREPARED FOR:
 COOK COMMUNITIES
 3120 FRONTAGE ROAD
 GAINESVILLE, GEORGIA 30504
 24-HOUR CONTACT
 LUKE PRESSLEY
 678.267.7153

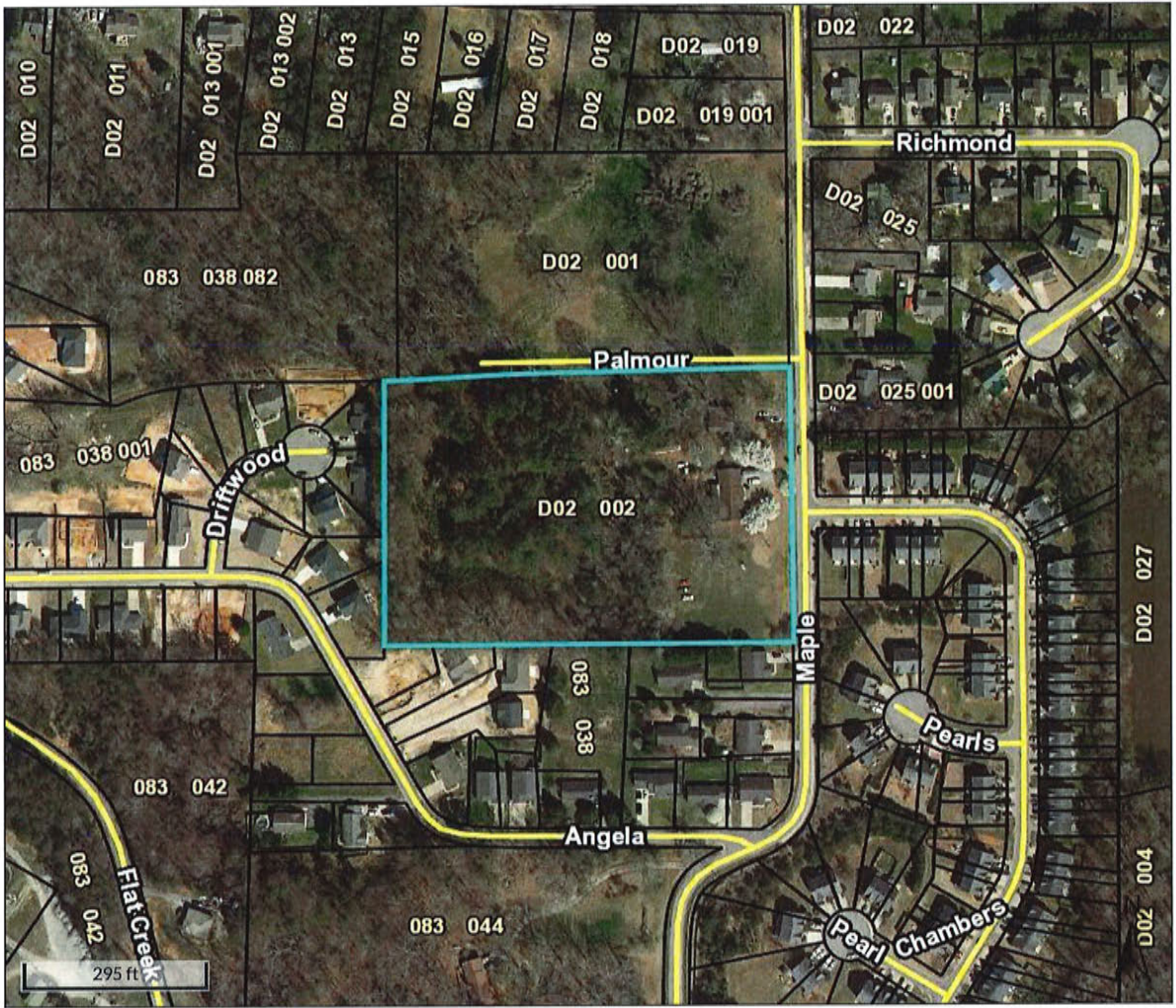


PO Box 1074
 Grayson, Georgia 30017
 770.527.3450
 www.acuminisconsulting.com



SITE PLAN

CAN	AS SHOWN
CAN	DATE
CAN	1 of 1
CAN	SHEET
CHECKED	21:254
DATE	10/06/21



Legend
 Parcels

Parcel ID: D02 002
Alt ID: 58
Owner: LOOPER BILLY
Acres: 6
Assessed Value: \$294450

Date created: 10/8/2021
Last Data Uploaded: 10/8/2021 12:58:52 AM

Developed by  Schneider
GEOSPATIAL

PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

ZSP-C2200055

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: 11.08.2021

TIME: 5:30 p.m

CITY COUNCIL:

DATE: 12.06.2021

TIME: 5:00pm

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

property will be sold to: (a) any outstanding pre-tax taxes (including which are a lien, but due and payable), (b) water or sewage bills constitute a lien against property whether due payable or not yet due payable and which may of record, (c) the right of exemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and plat of the property, (e) any assessments, encumbrances, zoning restrictions, easements, rights, members, and appurtenances located thereon and described in the Security Deed (collectively, the "Property"):

All that tract or parcel of land lying and being in Land Lot 506 of the South Half of the 13th District, First Section of Dawson County, Georgia and being known as part of Lot 7 of the Mrs. Shelton Pugh Estate as shown on a plat prepared by Owen Patton dated November 12, 1981 and entitled "Survey for Joseph C. Conawal" and being more particularly described according to said plat as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at the intersection of the easterly edge of the pavement of State Route No. 53 and the centerline of Highway No. 318; thence along the easterly edge of the pavement of Route No. 53 in a southerly direction 655.00 feet to a point; thence North 87 degrees 49 minutes 16 seconds East 51.60 feet to an iron pin on the easterly right-of-way of State Route No. 53 which iron pin is the TRUE POINT OF BEGINNING; thence from said beginning iron pin corner North 87 degrees 49 minutes 16 seconds East 264.76 feet to an iron pin on the land lot line dividing Land Lots 506 and 507 of the South Half, First Section, 13th Land District, Dawson County, Georgia; thence along said land lot line South 00 degrees 36 minutes 20 seconds East 100.00 feet to an iron pin; thence South 88 degrees 15 minutes 20 seconds West 242.73 feet to an iron pin on the easterly right-of-way of State Route No. 53; thence along said right-of-way North 13 degrees 18 minutes West 100.00 feet to the beginning iron pin corner.

This is the same property described in a deed from Eugene Hyatt and Setsuko Hyatt dated August 25, 1986 to Dan H. Charles and Connie M. Charles recorded in Deed Book 91, Page 625, Dawson County, Georgia Deed Records which deed erroneously describes the subject property being known as Lot 7 of the Mrs. Shelton Pugh Estate. In fact said property is a portion of Lot 7 of the Mrs. Shelton Pugh Estate.

This property is also described in that certain plat of survey denominated as "Survey for William Whetstone and Jan Whetstone" dated 8/21/97 prepared by Frederick C. Youngman, Georgia Registered Surveyor No. 2160 and recorded at Plat Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Book 43, Page 33, Dawson County Plat

Public Hearings

Notice of Public Hearing

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. 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 participate.

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021.

56570 10/20

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

Local Government

Development Authority of Dawson County will hold its regular meeting on: October 26, 2021 Time: 8:00 am Place: 44 Commerce Drive.

56595 10/20, 27, 11/3, 10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 10/11/2021

To: City of Dawsonville Planning Commission

Reference: VAR C2200057 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: Zoning Article VIII Sec 802 (2). The applicant is requesting to eliminate the rear 60ft setback and the rear 50ft zoning buffer along the property abutting TMP 068 060. Proposed setback and buffer adjoining TMP 068 060 is zero.

Variance request #2: Zoning Article XXIX Sec 2904. The applicant is requesting to eliminate the 20ft side setback along the property abutting TMP 069 006. Proposed side setback adjoining TMP 069 006 is zero.

1. The property is in Anna Tobolski Planning Commission District 4.
2. The property adjoins R1 district along the West property line and LI district along the North, East and South property lines.
3. Both adjoining properties is family owner parcels.


David Picklesimer
Planning Director

City Council:
John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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 p.m. and/or the City Council beginning at 5:00 p.m. 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 participate.

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021.

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

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



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

Variance Application

VAR- C2200057

Application for: Appeal Special Exception Adjustment

Variance Requested: Setback & Buffer Reduction (Letter of Intent must fully describe this request)

Applicant Name: William C. Elliott Company: _____

Address: PO Box 1948 City: Dawsonville Zip: 30534

Phone: [REDACTED] Cell Phone: _____ Fax #: _____

Owner Name(s): Same as applicant

Address: _____ City: _____ Zip: _____

Phone: _____ Cell Phone: _____ Fax #: _____

Exact Location and Description of Subject Property:

Address: 2367 Elliott Family Parkway Lot # _____

Present/Proposed Zoning: L-1 Parcel # 068 063 001 002

District: 4th Land Lot: 86 Tax Map # _____

Present and/or Proposed Use of Property: Airport w/ Hangars

1st Section

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 Article IX. Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).

FEE SCHEDULE

Variance	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$6.90 per adjacent property owner

William C. Elliott
 Signature of Applicant

10-7-21
 Date

Office Use Only			
Date Completed Application Rec'd: <u>10/7/2021</u>	Amount Paid: \$ <u>421.99</u>	CK ^x	Cash
Date of Planning Commission Meeting: <u>11/08/2021</u>	Dates Advertised:		
Approved by Planning Commission: YES NO	Approved by City Council: YES NO		
	Postponed: YES NO	Date:	



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

**Adjacent
 Property Owners**

VAR# C2200057 TMP# 068 063 88 1/2 Applicant's Name: William C. Elliott

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): Daniel Loy Elliott
 Address: PO Box 548 ; 351 Mildred Elliott Rd 068 060
Dawsonville, GA 30534
- TMP # _____ 2. Name(s): Ernest G., Daniel L., & William C. Elliott
 Address: PO Box 476 069 006
Dawsonville, GA 30534
- TMP # _____ 3. Name(s): Elliott Field, Inc.
 Address: PO Box 476 068 063
Dawsonville, GA 30534
- 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.



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

**Property Owner
 Authorization**

VAR# C2200057 TMP# 068 063 001 & 068 063 002 Applicant's Name: William C. Elliott

Property Owner Authorization

I / We William C. Elliott hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 068 063 001 & 068 063 002 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 William C. Elliott
 Signature of Owner [Signature] Date 10-2-21
 Mailing Address PO Box 1948
 City Dawsonville State GA Zip 30534
 Telephone Number [Redacted]

Sworn to and subscribed before me
 this 7 day of OCTOBER 2021.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 8-18-22



(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.)

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: *See attached for answers*

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:

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:

and,

Questions in addition to Letter of Intent

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

Answer:

The properties are in the middle of an existing airport. The parcels around the airport have various owner groups within the Elliott family. All of the property next to the runway is setup for use for the airport, even though several parcels are zoned R-1. The land has been cleared and graded for airport utilization. This is different than most L-1 properties adjacent to a residential zoned property as the residential property is being used in the same manner as the L-1 properties.

2. A liberal 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:

Since all the land around these parcels is already cleared and being used for the same purpose, there is no need for buffers or setbacks as they are imaginary lines that don't create any real separation or buffer. Requiring these setbacks and buffers creates undue restrictions on the property.

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:

This variance will not create any special privilege. It will simply allow a continuous uniformity in the development around the runway.

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:

This relief will allow a harmonious development of the land around the runway. Since these properties are internal to the workings of the airport, it will not adversely affect the neighborhood.

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

Answer:

These circumstances are the result of various land acquisitions over decades that long preceded zoning rules.

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

Answer:

This request is the minimum to allow for the uniform utilization of the overall airport in the future.

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 use for this request is allowed in the district. Other similar hangars have already been permitted and constructed on the property.

Letter of Intent Elliott Field Setback & Buffer Variances

Existing Site Description

The properties proposed for these variances are on 6.55 acres located adjacent to the Elliott Field runway. The property is owned by William C. Elliott who plans on developing additional hangars. There are six existing hangars on the property. The surrounding properties are zoned L-I and R-I. All of the land around this runway is cleared and many of the areas have been graded out for taxiways and clearance zones. While there are many parcels around the runway, the entire area around the runway is setup for use as the airport.

Proposed Development

The applicant wishes to further expand the hangar facilities on the properties. The applicant plans to expand two of the existing hangars (Building D & E) and construct two new hangars (Buildings A & C). Building B was recently constructed. See the attached site plan.

Existing Building Setbacks and Buffers

Front: Setback of 40-feet along the runway
Side: Setbacks 20 feet
Rear: Setbacks 60 feet
Zoning: Zoning buffer of 50 feet to R-I property

Variances:

Variance is requested for the side and rear property line setback and zoning buffers be reduced to 0'. Said property lines are internal lines separating tracts with the same land use on the ground, regardless of the official zoning.



Existing Building D in on the far right. An existing hanger is located further down the runway on another R-1 parcel located next to the runway. A typical zoning buffer normally requires a fence or planted screening to separate dissimilar land uses. As can be seen this picture, that is not the case here. Also, see the attached zoning map for zoning locations.

DATE	10-5-21
JOB NO.	20-25
SHEET NO.	
VARIANCE PLAN	

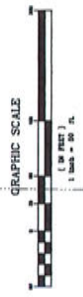
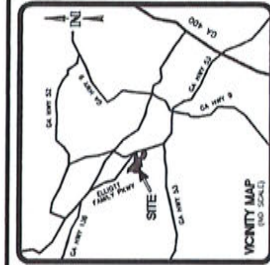
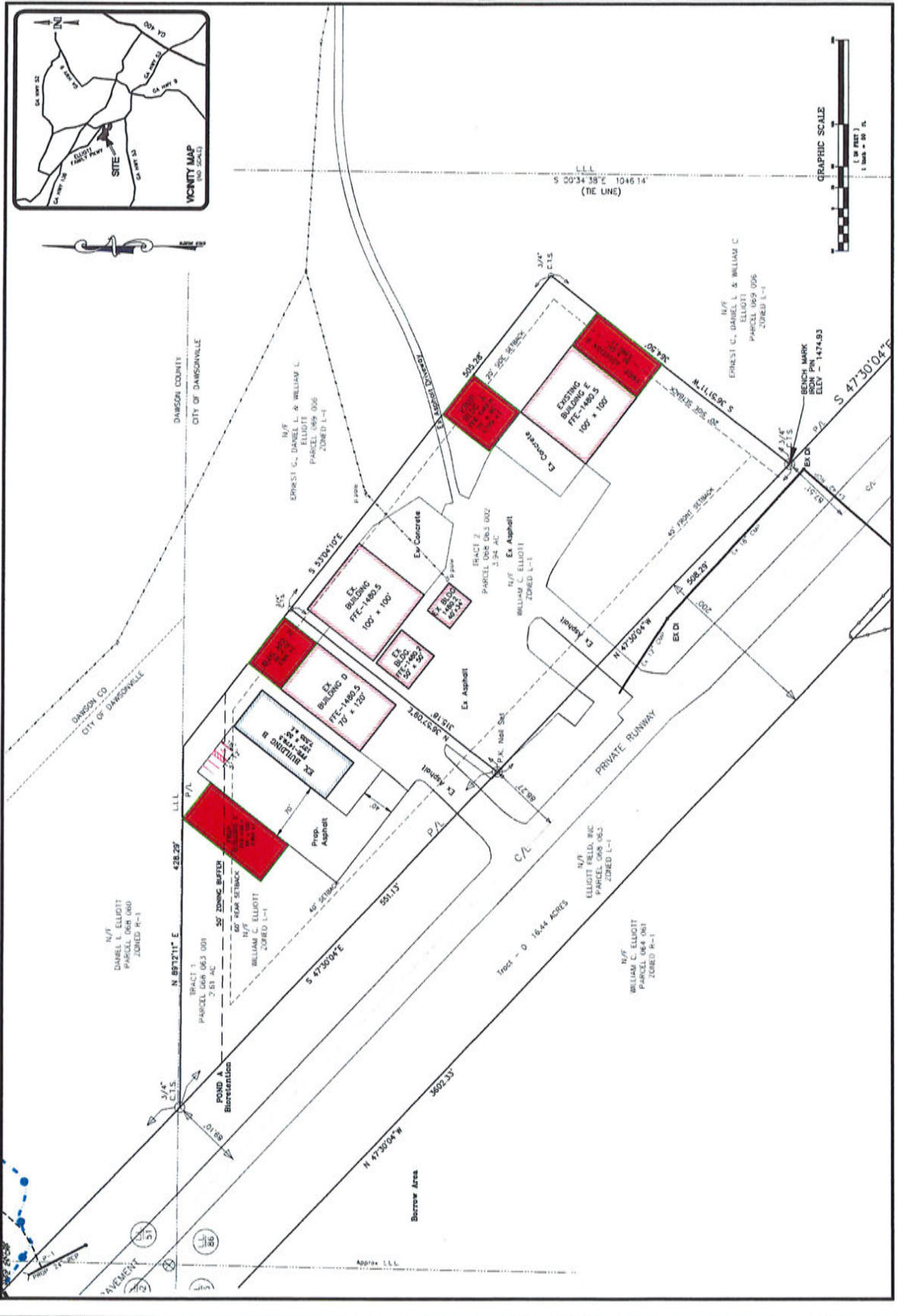
Project Description
ELLIOTT FIELD HANGER EXPANSION PHASE 2
 CITY OF DAWSONVILLE
 DAWSON COUNTY, GEORGIA

MYERS & CO.
 Civil Engineers
 730-281-9393
 myers@myers-co.com
 P.O. BOX 634
 DAWSONVILLE, GA 30003

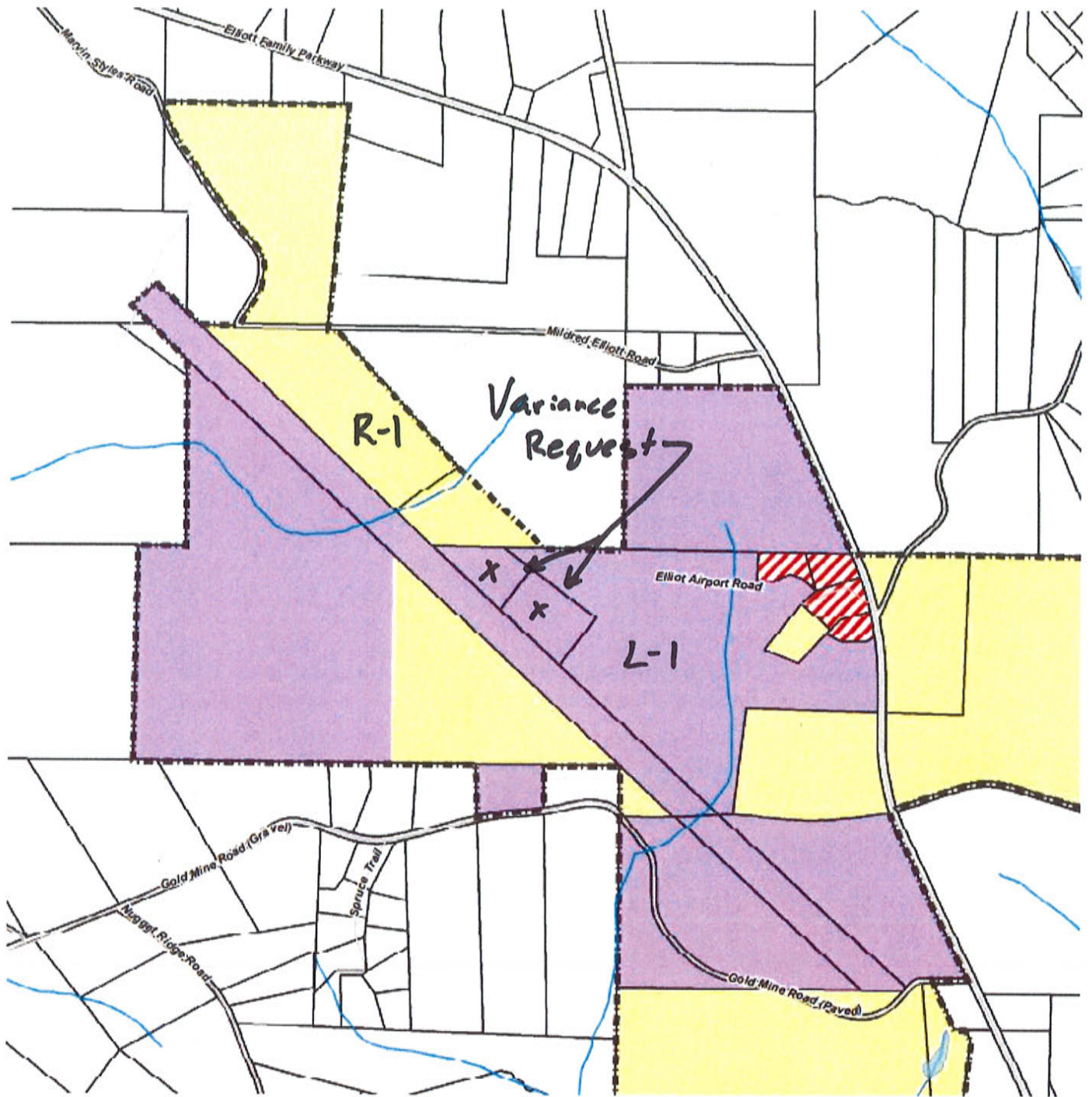
10-D-21



City of Dawsonville



THE LINE
 2,883.00 S
 10419.14 E
 2234.34 S



ZONING MAP

property will be sold to: (a) any outstanding taxes (including which are a lien, but et due and payable), (b) id water or sewage bills constitute a lien against property whether due payable or not yet due payable and which may e of record, (c) the right demption of any taxing rity, (d) any matters h might be disclosed n accurate survey and ction of the property, (e) any assessments, encumbrances, zoning ances, restrictions, nants, and matters eord superior to the rity Deed first set out e.

sale will be conducted ct to (1) confirmation the sale is not ilitated under the U.S. ruptcy Code; and (2) confirmation and audit e status of the loan with holder of the Security d. Pursuant to O.C.G.A. ion 9-13-172.1, which vs for certain procedures rding the rescission of ial and non-judicial sales e State of Georgia, the d Under Power and other closure documents may e provided until final rmination and audit of the s of the loan as provided iediately above.

WINGTON SAVINGS FUND IETY, FSB, AS TRUSTEE STANWICH MORTGAGE N TRUST C as agent and rney in Fact for Melissa n
idge Pite, LLP, 15 lmont Center, 3575 lmont Road, N.E., Suite , Atlanta, Georgia 30305,) 994-7637.
1-2280A

5 LAW FIRM MAY ACTING AS A DEBT LECTOR ATTEMPTING COLLECT A DEBT. ANY ORMATION OBTAINED L BE USED FOR THAT POSE. 2191-2280A
56343 10/6,13,20,27

Whetstone)
Notice of Sale Under Power nson County, Georgia
er and by virtue of the ver of Sale contained that certain Georgia rity Deed and Security eement given by Janice Whetstone and William Whetstone (collectively, antor") to LSC18, LLC, as ignee of Truist Bank, f/k/a nch Banking and Trust mpany ("Lender"), dated e 25, 2008 and recorded y 7, 2008 in Deed Book 4, Page 76, Dawson County, rgia official records, affected by that certain dification Agreement to rgia Security Deed and

ements, hereditaments, rights, members, and appurtenances located thereon and described in the Security Deed (collectively, the "Property"):
All that tract or parcel of land lying and being in Land Lot 506 of the South Half of the 13th District, First Section of Dawson County, Georgia and being known as part of Lot 7 of the Mrs. Shelton Pugh Estate as shown on a plat prepared by Owen Patton dated November 12, 1981 and entitled "Survey for Joseph C. Conawal" and being more particularly described according to said plat as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at the intersection of the easterly edge of the pavement of State Route No. 53 and the centerline of Highway No. 318; thence along the easterly edge of the pavement of Route No. 53 in a southerly direction 655.00 feet to a point; thence North 87 degrees 49 minutes 16 seconds East 51.60 feet to an iron pin on the easterly right-of-way of State Route No. 53 which iron pin is the TRUE POINT OF BEGINNING; thence from said beginning iron pin corner North 87 degrees 49 minutes 16 seconds East 264.76 feet to an iron pin on the land lot line dividing Land Lots 506 and 507 of the South Half, First Section, 13th Land District, Dawson County, Georgia; thence along said land lot line South 00 degrees 36 minutes 20 seconds East 100.00 feet to an iron pin; thence South 88 degrees 15 minutes 20 seconds West 242.73 feet to an iron pin on the easterly right-of-way of State Route No. 53; thence along said right-of-way North 13 degrees 18 minutes West 100.00 feet to the beginning iron pin corner.

This is the same property described in a deed from Eugene Hyatt and Setsuko Hyatt dated August 25, 1986 to Dan H. Charles and Connie M. Charles recorded in Deed Book 91, Page 625, Dawson County, Georgia Deed Records which deed erroneously describes the subject property being known as Lot 7 of the Mrs. Shelton Pugh Estate. In fact said property is a portion of Lot 7 of the Mrs. Shelton Pugh Estate.
This property is also described in that certain plat of survey denominated as "Survey for William Whetstone and Jan Whetstone" dated 8/21/97 prepared by Frederick C. Youngman, Georgia Registered Surveyor No. 2160 and recorded at Plat Book 43, Page 33, Dawson County Plat

following described property, to wit:
0 Regan Circle, Dawsonville, GA 30534 according to the present system of numbering properties in Dawson County Georgia, having Tax Parcel ID 054076001 and being further described as follows:
All that tract or parcel of land lying and being in Parcel One: All that tract or parcel of land lying and being in land Lots 59 & 60, of the 4th District, 1st Section of Dawson County, Georgia and being described as Tract "K3", containing 0.225 acres, according to plat for Robert Harding, Janice Fleming & Douglas Hardin by Michael Stewart Kelly dated May 3, 1991 and recorded in Plat Book 25, Page 275, Dawson County, Georgia Plat Records. Said Plat is incorporated herein and made are hereof by reference.

Parcel Two: All that tract of land or parcel of land lying and being in land Lot 60, of the 4th District, 1st Section of Dawson County, Georgia and being described as Tract "K4", containing 1.59 acres, according to plat for Robert Harding, Janice Fleming & Douglas Hardin by Michael Stewart Kelly dated May 3, 1991 and recorded in Plat Book 25, Page 275, Dawson County, Georgia Plat Records. Said Plat is incorporated herein and made are hereof by reference.

The tax deed to which this notice relates is dated the day of 14, August 2009, and is recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 923 at page 364 -365.

The property may be redeemed at any time before the day of the November 4th 2021, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Cecil L. Pearce, Jr., 30 Miller Dr., Dawsonville, Georgia 30534. Please be governed accordingly.
Sincerely, Cecil L Pearce Jr.
56423 10/6,13,20,27

Local Government

Development Authority of Dawson County will hold its regular meeting on:
October 26, 2021
Time: 8:00 am
Place: 44 Commerce Drive,

Who: Dawson County Board of Education
What: Fall Board Retreat and Training
Where: Dawson County Schools Technology Center at 175 Tiger Circle, Dawsonville, GA 30534
When: 11/8/2021 from 11AM-1PM, followed by a tour of facilities
Why: Charter Board Training & tour of Technology Center and Transportation Facility
56540 10/20

Public Hearings

Notice of Public Hearing
The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. 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 participate.

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021.
56570 10/20

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed the petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By Allie Phillips
Clerk of the Probate Court
25 JUSTICE WAY, SUITE 4332
DAWSONVILLE, GA 30534
(706)344-3580
56530 10/20,27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE:
BARBARA ANN BEARDEN DECEASED
ESTATE NO. 2021-ES-148
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Mark A Johnson has petitioned to be appointed administrator(s) of the estate of Barbara Ann Bearden, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. ss 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before November 15th, 2021.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By: Allie Phillips
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706)344-3580
56595 10/20, 27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:
VAR-C2200057

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION
DATE **11.08.2021**
TIME **5:30pm**

HEARING LOCATION:
DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION