

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

PUBLIC HEARING

7. **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 **tabled** until Monday, December 13, 2021.
8. **ZA-C2200058:** Everett Management, LLC has petitioned a zoning amendment for TMP D03 010, Located at 239 Hwy 9 North from HB (Highway Business) to CBD (Central Business District). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.
9. **VAR-C2200060:** Everett Management, LLC has petitioned to eliminate the 30' foot buffer along the rear and east property lines and reduce the 40' foot setback to 17 feet along the east property line and 20' feet along the rear property line for TMP D03 010, Located at 239 Hwy 9 North. Public Hearing: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.
10. **VAR-C2200069:** Adams Homes AEC, LLC has requested a rear setback from 20' feet to 16' feet for TMP 084 003 003, Located at 28 Thunder Valley. Public Hearing: Planning Commission on December 13, 2021.
11. **ZA-C2200079:** Crawford West Properties, LLC has petitioned a zoning amendment for TMP 091 010, Located at 2279 HWY 9 North from R1 (Restricted Single-Family Residential) to HB (Highway Business). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for decision on January 20, 2022.

PLANNING DIRECTOR REPORT:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

The next scheduled Planning Commission meeting is January 10, 2022.

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
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Monday, November 8, 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, Zoning Administrative Assistant Stacy Harris.
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 Monday, September 13, 2021 by S. Sawyer; second by M. Fallstrom. Vote carried unanimously in favor.

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.

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

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

The following person spoke in favor of the request:

- Robert Howard, 1732 Perimeter Rd, Dawsonville, GA – He spoke as the homeowner of said property providing details and information regarding the zoning amendment.

No one spoke in opposition.

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

A. Tobolski motioned to approve **ZA-C2200053**; second by M. Fallstrom. Vote carried unanimously in favor.

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.

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

Chairperson Davis read the zoning site plan approval request and conducted the public hearing.

The following persons spoke in favor of the request:

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

- Jane Range, 1235 Riverside Dr, Gainesville, GA – She spoke on behalf of Cook Communities providing details regarding the amended site plan approval . Additionally, she provided an updated letter of intent with a site plan.
- Keith Cook, 3120 Frontage Rd, Gainesville, GA – He gave additional information regarding the development (landscaping, buffers and HOA).

No one spoke in opposition.

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

M. Fallstrom motioned to approve **ZA-C2200055**; second by S. Sawyer. Vote carried unanimously in favor.

9. **VAR-C2200057**: William Elliott has petitioned side and rear property setbacks and zoning buffers be reduced to 0' ft for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. **Variance Request # 1**. Zoning Article VIII Sec 802 (2). The applicant is requesting to eliminate the rear 60' ft setback and the rear 50' ft 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 20' ft side setback along the property abutting TMP 069 006. Proposed side setback adjoining TMP 069 006 is zero. Public Hearing: Planning Commission on November 8, 2021.

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

Chairperson Davis read the Variance Request # 1. Zoning Article VIII Sec 802 (2). The applicant is requesting to eliminate the rear 60' ft setback and the rear 50' ft zoning buffer along the property abutting TMP 068 060. Proposed setback and buffer adjoining TMP 068 060 is zero.

The following person spoke in favor of the request:

- William Elliott, 109 Rutledge Lane, Dawsonville, GA – He stated that the engineer was a little aggressive regarding the setbacks and buffer. Mr. Elliott did ask for a reduction in the setbacks to build aircraft hangers, as the majority of the property is commercial. He further stated that the aircraft hangers cannot be moved forward closer to the air strip in case the Elliott Field becomes a regional airport.

The following citizen spoke in opposition of the request:

- Dan Elliott, 351 Mildred Elliott Rd, Dawsonville, GA – He voiced his concerns about having zero setbacks on buildings. If there was ever a discrepancy in the property lines, its costly and hard to rectify when buildings are already built. Mr. Elliott stated that he is willing to sit down with the applicant and come up with an equitable solution.

Commissioner Fallstrom requested William Elliott return to the podium for additional questions. Mr. Elliott stated that he would request to table this matter until the next planning commission meeting, to give both parties time to come to an agreement regarding the setbacks and buffer.

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

A. Tobolski made a motion to table the decision on Variance Request # 1 until the next Planning Commission Meeting on Monday, December 13, 2021; second by S. Sawyer. Vote carried unanimously in favor.

M. Fallstrom made a motion to continue the public hearing on Variance Request # 2 until the next Planning Commission Meeting on Monday, December 13, 2021; seconded by A. Tobolski. Vote carried unanimously in favor.

10. PLANNING DIRECTOR REPORT: None

11. PLANNING COMMISSION REPORTS: Chairperson R. Davis announced that the next Planning Commission Meeting is December 13, 2021 at 5:30 pm.

ADJOURNMENT: At 6:12 p.m., a motion to adjourn the meeting was made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

DRAFT

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: 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 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 #: [REDACTED]

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

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

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

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

10-2-21
 Date

Office Use Only			
Date Completed Application Rec'd: <u>10/17/2021</u>	Amount Paid: \$	CK	Cash
Date of Planning Commission Meeting:	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 28 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 # 068-060 1. Name(s): Daniel Loy Elliott
 Address: PO Box 548 ; 351 Mildred Elliott Rd 068 060
Dawsonville, GA 30534

TMP # 069 006 2. Name(s): Ernest G., Daniel L., & William C. Elliott
 Address: PO BOX 476 069 006
Dawsonville, GA 30534

TMP # 068 063 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: 8-08-22



(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.

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.

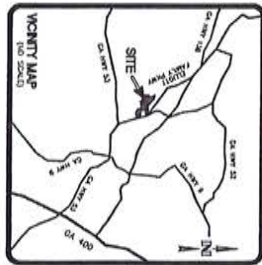
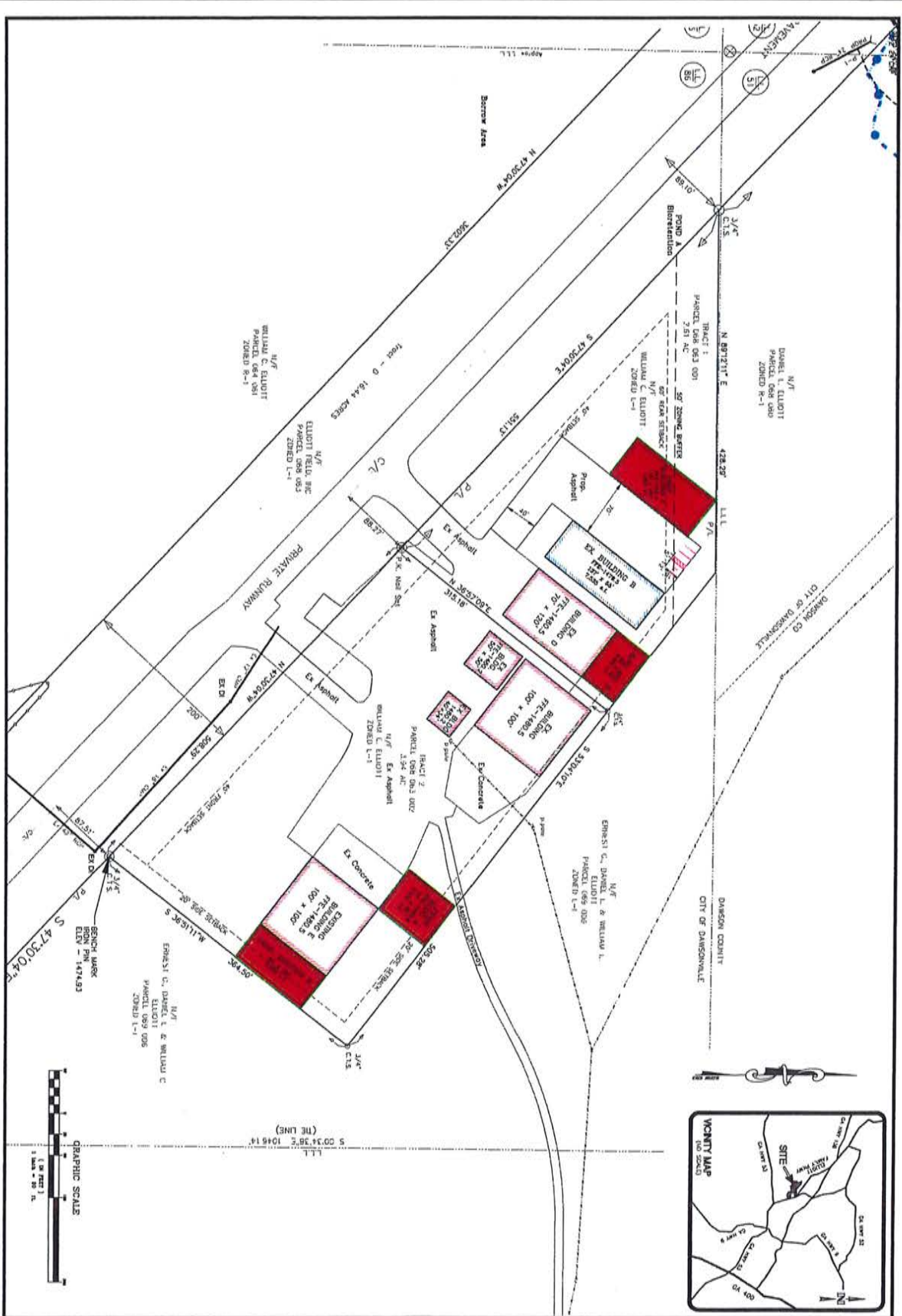
ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6,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

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V-1	Revisions	DATE	10-5-21
		JOB NO.	20-25
		Sheet Title	VARIANCE PLAN

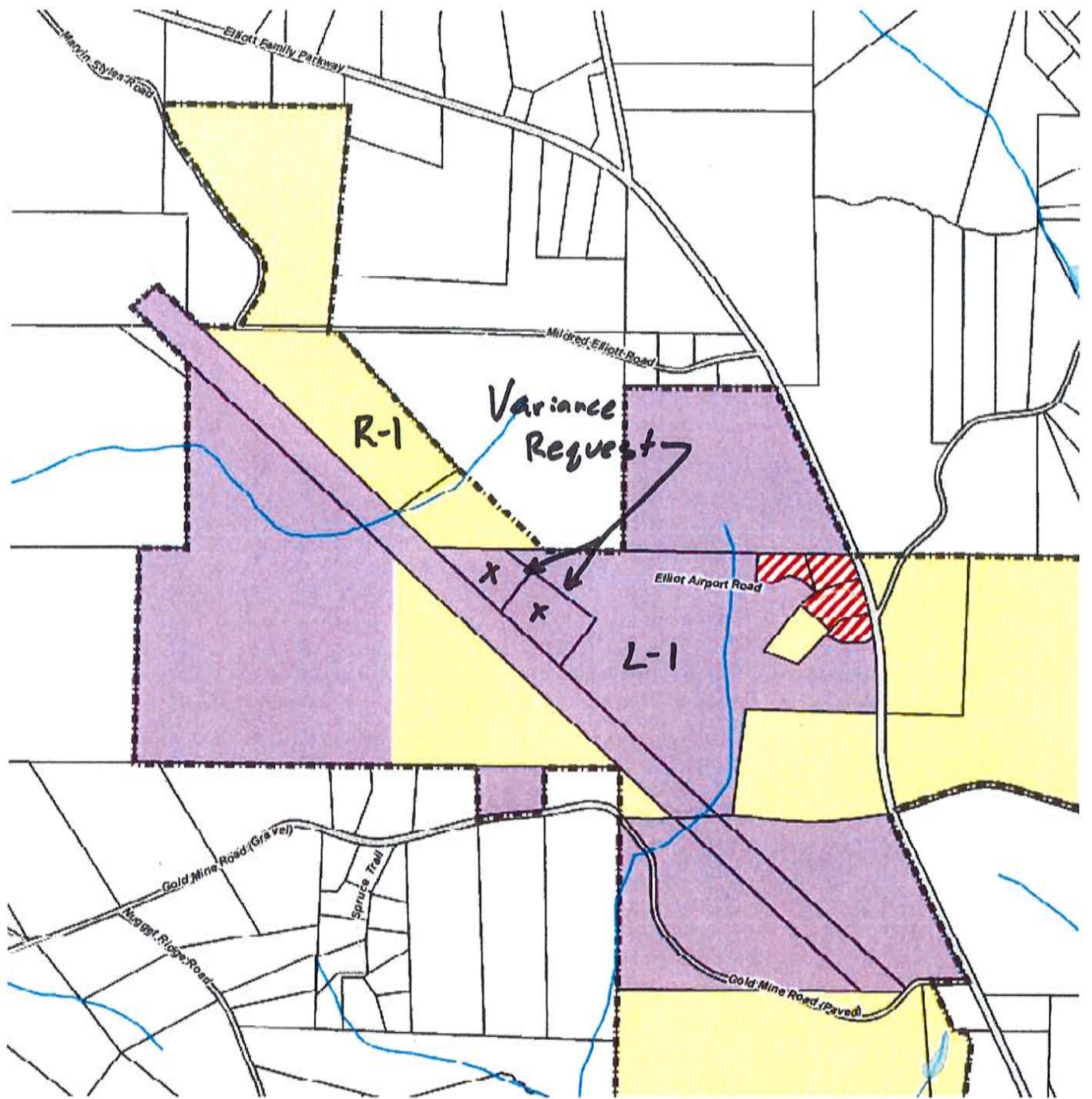
Project Description
ELLIOTT FIELD HANGER EXPANSION PHASE 2
 CITY OF DANMONVILLE
 DANSON COUNTY, GEORGIA

MYERS & CO.
 civil engineers

P.O. BOX 534
 GAINESVILLE, GA 30003
 770-287-9783
 e2@myers-and-co.com



Checked
 2021
 MYERS & COMPANY, INC.
 ALL RIGHTS RESERVED
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ZONING MAP

PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARD 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 93 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-269-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

roperty will be sold to: (a) any outstanding rem taxes (including which are a lien, but due and payable), (b) water or sewage bills constitute a lien against operty whether due yable or not yet due yable and which may of record, (c) the right mption of any taxing ity, (d) any matters might be disclosed accurate survey and tion of the property, e) any assessments, ncumbrances, zoning nces, restrictions, nts, and matters ord superior to the y Deed first set out

le will be conducted t to (1) confirmation the sale is not ited under the U.S. iptcy Code; and (2) onfirmation and audit status of the loan with dler of the Security Pursuant to O.C.G.A. n 9-13-172.1, which for certain procedures ing the rescission of land non-judicial sales State of Georgia, the nder Power and other sure documents may e provided until final nation and audit of the of the loan as provided iately above.

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

ge Pite, LLP, 15 iont Center, 3575 iont Road, N.E., Suite atlanta, Georgia 30305, 994-7637.

2280A LAW FIRM MAY CTING AS A DEBT ECTOR ATTEMPTING OLLECT A DEBT. ANY MATION OBTAINED BE USED FOR THAT ASE. 2191-2280A 343 10/6,13,20,27

tsone) e of Sale Under Power on County, Georgia

r and by virtue of the r of Sale contained hat certain Georgia ity Deed and Security ment given by Janice hetstone and William hetstone (collectively, tor") to LSC18, LLC, as ee of Truist Bank, f/k/a h Banking and Trust any ("Lender"), dated 25, 2008 and recorded 7, 2008 in Deed Book age 76, Dawson County, ia official records, fected by that certain fication Agreement to ia Security Deed and

easements, 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: 10/20/2021

To: City of Dawsonville Planning Commission

Reference: VAR C2200060 and ZA C2200058 Planning and Zoning Department Summary

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

1. Property is in Post 3 Planning Commission member Sandy Sawyer district.
2. The property current use is 27-unit apartments.
3. The current HB (Highway Business District) use is a non-conforming use.
4. Proposed zoning district is CBD (Central Business District).
5. Adjoining property North and East is R3 (Single Family Residential District).
6. Adjoining property West and South is CBD (Central Business District).
7. Applicant chose the CBD (Central Business District) over R6 (Multiple Family Residential District) to reduce the number of variance request. R6 zoning district would have required at minimum five variances.
8. Applicant is requesting to eliminate the required 30-foot buffer along the rear and east property lines and reduce the 40-foot setback to 17 feet along the East property line and 20 feet along the rear property line per Zoning Article VIII Sec 802 (1).

Kindest Regards,


David Picklesimer
Planning Director



City of Dawsonville

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

Zoning Amendment
Application

Application#: ZA C2200058

Applicant Name(s): EVERETT MANAGEMENT, LLC

Address: 2415 STATE BARN ROAD SUITE 103 City: CUMMING, GA Zip: 30040

Phone: [Redacted] Email: [Redacted]

Signature(s): [Signature] Date: 10-5-21

Property Address: 239 HIGHWAY 9 NORTH, DAWSONVILLE, GA 30534

Directions to Property from City Hall: FROM CITY HALL GO NORTH ON 53 AND TURN RT ON HWY 9, PROPERTY ON left.

Tax Map# D03 Parcel# 010 Current Zoning: HB

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

Subdivision Name: Lot#

Acres: 2.732 Current use of property: APARTMENTS

Has a past request of Rezone of this property been made before? NO If yes, provide ZA# NO RECORDS

The applicant request:

Rezoning to zoning category: CBD Conditional Use permit for:

Proposed use of property if rezoned: APARTMENTS

Residential #of lots proposed: 27 UNITS Minimum lot size proposed (Include Conceptual Plan)

Amenity area proposed NO, if yes, what

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

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

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

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

Road name: Hwy 9a Type of Surface: Asphalt



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

Signature of Applicant [Signature]

Date: 10-5-21

Table with 2 columns: Office Use Only and Application Details. Rows include Date Completed, Amount Paid (\$736.60), Dates Advertised, Rescheduled for next Meeting, Approved by City Council (YES), and Approved by Planning Commission (YES).



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We EVERETT MANAGEMENT, LLC BY Rex GRAVITT hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D03-010 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 REX GRAVITT
Signature of Applicant or Agent [Signature] Date 10-5-21
Mailing Address 2415 STAGE BARN ROAD SUITE 103 CUMMING, GA
City CUMMING State GA Zip 30040
Telephone Number [Redacted]

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

[Signature]
Notary Public, State of Georgia

My Commission Expires: 2-7-2024





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: _____

Ray J. Smith 10-5-21
Signature of Applicant / Representative of Applicant Date

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



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

**Adjacent
 Property Owners**

ZA# C2200058 TMP# D03 010 Applicant's Name: Rex GRAVITT
EVERETT MANAGEMENTS, LLC

Adjacent Property Owners

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

TMP # D03-011-003 1. Name(s): Carolyn Rast
 Address: 37 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03-011-002 2. Name(s): Matthew C. Parker + Morgan Parker
 Address: 21 Maple Hill Drive
Dawsonville, GA 30534

D03-011-001

TMP # _____ 3. Name(s): Michael Shannon & Tina Jackie Wise
 Address: 11 Maple Drive
Dawsonville, GA 30534

TMP # D03-026 4. Name(s): Dawsonville Baptist Church Inc
 Address: P.O. Box 207
Dawsonville, GA 30534

TMP # D03-027 5. Name(s): Dawsonville Baptist Church Inc
 Address: P.O. Box 207
Dawsonville, GA 30534

TMP # D03-028 6. Name(s): Cherokee Presbytery Prop Inc
 Address: PO Box 201
Dawsonville, GA 30534

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

**Adjacent
 Property Owners**

ZA# C220058

TMP# D03-010

Applicant's Name: Rex Gravitt for Everett Management LLC

Adjacent Property Owners

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

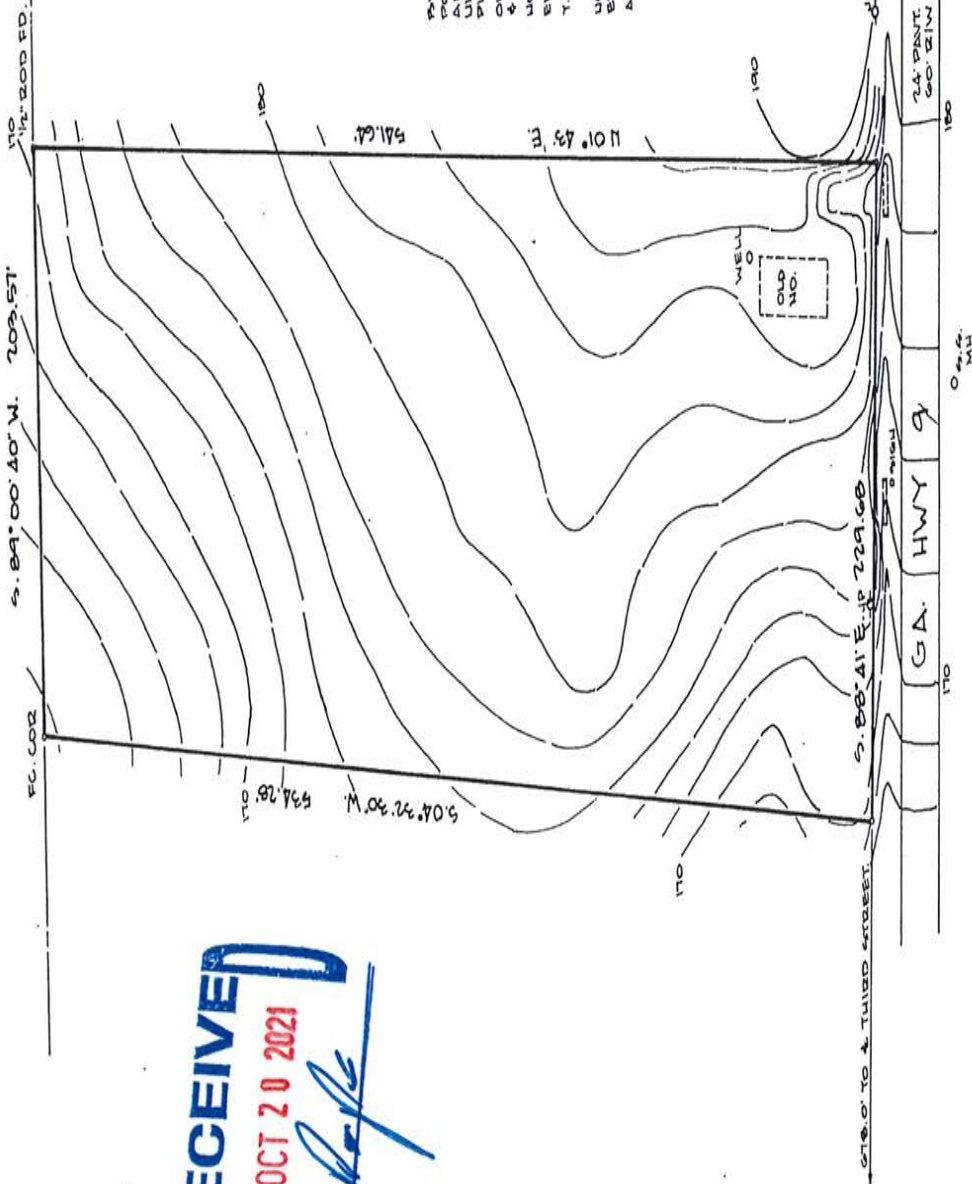
- TMP # D03-009 1. Name(s): Clifton McClure
 Address: 772 Stowers Road W
Dawsonville, GA 30534
- TMP # 092B-013-061 2. Name(s): Allen & Tamara Lyons
 Address: 129 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-062 3. Name(s): Jennifer Baker
 Address: 115 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-063 4. Name(s): Heather Smith & Ezra Crumley
 Address: 97 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-064 5. Name(s): Hermoso Jorge Jose Habobain
 Address: 83 Marmalade Trail
Dawsonville, GA 30534
- TMP # D03-011-007 6. Name(s): James Douglas & Julie Moorehouse Morgan
 Address: 91 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03-011-006 7. Name(s): Sandra Sawyer
 Address: 83 Maple Hill
Dawsonville, GA 30534
- TMP # D03-011-005 8. Name(s): Benjamin & Amber Holloway
 Address: ~~63 Maple Hill Drive~~ P.O. Box 1257
~~Dawsonville, GA 30534~~ Dahlonega, GA 30533
- TMP # D03-011-004 9. Name(s): William Randal Crawford & Valarie Cowart
 Address: 49 Maple Hill Dr
Dawsonville, GA 30534

Adjacent Property Owner notification of a variance request is required.

BOUNDARY AND TOPOGRAPHICAL SURVEY FOR
EUGENE T. GRAVITT
 LAND LOT 441, 4th DIST., 1st SECT.
 DAWSON CO., GEORGIA

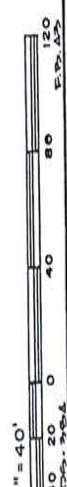
GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 RECORDED IN BOOK 171, PAGE 111
 JUN 14 1991
 BY: *[Signature]*
 REGISTERED PROFESSIONAL SURVEYOR

RA



RECEIVED
 OCT 20 2021
 BY: *[Signature]*

PROXY TRAIN BY 20" TOLUIST & EDM
 POSITION CLOSURE: 1/12,000
 ANGLES ERROR: 2.1/1212
 DISTANCE CLOSURE EXCEEDS 1/150,000
 DISTANCE MEASURED EAST, WEST
 & NORTH LINES.
 NO A BEARING SET AT 52. & 54. CORNERS.
 ELEVATIONS ARE ASSUMED.
 T.B.M.: B.M. OF 4.5. MARKHOLE
 ELEV. 115.00
 NO UNDERGROUND EXPLORATION
 EXPECTED.
 AREA: 2.67 ACRES



burns l. jeffries & assoc.
 Surveying & Mapping
 (404) 887-0130



LEGAL DESCRIPTION:
TAX MAP/PARCEL #D03-010

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 441, OF THE 4TH DISTRICT, 1ST SECTION, CITY OF DAWSONVILLE, OF DAWSON COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF THIRD STREET AND THE NORTHERLY R/W OF GA HWY 9, SAID ROAD HAVING A 60' R/W, THENCE ALONG SAID R/W 678 FEET TO A POINT, THIS BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING: THENCE DEPARTING SAID R/W, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 534.28 FEET TO A FENCE CORNER ON THE LINE COMMON TO LAND LOTS 376 & 441, THENCE ALONG SAID LAND LOT LINE, NORTH 89 DEGREES 00 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 203.57 FEET TO AN IPF ½" ROD, THENCE LEAVING SAID LAND LOT LINE, SOUTH 01 DEGREES 43 MINUTES EAST FOR A DISTANCE OF 541.64 FEET TO A POINT ON THE NORTHERLY R/W OF GA HWY 9, THENCE ALONG SAID R/W, NORTH 88 DEGREES 41 MINUTES WEST FOR A DISTANCE OF 229.68 FEET TO A POINT, THIS BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.67 ACRES.

October 5, 2021

To City of Dawsonville:

Re: Zoning Application for TMP #D03-010

This letter of Intent is to request a rezoning of the above described property which is also know as Dawsonville Apartments. The property was constructed before zoning conditions existed. This property has been used as residential apartments for many years. There are currently 27 apartment units. The property is served by water and sewer and is in compliance with the Fire Marshals office. I have made many improvements since purchasing and have invested a lot of time and money into the property. Currently the property would be considered non-conforming and if a building were destroyed more than 50% of its value then it could not be replaced. I would like to rezone the property and bring it into compliance with the City of Dawsonville Zoning to protect my investment. I wish to leave it as 27 units and have no plans to expand. My only reason for rezoning would be so that I could replace existing units in the event of some unforeseen disaster.

Sincerely,



Rex Gravitt
Everett Management, LLC
404-391-2488



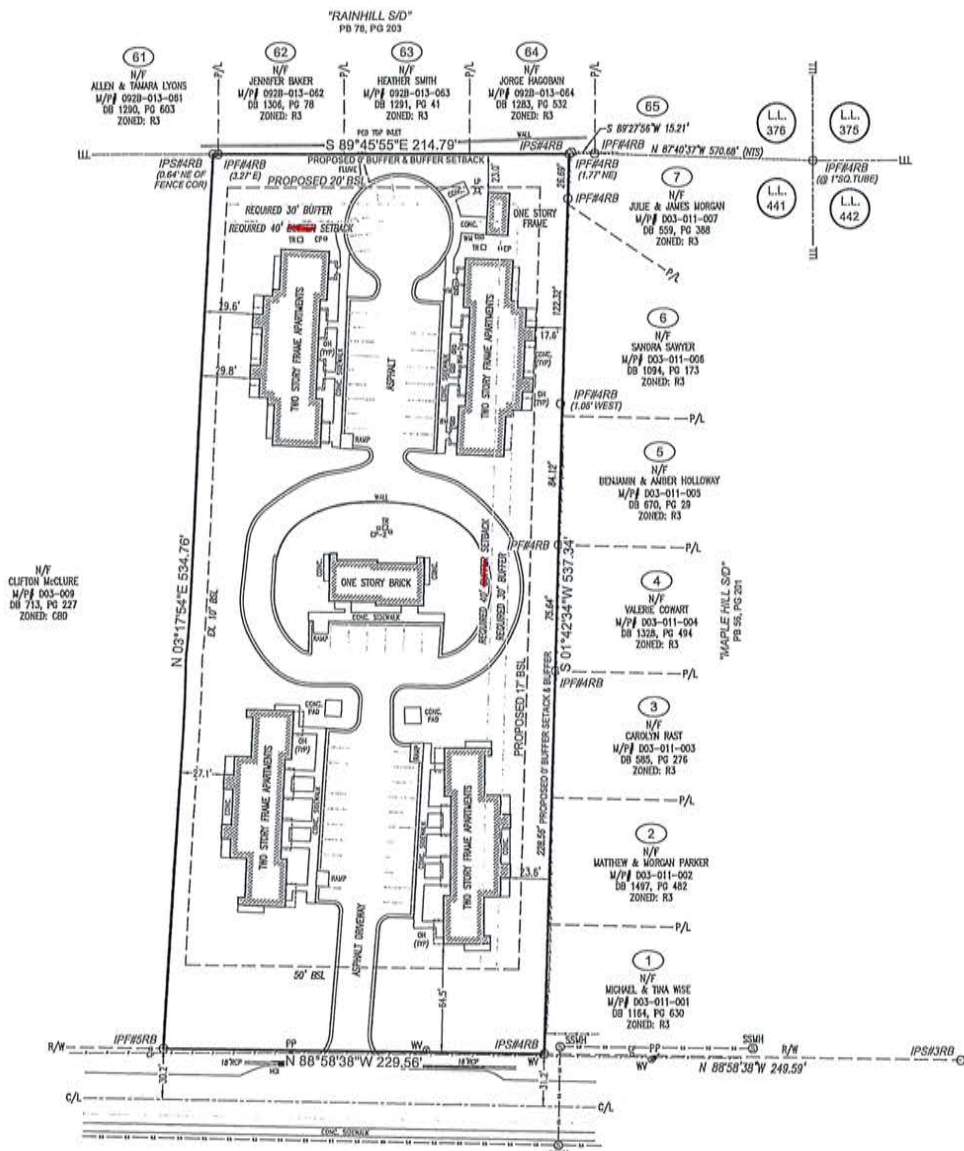
LEGEND

BCL = BACK OF CURB
 BSL = BACKSTOP SETBACK LINE
 P/L = PROPERTY LINE
 R/W = RIGHT OF WAY
 LL = LAND LOT
 LLL = LAND LOT LINE
 N/F = NOW OR FORMERLY
 M/P = TAX MAP / PARCEL NO.
 POB = POINT OF BEGINNING
 NTS = NOT TO SCALE
 PF = IRON PIN FOUND
 PS = IRON PIN SET
 CCL W/M = USDOE MONUMENT
 RB = REBAR
 CTP = CRACK TOP PIPE
 O/P = OPEN TOP PIPE
 S/S = SINK HOLE
 A/P = ANGLE IRON FOUND
 CWP = CORRUGATED METAL PIPE
 R/P = REINFORCED CONCRETE PIPE

LEGEND

WM = WATER METER
 WP = WATER POLE
 LP = LIGHT POLE
 SP = SERVICE POLE
 CP = COMMUNICATIONS POST
 TR = TRANSFORMER
 OH = OVERHANG/COVERED PORCH
 CO = COVER CLEAR-OUT
 SS = SANITARY SEWER
 MW = MAN HOLE
 FTE = FINISHED FLOOR ELEV.
 FI = FIRE HYDRANT
 C/L = GAS LINE
 P/L = POWER LINE
 S/S = SANITARY SEWER LINE
 S/L = SANITARY FORCE MAIN
 T/L = TELEPHONE LINE
 W/L = WATER LINE
 F/L = FENCE LINE

TOTAL = 2.732 ACRES
119,018.434 SQUARE FEET



GEORGIA HIGHWAY #9
(±30' ASPH) (60' R/W)

THIS SURVEY AND ITS PROGRESS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY ME AS A SURVEYOR, INC. AS LAND SURVEYORS, ALL DATA FOR THE LOCATION OF PROPERTY LINES, EXISTING ADJACENT OWNERS, ETC. WAS OBTAINED FROM RECORDS, THE CLIENT, OR OTHER SOURCE REFERENCED. NO ABSTRACT OF TITLE OR COMMITMENT, NOR RESULTS OF TITLE SEARCHES PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SURVEYS MAY THAT WOULD AFFECT THIS PROPERTY, AS WITH LAND TRANSFER, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONNECTION WITH THIS SURVEY OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 185-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN GEORGIA PLAT ACT O.C. 15-1-47, AUTHORITY O.C.G.A. SECS 15-6-43-15-4, 43-15-6, 43-15-10, 43-15-18.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SETBACKS CONFORM TO ALL SETBACKS REQUIRED BY APPROVAL OF PLAT DOES NOT GUARANTEE THAT DAWSON COUNTY HEALTH DEPARTMENT WILL BE SATISFIED BY THIS SURVEY.

DATE OF SURVEY: JULY 22 & 26, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE IN N/A (GREEN) FEET AN ANGULAR ERROR N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN FOOT IN 161,009 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA RSD TOTAL STATION, B512.

THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD HAZARD AREA AS FLOOD INSURANCE RATE MAP NO. 13085C0111C, DATED 4-4-18.

- NOTES & REFERENCES**
- TAX MAP/PARCEL #D03-0
 - CURRENT ZONING = HB
PROPOSED ZONING = CBD
 - REQUIRED SETBACKS
FRONT - 50 FEET
WEST SIDE - 10 FEET
EAST SIDE - 40 FEET
REAR - 40 FEET
REQUIRED BUFFERS
EAST SIDE - 30 FEET
REAR - 30 FEET
PROPOSED SETBACKS
FRONT - 50 FEET
WEST SIDE - 10 FEET
EAST SIDE - 17 FEET
REAR - 20 FEET
 - DEED BOOK 1247 PAGE 51
 - PLAT BOOK 11 PAGE 11
 - PLAT BOOK 56 PAGE 21
 - PLAT BOOK 78 PAGE 21

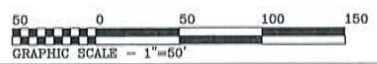
PROPERTY ADDRESS:
229 HWY 9N
DAWSONVILLE, GA 30534

Surveyor's Certificate
It is hereby certified that all manner and improvements shown herein exist except as otherwise indicated that their locations, size, type, and name are correctly shown by:

Nathan McClure
Registered Georgia Land Surveyor No. 3



VARIANCE & ZONING SITE PLAN FOR:
EVERETT MANAGEMENT, LLC
LAND LOT 441
4TH DISTRICT
1ST SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA
PLAT DATE: SEPTEMBER 21, 2021
REVISIONS: OCTOBER 11, 2021 (COMMENTS)



McCLURE
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

JOB NO. 21181

qPublic.net™ Dawson County, GA

Summary

Parcel Number D03 010
 Location Address 239 HWY 9 N
 Legal Description CITY LL 441 LD 4
 (Note: Not to be used on legal documents)
 Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.663
 Acres 2.5
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District 441 /

[View Map](#)



Owner

EVERETT MANAGEMENT LLC
 2415 STATE BARN RD STE 201
 CUMMING, GA 30040

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	DAWSONVILLE COMMERC	Acres	0	0	2.5	0

Commercial Improvement Information

Description Multi Residence-D-Avg
 Value \$162,500
 Actual Year Built 1985
 Effective Year Built 1995
 Square Feet 3225
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-D-Avg
 Value \$67,900
 Actual Year Built 1985
 Effective Year Built 1995
 Square Feet 1800
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Brick
 Roof Cover Asphalt Shingles
 Interior Walls Sheetrock
 Floor Construction Steel Joists & subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-D-Avg
 Value \$69,700
 Actual Year Built 1985
 Effective Year Built 1995
 Square Feet 1400
 Wall Height 10
 Wall Frames Wood

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/2/2017	1247 585	11 151	\$925,000	Not Fair Market	GRAVITT TODD & SWORD GAIL GRAV	EVERETT MANAGEMENT LLC
3/6/2003	498 557	11 121	\$0	Gift	GRAVITT JAMES E	GRAVITT TODD & SWORD GAIL GRAVITT
6/17/1983	66 401		\$20,000	Fair Market Sale (Improved)		DAWSONVILLE APARTMEN

Valuation

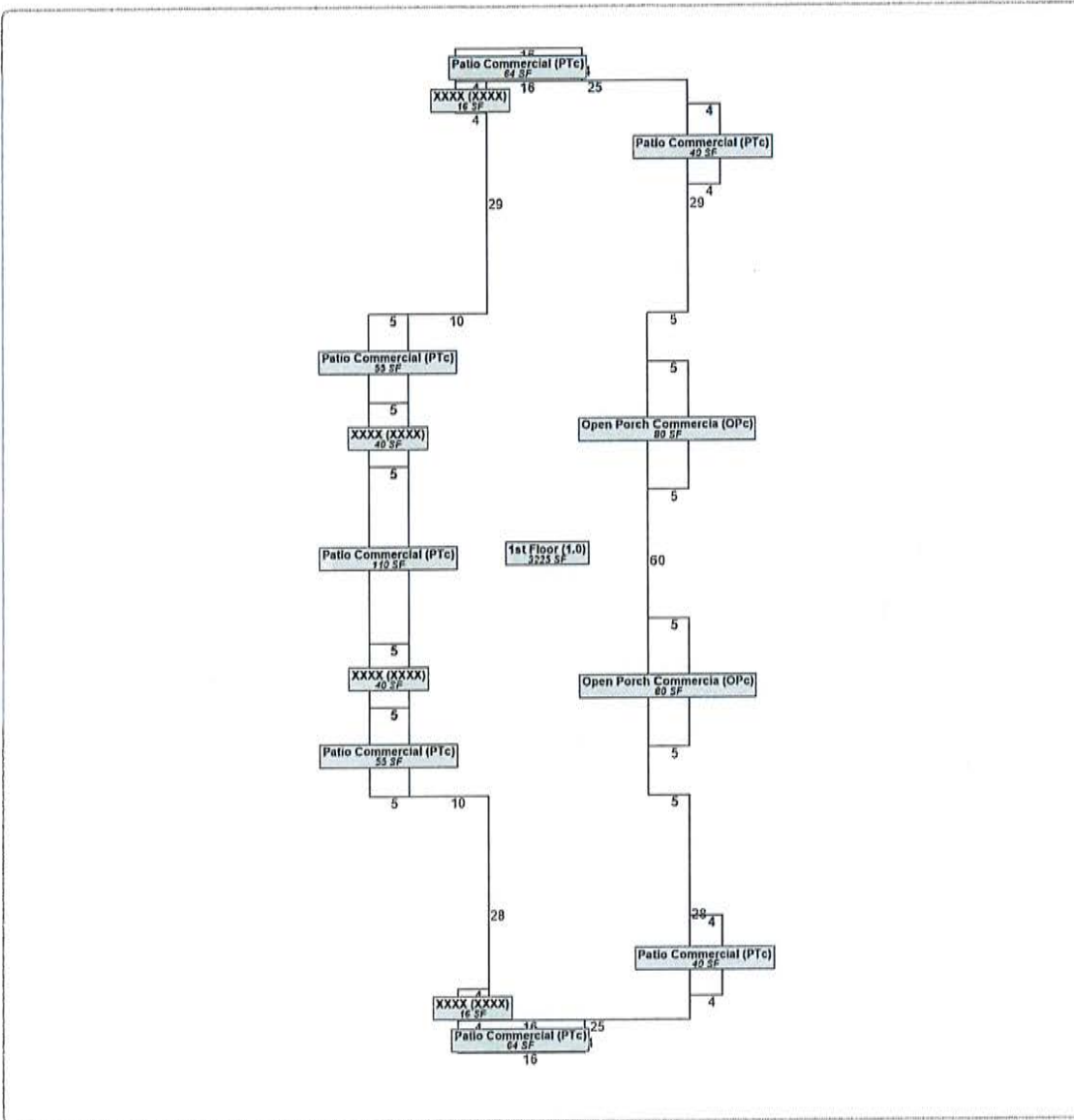
	2021	2020	2019	2018	2017
Previous Value	\$1,223,500	\$1,029,876	\$925,000	\$1,029,876	\$1,005,640
Land Value	\$150,000	\$150,000	\$150,000	\$134,697	\$150,000
+ Improvement Value	\$1,012,500	\$1,012,500	\$818,876	\$735,513	\$818,876
+ Accessory Value	\$61,000	\$61,000	\$61,000	\$54,790	\$61,000
= Current Value	\$1,223,500	\$1,223,500	\$1,029,876	\$925,000	\$1,029,876

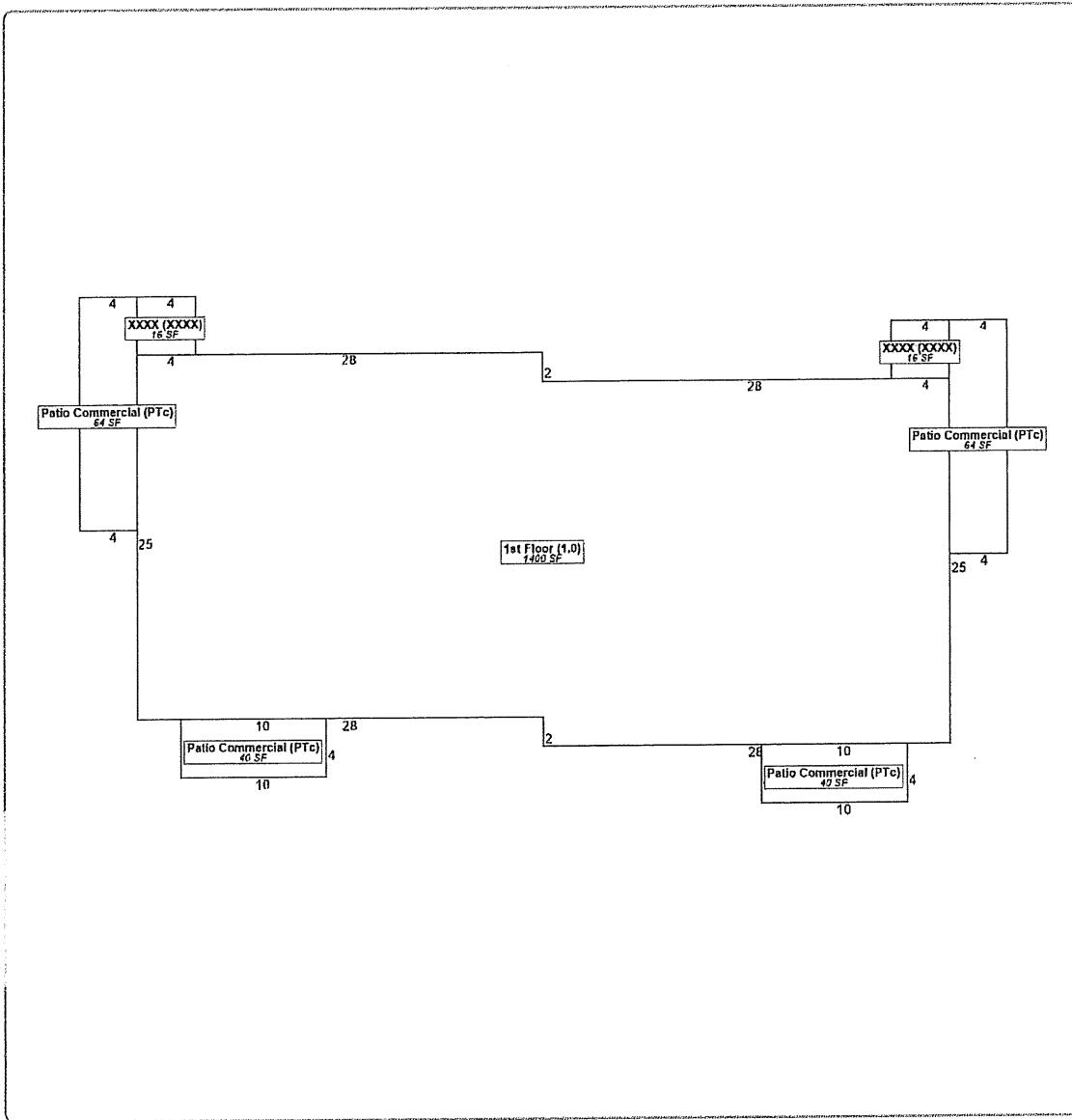
Photos

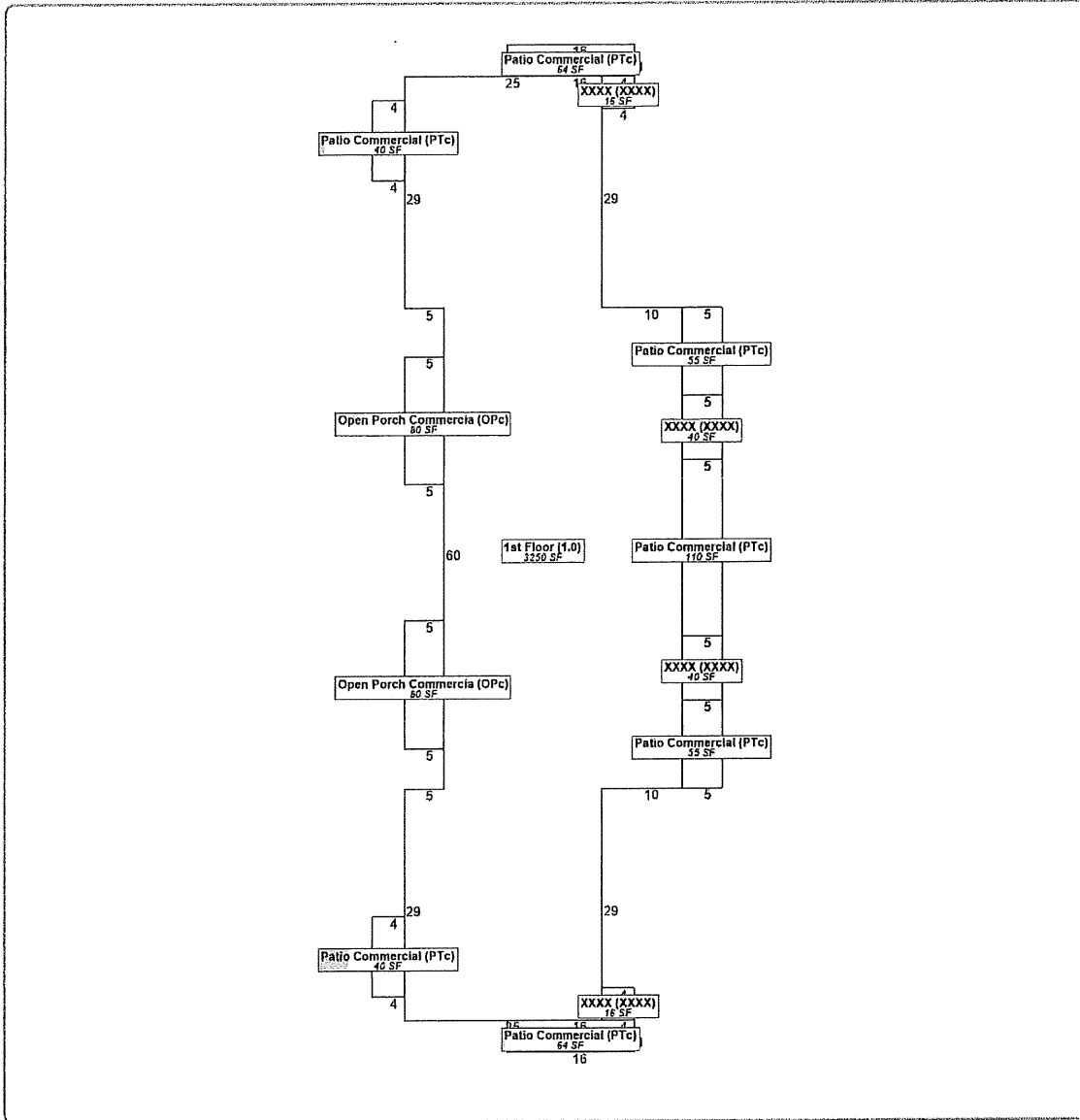


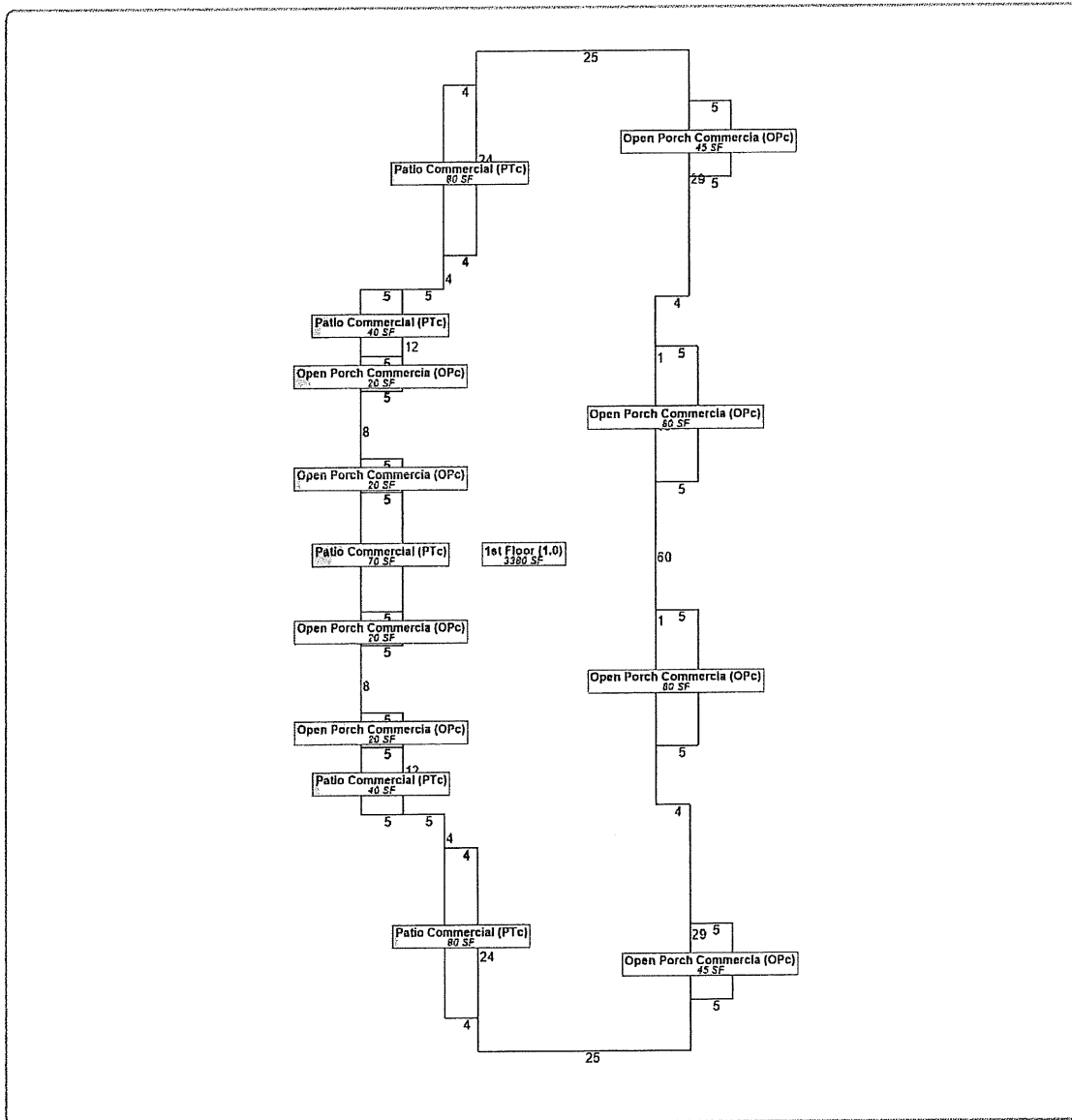


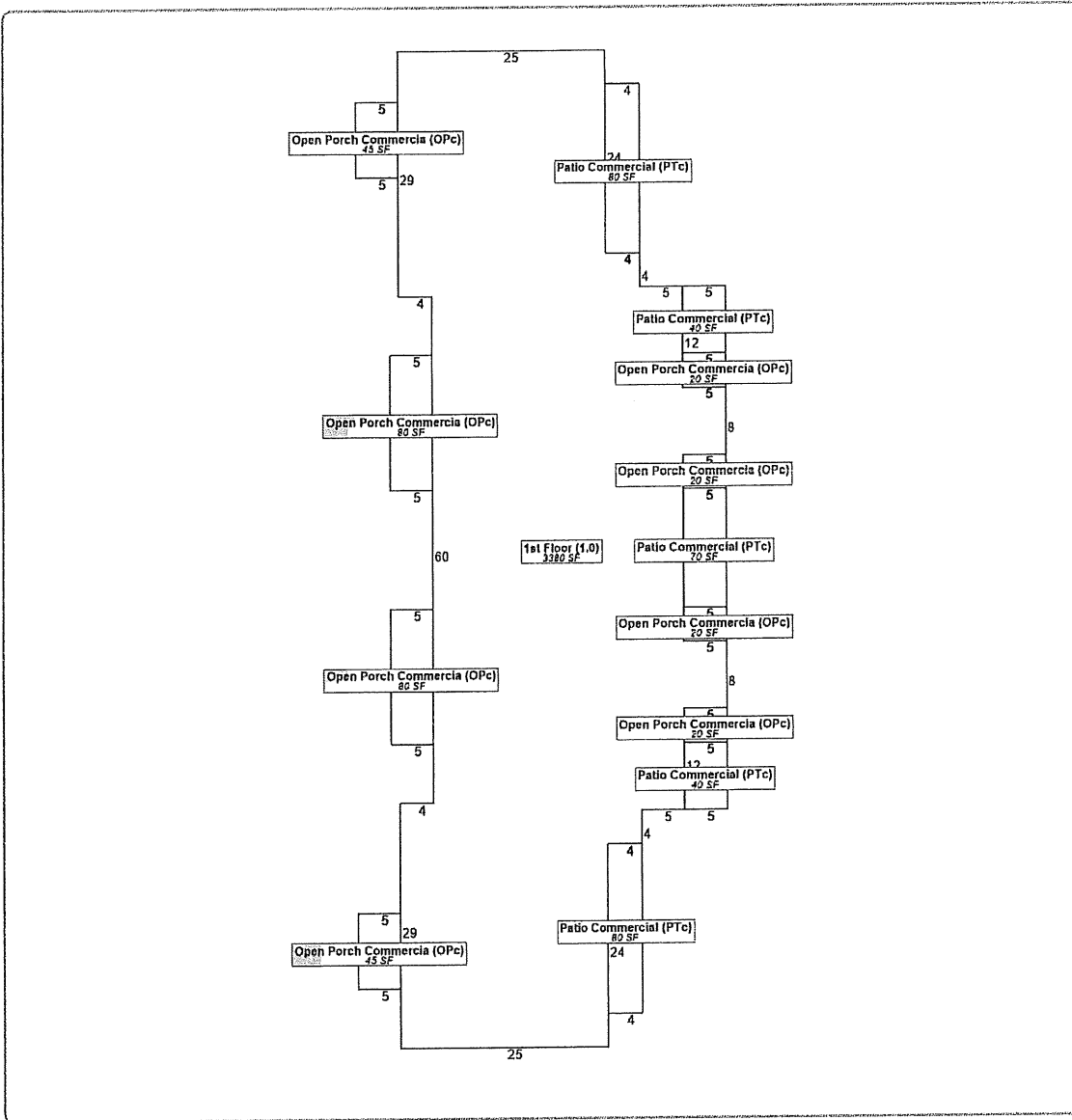
Sketches

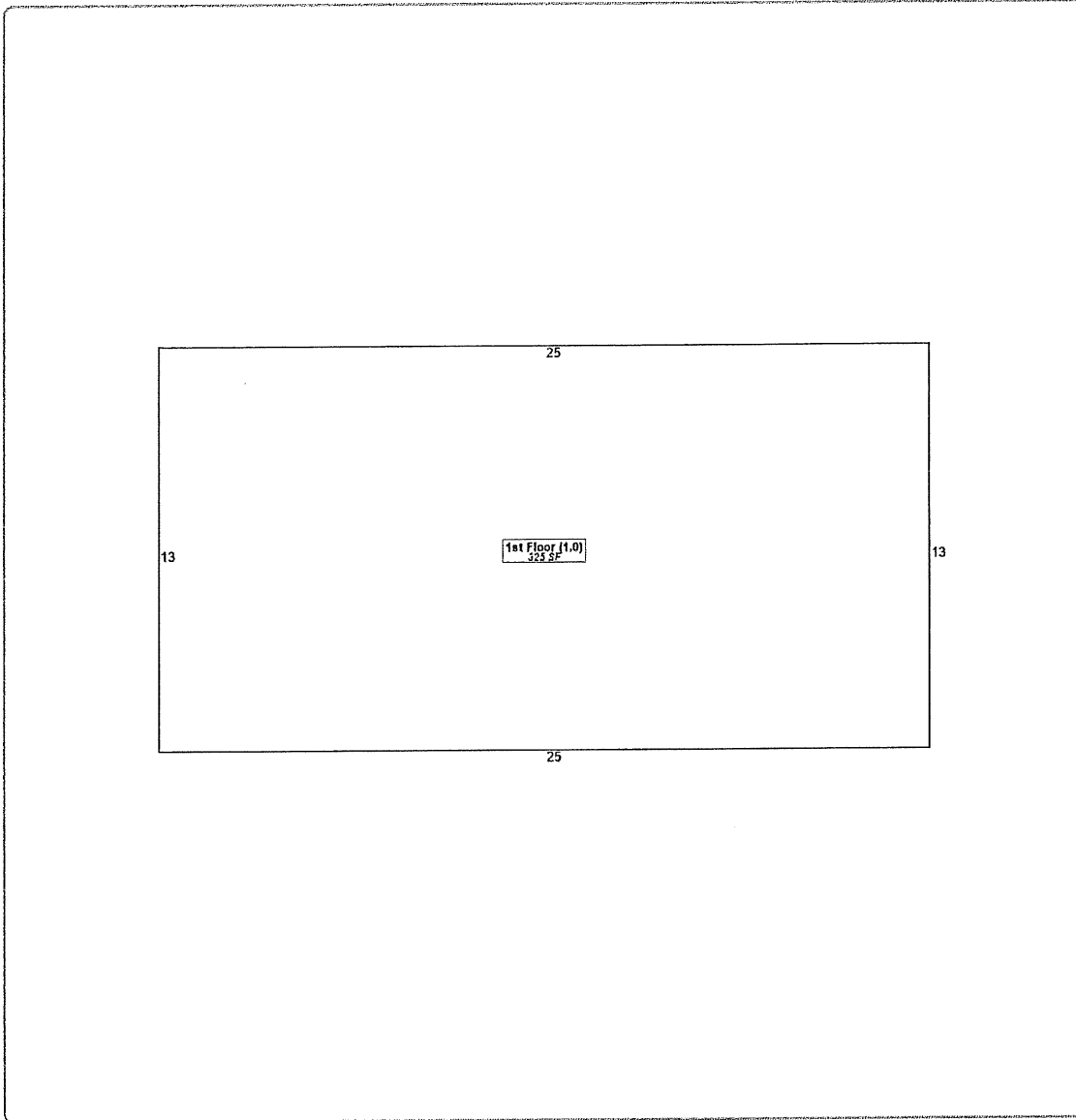


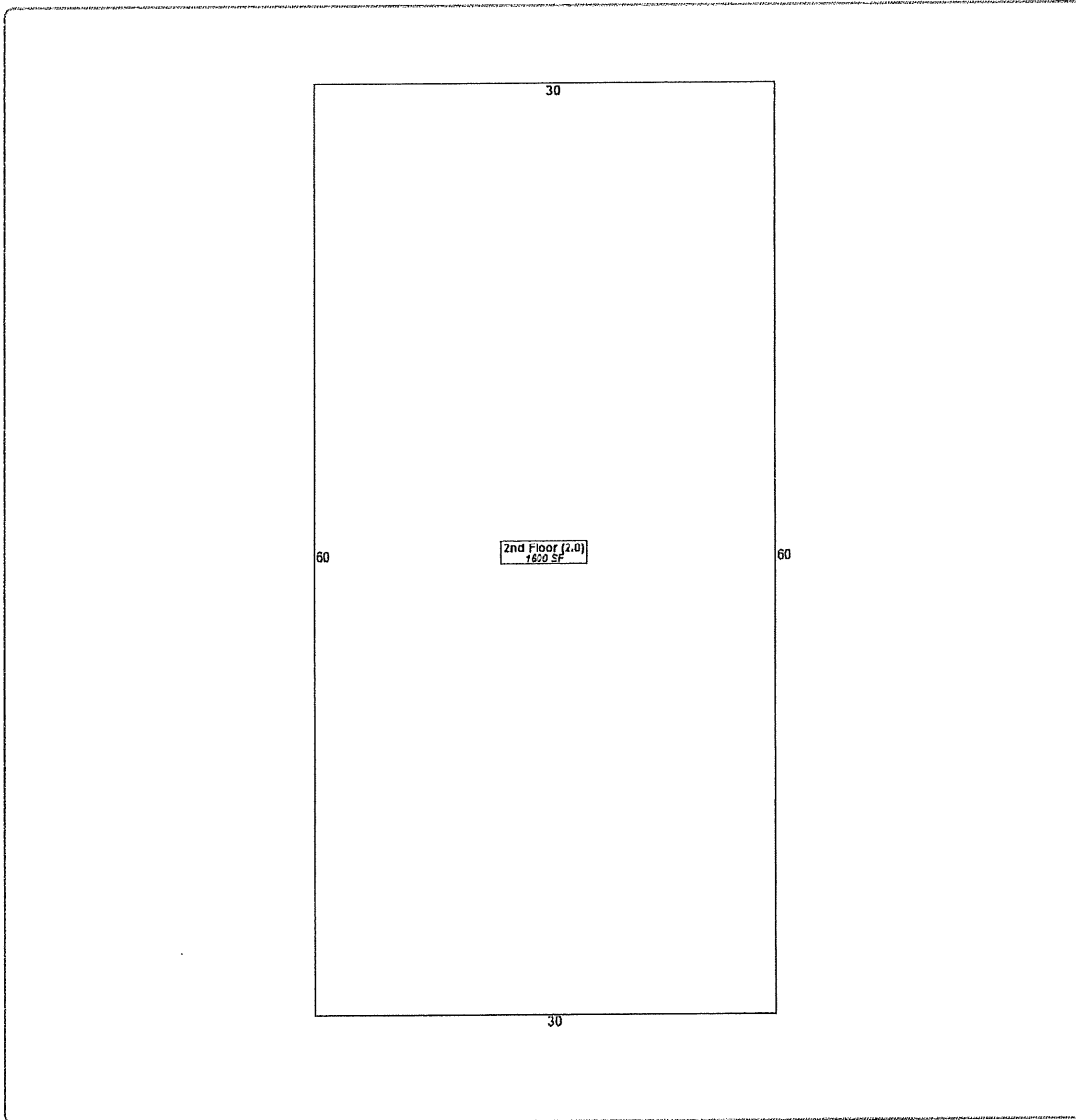


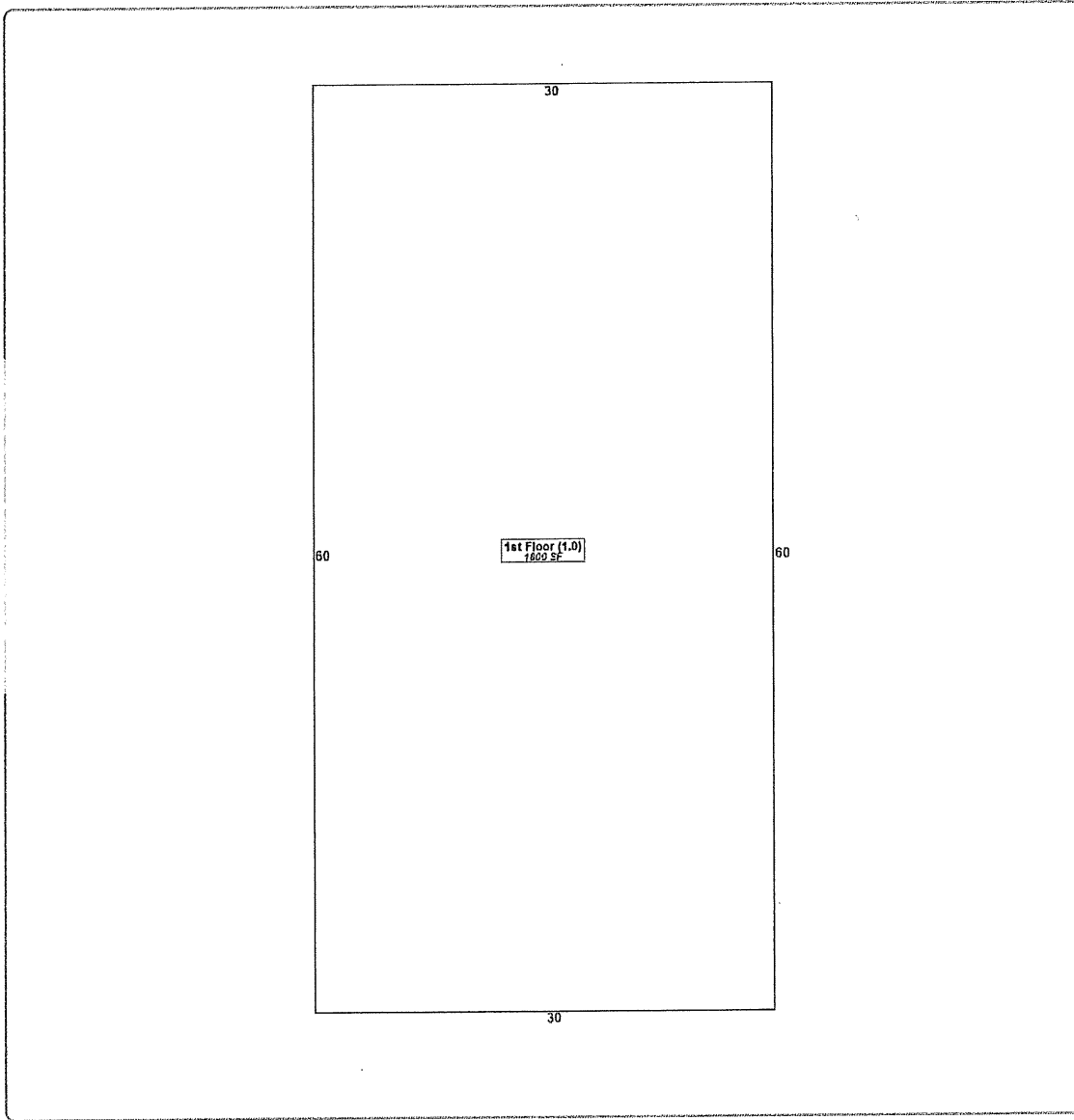


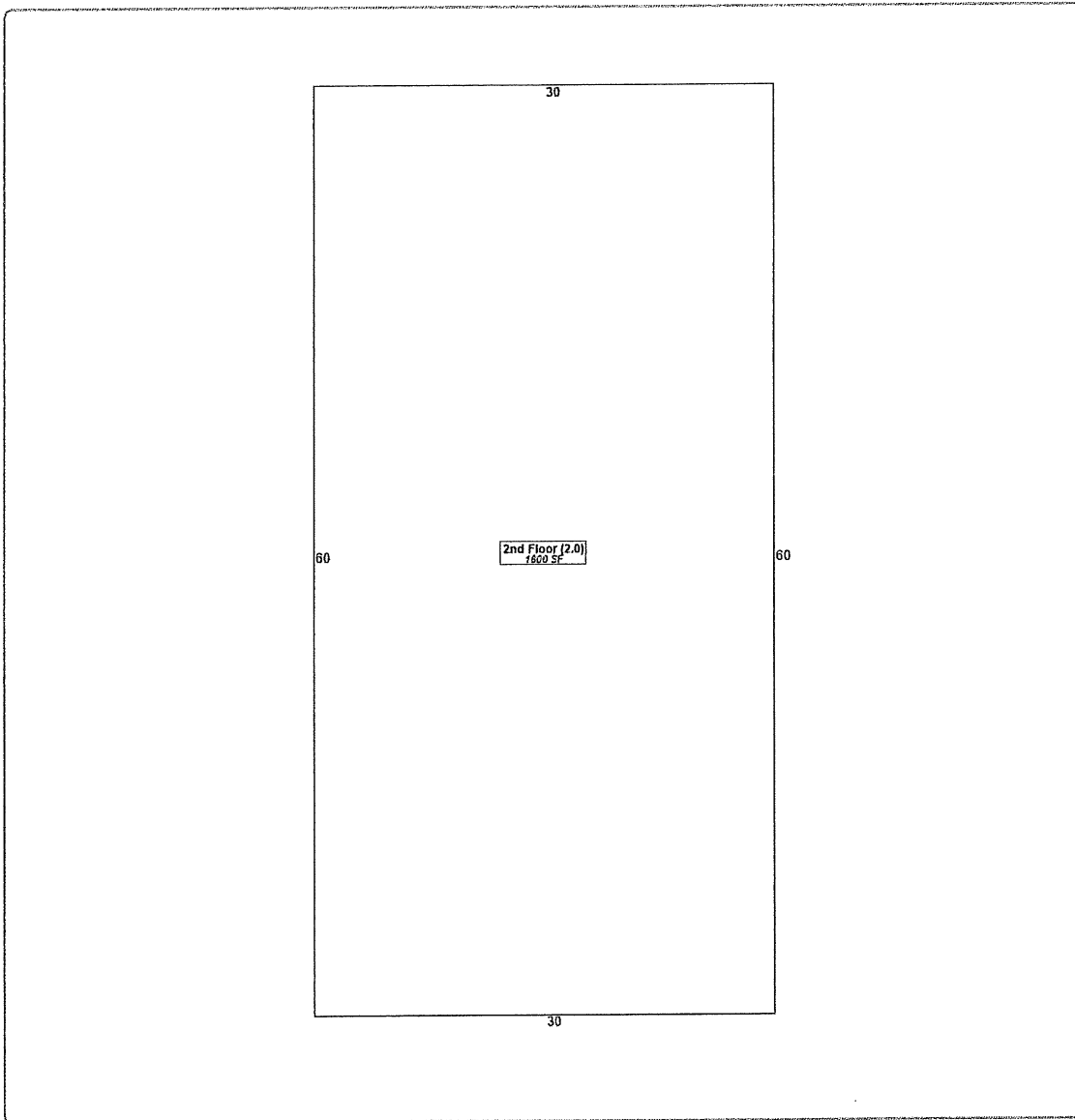


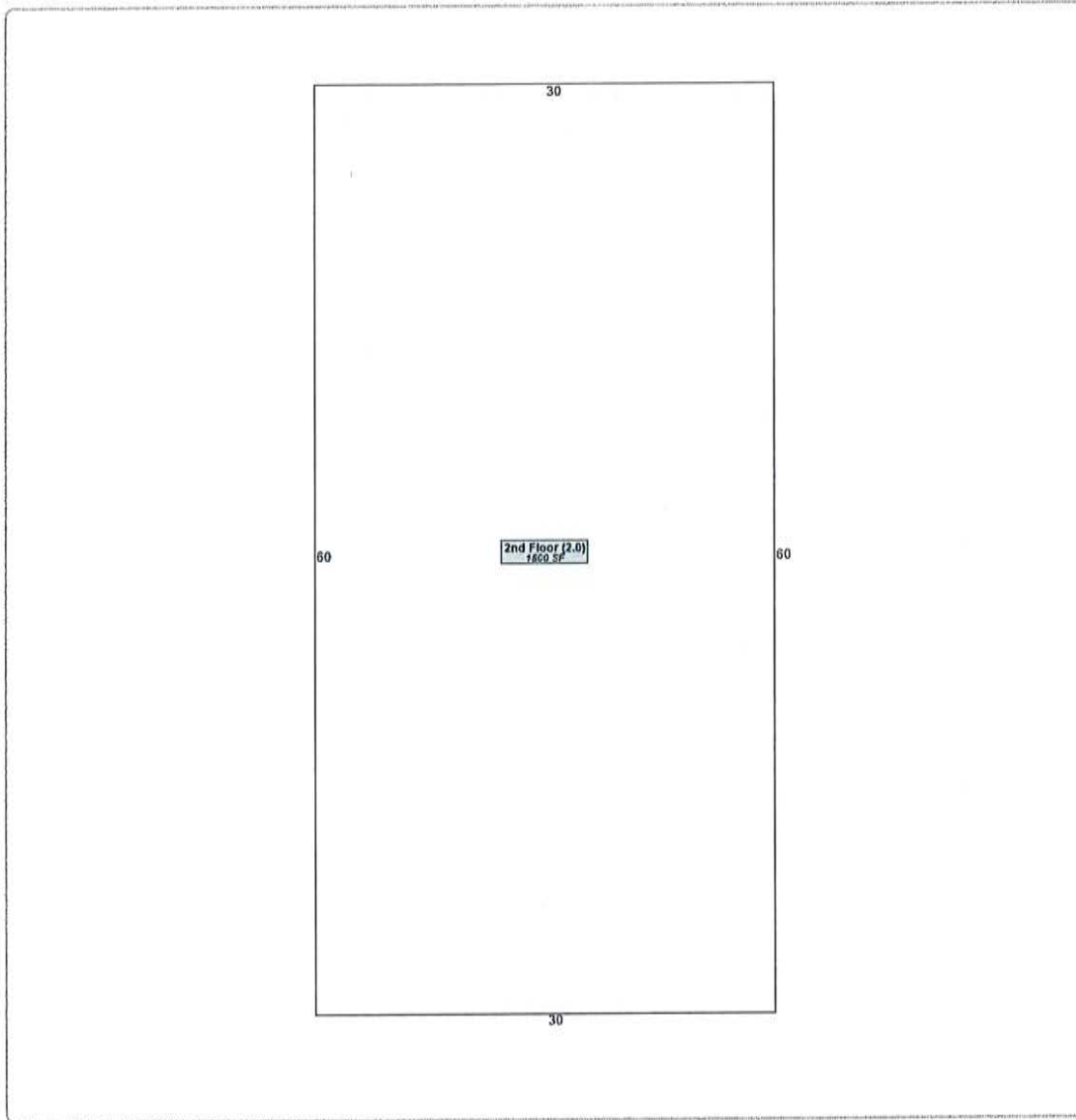












No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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: [10/8/2021, 10:55:28 PM](#)

Developed by
 Schneider
GEO SPATIAL

Version 2.3.151

City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

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415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 10/20/2021

To: City of Dawsonville Planning Commission

Reference: VAR C2200060 and ZA C2200058 Planning and Zoning Department Summary

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

1. Property is in Post 3 Planning Commission member Sandy Sawyer district.
2. The property current use is 27-unit apartments.
3. The current HB (Highway Business District) use is a non-conforming use.
4. Proposed zoning district is CBD (Central Business District).
5. Adjoining property North and East is R3 (Single Family Residential District).
6. Adjoining property West and South is CBD (Central Business District).
7. Applicant chose the CBD (Central Business District) over R6 (Multiple Family Residential District) to reduce the number of variance request. R6 zoning district would have required at minimum five variances.
8. Applicant is requesting to eliminate the required 30-foot buffer along the rear and east property lines and reduce the 40-foot setback to 17 feet along the East property line and 20 feet along the rear property line per Zoning Article VIII Sec 802 (1).

Kindest Regards,


David Picklesimer
Planning Director



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

Variance Application

VAR- C2200060

Application for: Appeal Special Exception Adjustment

Variance Requested: Variance of Article VIII Sec 802(1) Buffer setback (Letter of Intent must fully describe this request)

Applicant Name: Rex Gravitt Company: Everett Management LLC

Address: 2415 State Barn Road City: Cumming Zip: 30040

Phone: [REDACTED] Cell Phone: [REDACTED] Email: [REDACTED]

Owner Name(s): Everett Management LLC

Address: 2415 State Barn Road City: Cumming Zip: 30040

Phone: 404-391-2488 Cell Phone: [REDACTED] Email: [REDACTED]

Exact Location and Description of Subject Property:

Address: 239 Hwy 9 N Lot # _____

Present/Proposed Zoning: HB Parcel # 010

District: 4 Land Lot: 441 Tax Map # D03

Present and/or Proposed Use of Property: Existing apartments

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	<u>7.33</u> \$6.00 per adjacent property owner

Rex Gravitt
 Signature of Applicant

10-5-21
 Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>569.98</u> CK Cash
Date of Planning Commission Meeting: <u>12-13-2021</u>	Dates Advertised:
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
	Postponed: YES NO Date:

RECEIVED
 OCT 07 2021
 BY: [Signature]



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

**Property Owner
 Authorization**

VAR# C2200060 TMP# D03-010 Applicant's Name: Rex Gravitt for Everett Management LLC

Property Owner Authorization

I / We Rex Gravitt for Everett Management LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 239 Hwy 9 N, TMP #D3-010

_____ as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of Owner Rex Gravitt
 Signature of Owner *Rex Gravitt* Date 10-5-21
 Mailing Address 2415 State Barn Road
 City Cumming State GA Zip 30040
 Telephone Number [REDACTED]

Sworn to and subscribed before me
 this 5 day of October, 2021.
Betty M. Holder
 Notary Public, State of Georgia
 My Commission Expires: 2-7-24



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



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

**Adjacent
 Property Owners**

VAR# C2200060 TMP# D03-010 Applicant's Name: Rex Gravitt for Everett Management LLC

Adjacent Property Owners

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

- TMP # D03-009 1. Name(s): Clifton McClure
 Address: 772 Stowers Road W
Dawsonville, GA 30534
- TMP # 092B-013-061 2. Name(s): Allen & Tamara Lyons
 Address: 129 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-062 3. Name(s): Jennifer Baker
 Address: 115 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-063 4. Name(s): Heather Smith & Ezra Crumley
 Address: 97 Marmalade Trail
Dawsonville, GA 30534
- TMP # 092B-013-064 5. Name(s): Hermoso Jorge Jose Habobain
 Address: 83 Marmalade Trail
Dawsonville, GA 30534
- TMP # D03-011-007 6. Name(s): James Douglas & Julie Moorehouse Morgan
 Address: 91 Maple Hill Drive
Dawsonville, GA 30534
- TMP # D03-011-006 7. Name(s): Sandra Sawyer
 Address: 83 Maple Hill
Dawsonville, GA 30534
- TMP # D03-011-005 8. Name(s): Benjamin & Amber Holloway
 Address: ~~63 Maple Hill Drive~~ P.O. Box 1257
Dawsonville, GA 30534 Dahlonega, GA 30533
- TMP # D03-011-004 9. Name(s): William Randal Crawford & Valarie Cowart
 Address: 49 Maple Hill Dr
Dawsonville, GA 30534

Adjacent Property Owner notification of a variance request is required.



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

**Adjacent
 Property Owners**

VAR# C2200060 TMP# D03 010 Applicant's Name: Rex GRAVITT
EVERETT MANAGEMENTS, LLC

Adjacent Property Owners

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

TMP # D03-011-003 1. Name(s): Carolyn Rast
 Address: 37 Maple Hill Drive
Dawsonville, GA 30534

TMP # D03-011-002 2. Name(s): Matthew C. Parker + Morgan Parker
 Address: 21 Maple Hill Drive
Dawsonville, GA 30534

D03-011-001

TMP # _____ 3. Name(s): Michael Shannon & Tina Jackie Wise
 Address: 11 Maple Drive
Dawsonville, GA 30534

TMP # D03-026 4. Name(s): Dawsonville Baptist Church Inc
 Address: P.O. Box 207
Dawsonville, GA 30534

TMP # D03-027 5. Name(s): Dawsonville Baptist Church Inc
 Address: P.O. Box 207
Dawsonville, GA 30534

TMP # D03-028 6. Name(s): Cherokee Presbytery Prop Inc
 Address: PO Box 201
Dawsonville, GA 30534

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 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:

One of the existing buildings is located : _____ : too close to the east property line. A variance _____ : to allow a side setback of 17 feet would allow this tract to be conforming.

_____ 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:

Without a variance, I am unable to properly have the survey of my property approved and recorded by the City.

_____ and,

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

Answer:

The building that is too close to the property line was constructed in 1989. The original footprint has not changed since the initial construction. I am not looking to expand the building any closer, only to bring it into compliance in it's current state.

_____ and,

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

Answer:

The building that is too close to the property line was constructed in 1989. The original footprint has not changed since the initial construction. I am not looking to expand the building any closer, only to bring it into compliance in it's current state.

_____ and,

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

Answer:

To the best of my knowledge, no special circumstances exist.

_____ and,

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

Answer:

A variance would allow the proposed setback on the east property line to be 17 feet. Currently, the closest point of the building is 17.6 feet from the property line.

_____ and,

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

Answer:

This is a request for a building setback variance and not for amending the existing use of the land.

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

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

September 21, 2021
Revised: October 11, 2021



To City of Dawsonville:

Re: Variance Request for TMP #D03-010

This letter of intent is to request a variance of City Ordinance, Article VIII Sec 802(1) Buffer. I request to eliminate the 40' buffer setback and the 30' buffer along the rear and east side of property. I proposed to provide a 20' rear setback and 17' setback along the east property line. The requested variance will allow the property to comply with the proposed CBD Zoning request. The existing building that is out of compliance was constructed in 1989 and there are no plans to expand the existing footprint.

Sincerely,

A handwritten signature in blue ink that reads "Rex Gravitt".

Rex Gravitt
Everett Management, LLC



TOTAL = 2.732 ACRES
119,018.434 SQUARE FEET



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCG SURVEYING, INC. AS LAND SURVEYORS. ALL DATA FOR THE LOCATION OF PROPERTY LINES, EXCEPT ADJOINING OWNERS, HAS BEEN OBTAINED FROM RECORDS, THE CLIENT, OR OTHER SOURCE REFERENCED. NO ABSTRACT OF TITLE OR COMMENT, NOR RESULTS OF TITLE SEARCHES PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SURVEYS MAY THAT WOULD AFFECT THIS PROPERTY, AS WITH LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONNECTION WITH THIS SURVEY OR YOU MUST CONDUCT A COMPLETE TITLE ABSTRACT.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 180-7 OF RULES OF GEORGIA BOARD OF REGISTRATION PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN GEORGIA PLAT ACT O.C. 15-4-41. AUTHORITY O.C.G.A. SECS 18-6-43-15-4, 43-15-6, 43-15-11, 43-15-12.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS APPROVAL OF PLAT DOES NOT GUARANTEE THAT DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE SEPTIC SYSTEM PERMITS.

DATE OF SURVEY: JULY 22 & 26, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE IN N/A (QUANT) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN FOOT IN 161,000 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA HD1 TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0111C, DATED 4-4-18.

NOTES & REFERENCES

1. TAX MAP/PARCEL #D03-007
2. CURRENT ZONING = HB
PROPOSED ZONING = CBD
3. REQUIRED SETBACKS
FRONT - 50 FEET
WEST SIDE - 10 FEET
EAST SIDE - 40 FEET
REAR - 40 FEET
REQUIRED BUFFERS
EAST SIDE - 30 FEET
REAR - 30 FEET
PROPOSED SETBACKS
FRONT - 50 FEET
WEST SIDE - 10 FEET
EAST SIDE - 17 FEET
REAR - 20 FEET
4. DEED BOOK 1247 PAGE 51
5. PLAT BOOK 11 PAGE 11
6. PLAT BOOK 58 PAGE 21
7. PLAT BOOK 78 PAGE 21

PROPERTY ADDRESS:
229 HWY 9N
DAWSONVILLE, GA 30534

Surveyor's Certificate

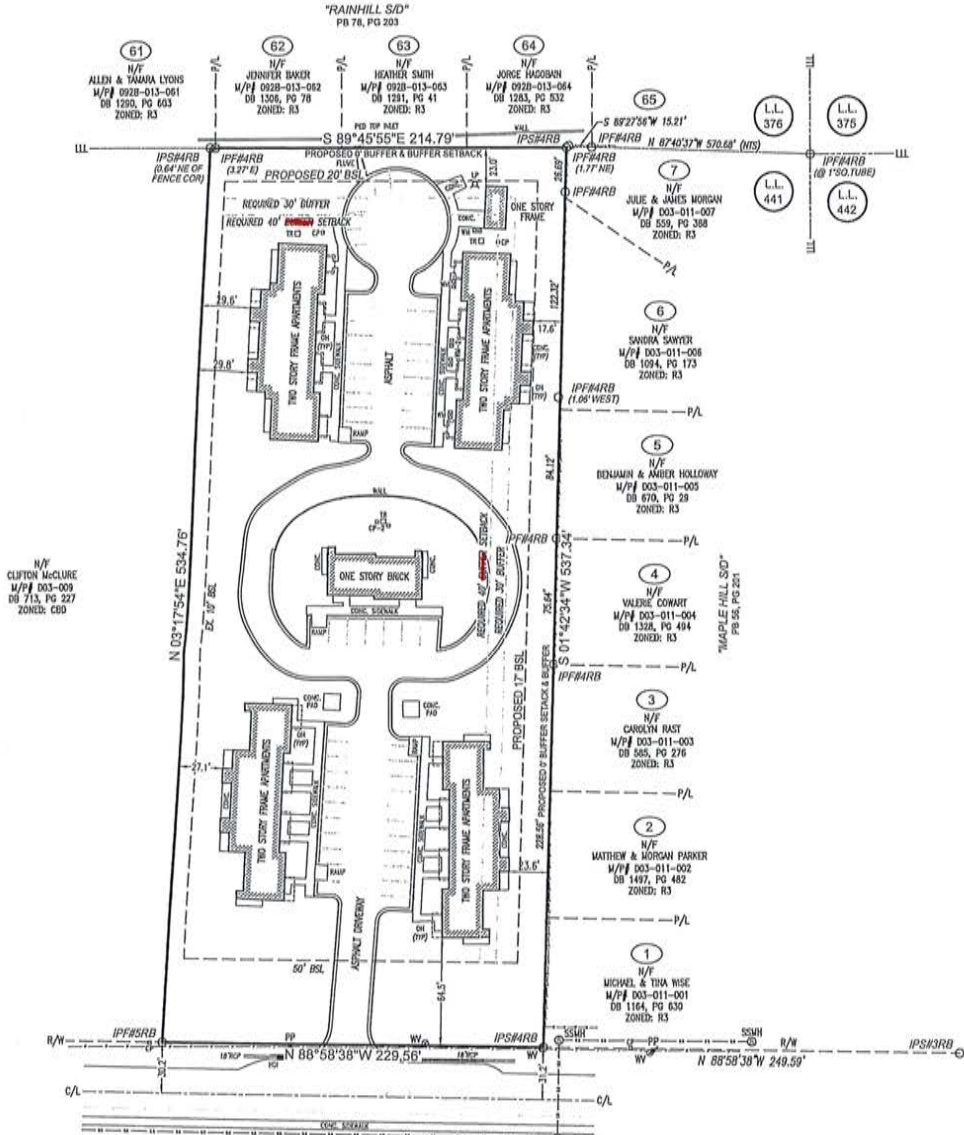
"It is hereby certified that all monuments and improvements shown hereon are correct except as otherwise indicated that their locations, size, type, and mo are correctly shown by *Nathan McClure*"

By: *Nathan McClure*
Registered Georgia Land Surveyor No. 3



JOB NO. 21181

- LEGEND**
- BOC = BACK OF CURB
 - BL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - M/W = RIGHT OF WAY
 - LL = LAND LOT
 - LL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - M/P = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - NS = NOT TO SCALE
 - BY = IRON PIN FOUND
 - PS = IRON PIN SET
 - CON MON = CONCRETE MONUMENT
 - RS = REBAR
 - CIP = CONCRETE TOP PIPE
 - OP = OPEN TOP PIPE
 - SO, RSD = SINKHOLE
 - AF = ANGLE IRON FOUND
 - CMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - WM = WATER METER
 - WP = WATER PILE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - CP = COMMUNICATIONS POST
 - TR = TRANSFORMER
 - OU = OVERHANG/COVERED PORCH
 - CS = CURB SIDE
 - SS = SANITARY SEWER
 - MS = MAIN SEWER
 - FE = FINISHED FLOOR ELEV.
 - FI = FIRE HYDRANT
 - G = GAS LINE
 - P = POWER LINE
 - SS = SANITARY SEWER LINE
 - FM = FINISHED FLOOR MARK
 - T = TELEPHONE LINE
 - W = WATER LINE
 - F = FENCE LINE



VARIANCE & ZONING SITE PLAN FOR:
EVERETT MANAGEMENT, LLC

LAND LOT 441
4TH DISTRICT
1ST SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA
PLAT DATE: SEPTEMBER 21, 2021
REVISIONS: OCTOBER 11, 2021 (COMMENTS)



McCLURE
SURVEYING, INC.
2505 JOHNSON DRIVE - SUITE D
CUMMING, GA 30040
O: (470) 297-5592 O: (770) 889-0281
CERTIFICATE OF AUTHORIZATION: LSF001203
NATHAN@MCCLURESURVEYING.COM
WWW.MCCLURESURVEYING.COM

City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

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Matt Fallstrom
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**PUBLIC NOTICE
ON ZONING**

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARD TO THE ZONING
REQUIREMENTS THAT APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR
ZA-C2200058
VAR-C2200060

HEARINGS WILL BE HELD BY

<small>PLANNING & ZONING</small>	<small>CITY COUNCIL</small>
NOV 12, 13, 2021	NOV 01, 04, 2022
5:30 p.m.	5:00 p.m.

HEARING LOCATION
DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E, SUITE 106
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 768-265-3224

THIS SIGN IS TO BE REMOVED WITHOUT AUTHORIZATION

**DRIVE
LIKE A
KID
LIVE HERE**

dependent children that it would be in children's best interest the parents' parental s be terminated. A of the petition may btained from the Clerk wson County Juvenile t. The children are ntly in the temporary dy of the Dawson ty Department Family and Children ces.

BEFORE YOU ARE IMMANDED AND HIRED to appear re the Juvenile Court Dawson County, 25 ce Way, Dawsonville, rgia 30534 on the day of JANUARY 2 at 8:30 a.m. The t of the termination r requested shall be erminate the parental ts and obligations of parents with respect the above-named ren, including rights heritance.

BE CAREFULLY ICE OF EFFECT OF VINATION JUDGMENT rgia law provides that can permanently lose r rights as a parent. petition to terminate arital rights has been l requesting the court erminate your parental ts to your children. ourt hearing of your a has been scheduled 13th day of JANUARY 2 at 8:30 a.m. o'clock the Juvenile Court of vson County, 25 Justice /, Dawsonville, Georgia 34. If you fail to appear, our court can terminate r parental rights in your ence.

ie court at the trial finds t the facts set out in petition to terminate ental rights are true and t termination of your ts will serve the best rests of your children, our court can enter a gment ending your ts to your children.

he judgment terminates r parental rights, you l no longer have any ts to your children. s means that you will t have the right to visit, t act, or have custody of ur children or make any cisions affecting your lden or your children's nings or property. Your lden will be legally ed to be adopted by meone else.

e biological/putative her(s) is/are hereby ced on notice that rsuant to O.C.G.A. ction 15-11-283(b) &) he may lose all rights the above-named lld/children and will

770-531-7086 AS SOON AS POSSIBLE, BUT BEFORE THE SCHEDULED HEARING. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is: 706-344-3510.

WITNESS the Honorable Alison W. Toller, Judge of said Court.
JUSTIN POWER, Clerk
Dawson County Juvenile Court
56966 11/17,24,12/1,8

Foreclosures

(WEISGERBER) Notice of Sale Under Power. State of Georgia, County of DAWSON. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOHN WEISGERBER, III to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR WALKER JACKSON MORTGAGE CORPORATION, dated 04/15/2010; and Recorded on 04/27/2020 as Book No. 948 and Page No. 73 91, DAWSON County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$101,020.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DAWSON County Courthouse within the legal hours of sale on the first Tuesday in December, 2021, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 544 AND 545 OF THE SOUTH HALF OF THE 13TH DISTRICT, DAWSON COUNTY, GEORGIA, BEING LOT 4, DAWSON TRACT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 71, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DAWSON COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. BEING PROPERTY KNOWN AS 138 DAWSON TRACT ACCORDING TO THE

56869 11/10,17,24,12/1

Name Changes

SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA
In re the Name Change of Sandra Whelchel Simpson
Petitioner
Civil Action Case Number 2021-CV-343-J
NOTICE OF PETITION TO CHANGE NAME FO ADULT
Sandra Whelchel Simpson filed a petition in the Superior Court of Dawson County on Aug. 9, 2021, to change the name from

WEISGERBER, III of certain tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST as Attorney in Fact for JOHN WEISGERBER, III. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800) 561 4567). 00000009333931 BARRETT DAFFIN FRAPPIER TURNER & ENGEL LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341.5398.

56869 11/10,17,24,12/1

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ZA-C2200058: Everett Management, LLC has petitioned a zoning amendment for TMP D03 010, Located at 239 Hwy 9 North from HB (High Business) to CBD (Central Business District). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

VAR-C2200060: Everett Management, LLC has petitioned to eliminate the 30' foot buffer along the rear and east property lines and reduce the 40' foot setback to 17 feet along the East property line and 20' feet along the rear property line for TMP D03 010, Located at 239 Hwy 9 North. Public Hearing: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

VAR-C2200069: Adams Homes AEC, LLC has petitioned requested a rear setback from 20' feet to 16' feet for TMP 084 003 03, Located at 28 Thunder Valley. Public Hearing: Planning Commission on December 13, 2021.

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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

Wednesday, November 24, 2021

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.
57048 11/27

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 11/5/2021

To: City of Dawsonville Planning Commission

Reference: VAR C2200069 Planning and Zoning Department Summary

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

1. Property is in Post 1 Planning Commission member Matt Fallstrom district.
2. The subject property is in Thunder Ridge Phase 1 subdivision.
3. Applicant is requesting a variance request to city ordinance Zoning Article XIII Sec 1304.
4. Applicant is requesting to reduce the required 20-foot rear setback to 16-foot.
5. If the variance is approved the rear exterior wall will require a 1-hour fire resistive rated wall from both sides.


David Picklesimer
Planning Director



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

Variance Application

VAR- C2200069

Application for: Appeal Special Exception Adjustment

Variance Requested: 4' Rear Variance (Letter of Intent must fully describe this request)

Applicant Name: ADAMS HOMES AEC, LLC Company: _____

Address: 102 MARY ALICE PARK RD City: Cumming Zip: 30040

Phone: [REDACTED] Cell Phone: _____ Email: [REDACTED]

Owner Name(s): BRYAN ADAMS

Address: 3000 Gulf Breeze City: FL Zip: 32563

Phone: 850-934-0470 Cell Phone: _____ Email: _____

Exact Location and Description of Subject Property:

Address: 28 THUNDER VALLEY DAWSONVILLE, GA 30534 Lot # 3

Present/Proposed Zoning: R3 Parcel # 084 003-003

District: 4th Land Lot: 581 Tax Map # _____

Present and/or Proposed Use of Property: NEW HOME

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	\$7.33 per adjacent property owner

[Signature]
 Signature of Applicant

11-4-21
 Date

Office Use Only	
Date Completed Application Rec'd: <u>11.04.2021</u>	Amount Paid: \$ <u>400.00</u> <input checked="" type="checkbox"/> Cash <u>7.33 CK</u>
Date of Planning Commission Meeting: <u>12.13.2021</u>	Dates Advertised: _____
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
Postponed: YES NO	Date: _____

RECEIVED
 REV 10.2021
NOV 04 2021
 BY: [Signature]

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:

THIS IS A CORNER LOT WHICH MAKE THE
BUILDING ENVELOPE MORE RESTRICTIVE. ALSO BUILDING GUIDE
LINES HAVE CHANGED SINCE WE STARTED & A CLOSED HOUSE WOULD
BE EFFECTED BY NEW FIRE CODE 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:

THIS IS THE ONLY LOT THAT WILL ALLOW THIS
FLOOR PLAN BEING BUILT

_____ 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:

THAT IS CORRECT

_____ and,

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

Answer:

NO ONLY THE GARAGE WILL ENCRACH THE FRONT
SET BACK

and,

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

Answer:

NO THE NOUSE IS NOT STARTED

and,

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

Answer:

THAT IS CORRECT

and,

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

Answer:

THAT IS CORRECT

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

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



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

**Property Owner
 Authorization**

VAR# C2200069 TMP# 084 003 Applicant's Name: Adams Homes AEC, LLC

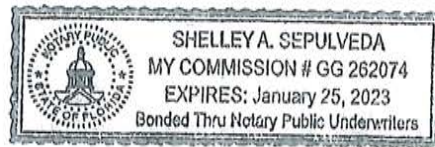
Property Owner Authorization

I/We ADAMS HOMES AEC, LLC hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) 28 THUNDER VALLEY DAWSONVILLE GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of Owner ADAMS HOMES AEC, LLC
 Signature of Owner [Signature] MANAGER Date 10/20/21
 Mailing Address 3000 GULF BREEZE PKWY
 City GULF BREEZE State FL Zip 32563
 Telephone Number 850-934-0470

Sworn to and subscribed before me
 this 20th day of OCTOBER 2021
[Signature]
 Notary Public, State of Georgia FLORIDA
 My Commission Expires: 1.25.23



Notary Seal

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



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

**Adjacent
 Property Owners**

VAR# C2200069 TMP# 084-003-004 Applicant's Name: ADAMS HOMES

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 # 084+003-004 1. Name(s): KEELY PIERCE
 Address: 22 MIDNIGHT RUN NORTH
DAWSONVILLE, GA. 30534

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

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

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

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

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

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

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

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

Adjacent Property Owner notification of a variance request is required.

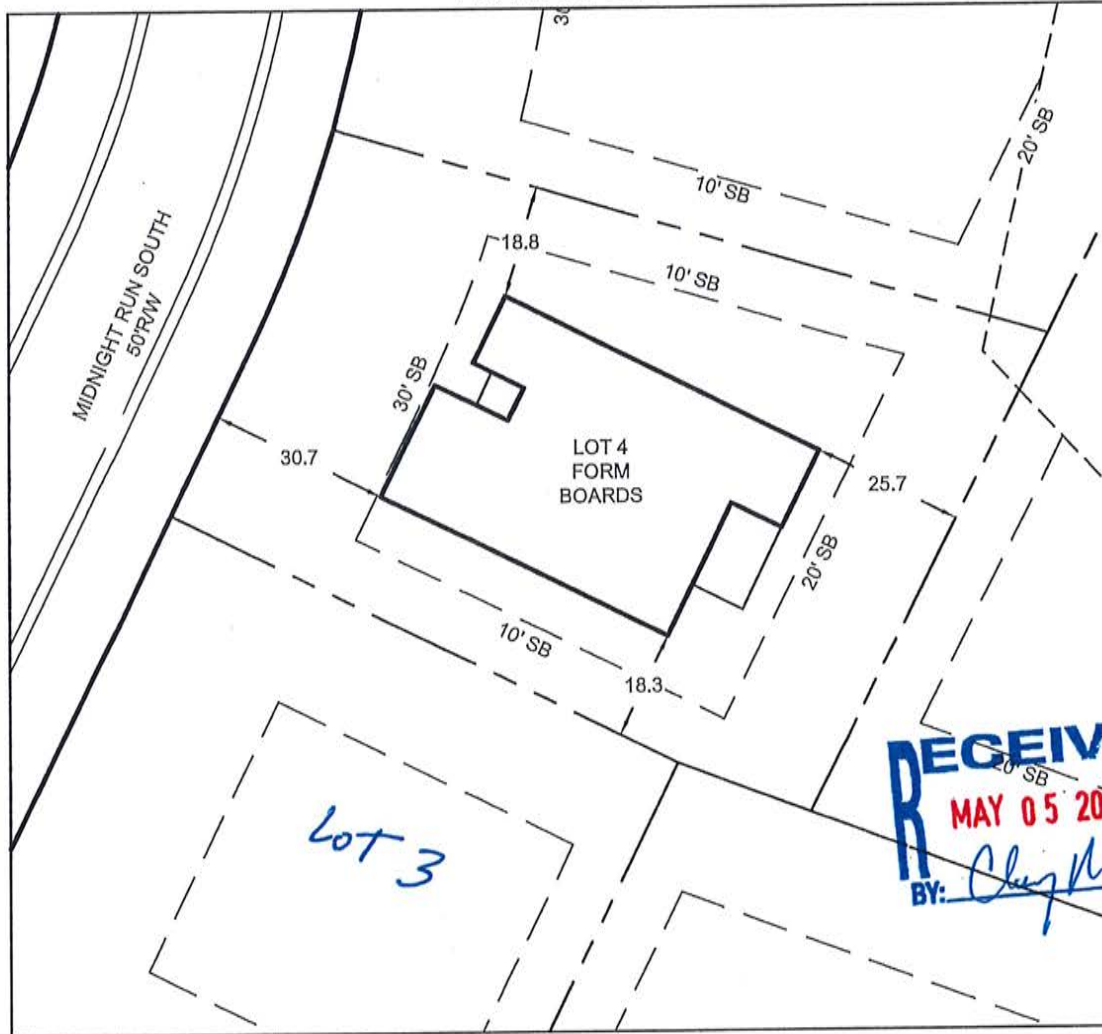
Letter of Intent for four-foot front
Variance for Lot 3 Thunder Ridge
11/4/21



Adams Homes is requesting a 4' variance in order to satisfy a customer's desire to build this floor plan in the neighborhood. The only encroachment would be the rear portion of the home. The variance will not effect the look of the neighborhood.

Falcon Design Consultants

235 CORPORATE CENTER DRIVE, SUITE 200, STOCKBRIDGE, GA 30281
PH. 770-389-8666



PERMIT # C2100183

THIS DOCUMENT IS NOT A BOUNDARY SURVEY, FOR THE BUILDER OR THE COUNTY BUILDING DEPARTMENT USE ONLY.

THE BOX CHECK SHOWN ON THE DRAWING IS BASED ON FORM BOARD LOCATIONS AND DOES NOT INCLUDE OVERHANGS.

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

REFERENCES: FINAL PLAT FOR THUNDER RIDGE PH. 1, LAND LOTS 574, 575, 581, 582, & 583, 4TH DISTRICT, 1ST SECTION

THUNDER RIDGE

FORM BOARDS ASBUILT

LOT 4

DAWSON COUNTY, GEORGIA

SETBACKS:

Front: 30 FOOT
Rear: 20 FOOT
Sides: 10 FOOT

SCALE OF DRAWING: 1" = 30'
DATE OF FIELD WORK: 4-29-21
DATE OF DRAWING: 4-30-21

LOT 4
9,648 SQ. FT.
MODEL 1634 "A"
2,092 SQ. FT.
SLAB

COV.
PORCH

#22

4.0
20.0
16.0
4.0

1709 A&B
LOT 3
9,452 SQ. FT.
MODEL 1709 "A"
2,128 SQ. FT.
SLAB

10' SB

#28

30' SB

30' SB

28

30.0

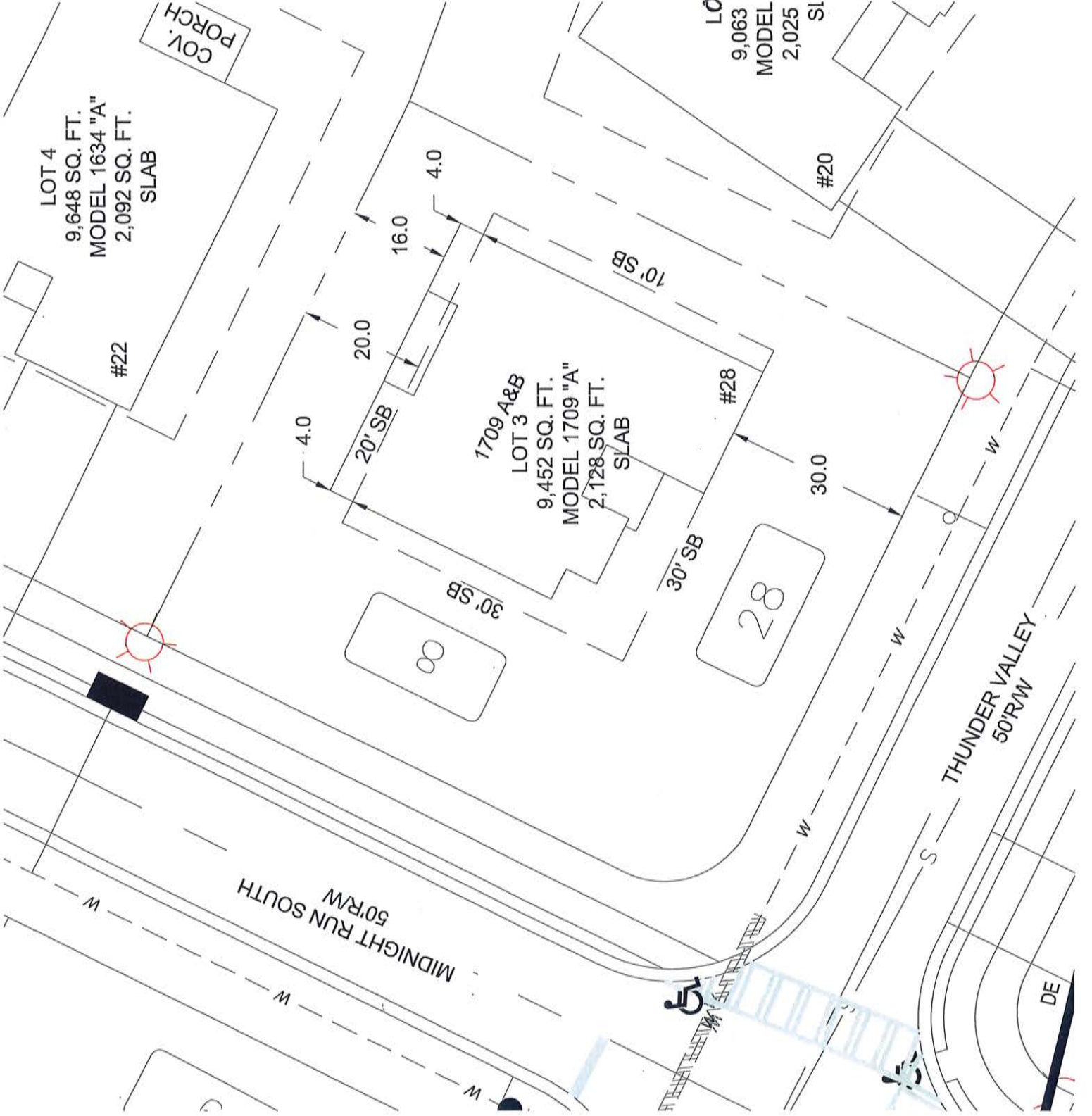
LOT 2
9,063
MODEL
2,025
SI

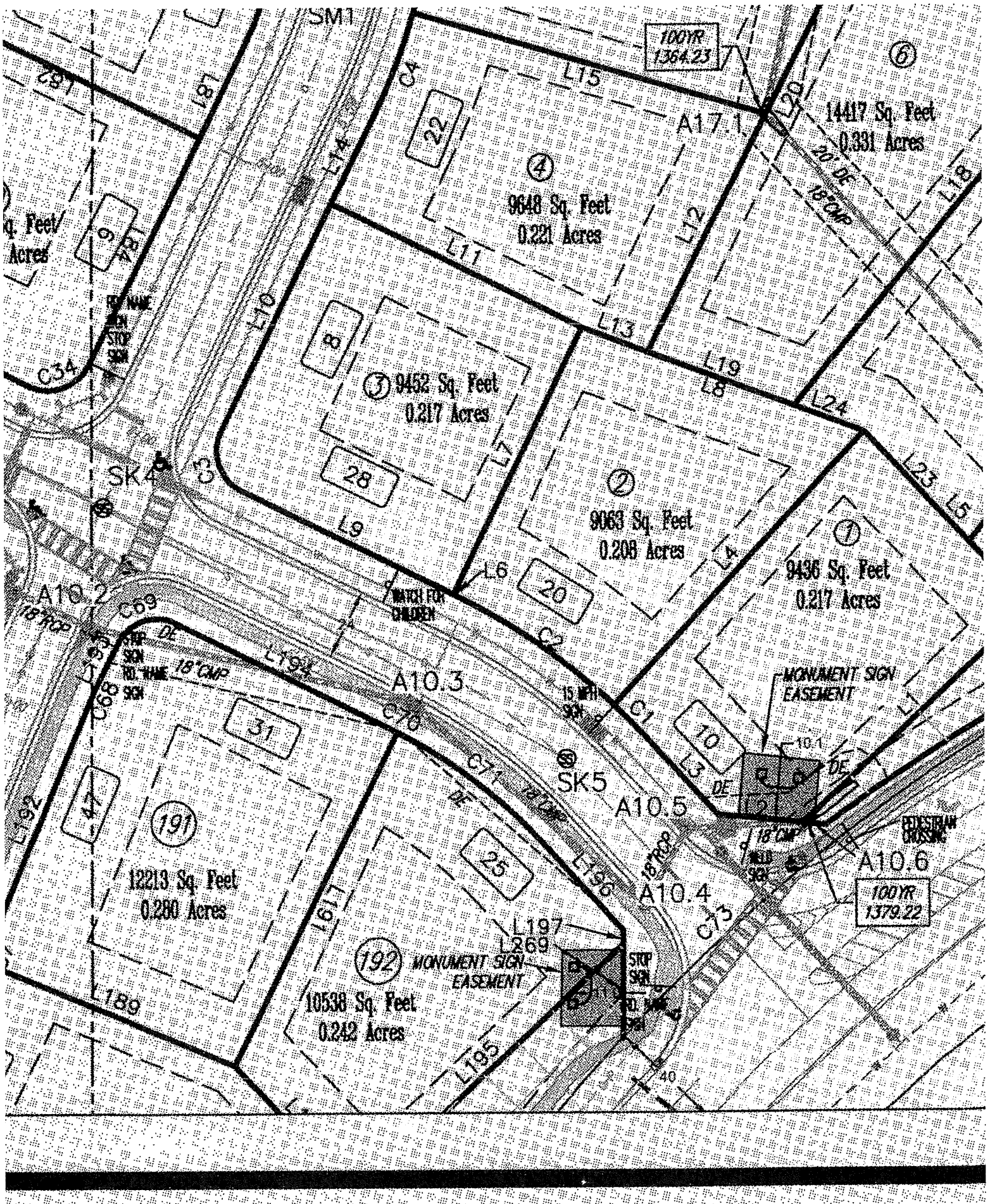
#20

THUNDER VALLEY
50' RW

MIDNIGHT RUN SOUTH
50' RW

DE





City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

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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:

VAP-C 2200069

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION

DATE 12.13.2021

TIME 5:30 pm

HEARING LOCATION

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-263-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

dependent children that it would be in children's best interest the parents' parental s be terminated. A of the petition, may obtained from the Clerk awson County Juvenile t. The children are ntly in the temporary dy of the Dawson ty Department Family and Children ces.
BEFORE YOU ARE IMANDED AND HIRED to appear re the Juvenile Court Dawson County, 25 ce Way, Dawsonville, rgia 30534 on the day of JANUARY 2 at 8:30 a.m. The t of the termination r requested shall be erminate the parental ts and obligations of parents with respect the above-named ren, including rights heritance.
BE CAREFULLY ICE OF EFFECT OF VINATION JUDGMENT rgia law provides that can permanently lose r rights as a parent. petition to terminate nital rights has been l requesting the court erminate your parental ts to your children. our hearing of your e has been scheduled 13th day of JANUARY 2 at 8:30 a.m. o'clock the Juvenile Court of vson County, 25 Justice y, Dawsonville, Georgia 30534. If you fail to appear, court can terminate r parental rights in your ence. e court at the trial finds t the facts set out in petition to terminate ental rights are true and t termination of your ts will serve the best rests of your children, court can enter a gment ending your ts to your children. he judgment terminates r parental rights, you l no longer have any ts to your children. s means that you will t have the right to visit, t, or have custody of ur children or make any sions affecting your lden or your children's nings or property. Your lden will be legally ed to be adopted by meone else. e biological/putative her(s) is/are hereby ced on notice that rsuant to O.C.G.A. ction 15-11-283(b) &) he may lose all rights the above-named lld/children and will

770-531-7086 AS SOON AS POSSIBLE, BUT BEFORE THE SCHEDULED HEARING. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is: 706-344-3510.
WITNESS the Honorable Alison W. Toller, Judge of said Court.
JUSTIN POWER, Clerk
Dawson County Juvenile Court
56966 11/17,24,12/1,8

Foreclosures

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56869 11/10,17,24,12/1

Name Changes

SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA
In re the Name Change of Sandra Whelchel Simpson
Petitioner
Civil Action Case Number 2021-CV-343-J
NOTICE OF PETITION TO CHANGE NAME FO ADULT
Sandra Whelchel Simpson filed a petition in the Superior Court of Dawson County on Aug. 9, 2021, to change the name from

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Wednesday, November 24, 2021

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.
57048 11/27

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 11/15/2021

To: Planning Commission

Reference: ZA C2200079 Planning and Zoning Department Summary

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

1. Property is in Anna Tobolski Post 4 commission district.
2. Applicant is requesting to rezone property from R1 district (Restricted Single Family Residential) to HB district (Highway Business).
3. Applicant is requesting to rezone tract one 24.265ac and tract two 1.170ac for a total of 25.435ac.
4. Property was Annexed into the city in 2006.
5. The subject property adjoins county zoned RA district to the north, city zoned R1 zoning district to the west, city zoned Highway Business and RA district to the east and city zoned Highway Business and Neighborhood Business district to the south.
6. 2018 comprehensive plan character area proposes residential use.


David Ficklesimer
Planning Director



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

**Zoning Amendment
 Application**

Application#: ZA C2200079

Applicant Name(s): Crawford West Properties LLC

Address: PO Box 269 City: Dawsonville GA Zip: 30534

Phone: [Redacted] Email: [Redacted]

Signature(s) Melita J Copeland Date _____

Property Address: 2279 Hwy 9 North

Directions to Property from City Hall: North 1 1/2 miles on Hwy 9, NW corner of 9/136 *State Intersection*

Tax Map# 091 010 Parcel# Tract 1 + 2 Current Zoning: R1

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

Subdivision Name: N/A Lot# N/A

Acres: 25.435 Current use of property: Auto/Truck Rep + Trucking Co. / Rental Residence

Has a past request of Rezone of this property been made before? NO If yes, provide ZA# Annexed 2005-Zoning defaulted to R1

The applicant request:

Rezoning to zoning category: HB Conditional Use permit for: N/A

Proposed use of property if rezoned: Same plus towing company

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

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

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

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

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

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

Road name: State Hwy 9 + State 136 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.

Melita J Copeland
 Signature of Applicant

11/8/2021
 Date

Office Use Only	
Date Completed Application Rec'd: <u>11/10/2021</u>	Amount Paid: \$ <u>1898.30</u> CK <u>1895</u> Cash
Date of Planning Commission Meeting: <u>12/13/2021</u>	Dates Advertised:
Date of City Council Meeting: <u>1/6/2022</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>1/20/2022</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED
 NOV 10 2021
 BY: SAK



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

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Crawford West Properties LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 2279 Hwy 9 N, TMP 091010 Tracts 1 + 2 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 Nelita Y Copeland, Mg member
 Signature of Applicant or Agent Nelita Y Copeland Date 11/8/2021
 Mailing Address 106 Hwy 136 East
 City Dawsonville State GA Zip 30534
 Telephone Number [REDACTED]

Sworn to and subscribed before me
 this 8th day of November 2021

Tammy B. Roggins
 Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal



(The complete names of all owners must be listed. If the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please 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 - C2200079**

TMP# **091 010** ~~091 010~~

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.

Location address

owner + mailing addresses

TMP # ⁰⁹¹⁻091-001 1. Name(s): Bennett, Charles R, Kathy E, + Ryan C
2607 Hwy 9 North Address: 2607 Hwy 9 North
Dawsonville GA 30534

TMP # ⁰⁹¹⁻010-002 2. Name(s): Bearden, James + Anita
2432 Hwy 9 North Address: 2432 Hwy 9 North
Dawsonville GA 30534

TMP # ⁰⁹¹⁻010-010 3. Name(s): Cox, Greg M.
285 Hwy 136 East Address: 285 Hwy 136 East
Dawsonville GA 30534

TMP # ⁰⁹¹⁻012-003 4. Name(s): Patel, Sachinkumar
441 Gold Bullion Dr. W. Address: 441 Gold Bullion Dr. West
Dawsonville GA 30534

TMP # ⁰⁹¹⁻010-004 5. Name(s): Shree Gajkarna Corp. (Probably Send notice to)
2131 Hwy 9 North Address: 2334 Dawson Forest Rd / (441 Gold Bullion Dr. W.)
Dawsonville GA 30534

TMP # ⁰⁹¹⁻091-042 6. Name(s): Wilson, Charles Anthony
123 Hwy 136 West Address: 123 Hwy 136 West
Dawsonville GA 30534

TMP # ⁰⁹¹⁻010-009 7. Name(s): Grogan, Dennis R + Kathy
144 Hwy 136 West Address: 144 Hwy 136 West
Dawsonville GA 30534

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:

- 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: _____

Nailea Y. Copeland
Signature of Applicant / Representative of Applicant

11/8/2021
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.

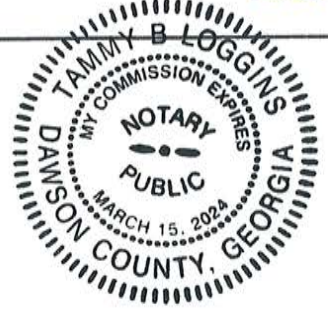
Applicant Signature *Stephany Copeland* Date 11/8/2021
 Application Number: 2AC2200079

Sworn to and subscribed before me
 this 8th day of November 2021

Tammy B. Loggins
 Notary Public, State of Georgia

My Commission Expires: _____

Notary Seal



Crawford West Properties LLC
PO Box 269
Dawsonville Ga 30534

November 8, 2021

City of Dawsonville



REF: Zoning Application for TMP 091 010

We are wishing to have our property rezoned in order to bring it into compliance with the City's zoning codes and be able to continue its current and related uses.

Historically, for about the past 50 years, the property located at 2279 Hwy 9 North on tract 1 has been a long distance trucking company and chicken farm, at one time employing approximately 30 local individuals. Since the original trucking company closed, there have been various related businesses that have operated at the location with the latest being another long distance trucking company for the last several years. The chicken houses have not been in operation for over 15 years and have no equipment in them. In the future, as funds allow, it is our intention to remove at least one of the chicken houses.

The rental house, located on tract 2, is currently occupied, but we anticipate that it will not be viable for occupation beyond a few years. It is very old and was not well built. The property it sits on is actually more suitable for a business use.

Our current tenant in the shop/business building is downsizing his operations and a potential new tenant is interested in operating a towing business at the location. There would not be any permanent storage of inoperable vehicles and that particular issue would also be addressed in any lease or rental agreement. As owners and stewards of the property we do not wish to have any kind of junk yard.

Both tracts consist of substantial road frontage on state highways that experience a lot of traffic and this will only increase over time.

Tract three was sold by us a few years ago and is not included in this request.

Thank you for your consideration of this matter,

A handwritten signature in blue ink that reads "Nalita Y Copeland".

Nalita Y Copeland, Managing Member

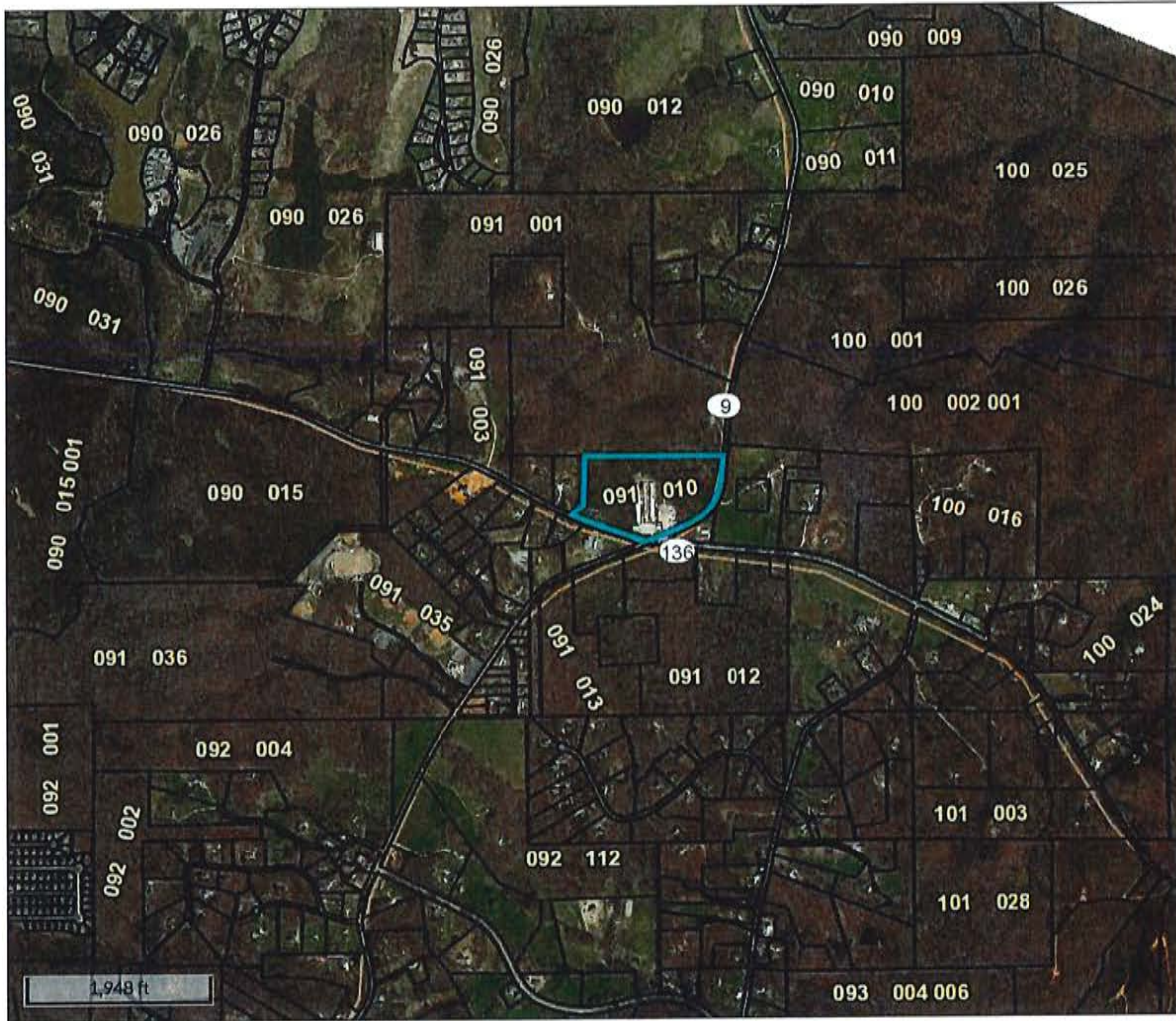
Exhibit A
LEGAL DESCRIPTION

Real property located in the City of Dawsonville, Dawson County Georgia, on Land Lots 193 and 194 in the North half of the 13th District and as depicted on the legal plat prepared for Lyndon West by Richard Webb and Associates dated August 16th, 2005 and recorded in the County of Dawson, State of Georgia on November 14th, 2005; consisting of three tracts totaling 29.883 acres as follows:

Tract 1 being 24.265 acres

Tract 2 being 1.170 acres

Tract 3 being 4.448 acres



Overview



Legend

□ Parcels

Parcel ID: 091 010
Alt ID: 6145
Owner: CRAWFORD WEST PROPERTIES LLC
Acres: 25.44
Assessed Value: \$483420

Date created: 11/10/2021
Last Data Uploaded: 11/9/2021 10:58:51 PM

Developed by  Schneider
GEOSPATIAL

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
www.dawsonville-ga.gov

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-C2200058: Everett Management, LLC has petitioned a zoning amendment for TMP D03 010, Located at 239 Hwy 9 North from HB (High Business) to CBD (Central Business District). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

VAR-C2200060: Everett Management, LLC has petitioned to eliminate the 30' foot buffer along the rear and east property lines and reduce the 40' foot setback to 17 feet along the East property line and 20' feet along the rear property line for TMP D03 010, Located at 239 Hwy 9 North. Public Hearing: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

VAR-C2200069: Adams Homes AEC, LLC has petitioned a rear setback from 20' feet to 16' feet for TMP 084 003 003, Located at 28 Thunder Valley. Public Hearing: Planning Commission on December 13, 2021.

ZA-C2200079: Crawford West Properties, LLC has petitioned a zoning amendment for TMP 091 010, Located at 2279 HWY 9 North from R1 (Restricted Single-Family Residential) to HB (High Business). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

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.

**PUBLIC NOTICE
ON ZONING**

THE APPLICATION IS FOR
ZA-C2200079

HEARINGS WILL BE HELD BY:

12/15/2021	01/06/2022
5:30pm	5:00pm

HEARING LOCATION:
DANVERSVILLE MUNICIPAL COMPLEX
420 BROADWAY ST. E. SUITE 100
DANVERSVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL:
PLANNING & ZONING DEPARTMENT

PLANNING & ZONING AUTHORITY

dependent children that it would be in children's best interest the parents' parental s be terminated. A of the petition, may obtained from the Clerk awson County Juvenile t. The children are ntly in the temporary dy of the Dawson ty Department family and Children ces.
BEFORE YOU ARE IMANDED AND JURED to appear re the Juvenile Court Dawson County, 25 ce Way, Dawsonville, rgia 30534 on the day of JANUARY 2 at 8:30 a.m. The t of the termination r requested shall be erminate the parental ts and obligations of parents with respect the above-named ren, including rights heritance.
BE CAREFULLY OF EFFECT OF MINATION JUDGMENT rgia law provides that can permanently lose r rights as a parent. petition to terminate ental rights has been l requesting the court erminate your parental ts to your children. our hearing of your as has been scheduled 13th day of JANUARY 2 at 8:30 a.m. o'clock the Juvenile Court of vson County, 25 Justice /, Dawsonville, Georgia 34. If you fail to appear, court can terminate r parental rights in your ence. e court at the trial finds t the facts set out in petition to terminate ental rights are true and t termination of your ts will serve the best rests of your children, court can enter a gment ending your ts to your children. he judgment terminates r parental rights, you l no longer have any ts to your children. s means that you will t have the right to visit, tact, or have custody of ur children or make any sions affecting your ildren or your children's rings or property. Your ildren will be legally ed to be adopted by neone else. e biological/putative her(s) is/are hereby ced on notice that rsuant to O.C.G.A. ction 15-11-283(b) & he may lose all rights the above-named ild/children and will

770-531-7086 AS SOON AS POSSIBLE, BUT BEFORE THE SCHEDULED HEARING. If you want a lawyer appointed to represent you, you must let the Court or the officer of this Court handling this case know that you want a lawyer immediately. If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is: 706-344-3510. WITNESS the Honorable Alison W. Toller, Judge of said Court. JUSTIN POWER, Clerk Dawson County Juvenile Court
56966 11/17,24,12/1,8

Foreclosures

(WEISGERBER) Notice of Sale Under Power, State of Georgia, County of DAWSON. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by JOHN WEISGERBER, III to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR WALKER JACKSON MORTGAGE CORPORATION, dated 04/15/2010, and Recorded on 04/27/2020 as Book No. 948 and Page No. 73 91, DAWSON County, Georgia records, as last assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$101,020.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DAWSON County Courthouse within the legal hours of sale on the first Tuesday in December, 2021, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 544 AND 545 OF THE SOUTH HALF OF THE 13TH DISTRICT, DAWSON COUNTY, GEORGIA, BEING LOT 4; DAWSON TRACT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 71, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DAWSON COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. BEING PROPERTY KNOWN AS 138, DAWSON TRACT

Name Changes

SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA In re Name Change of Sandra Whelchel Simpson Petitioner Civil Action Case Number 2021-CV-343-J NOTICE OF PETITION TO CHANGE NAME FO ADULT Sandra Whelchel Simpson filed a petition in the Superior Court of Dawson County on Aug. 9, 2021, to change the name from

WEISGERBER, III to certain tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST as Attorney in Fact for JOHN WEISGERBER, III. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. To obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll free by the following telephone number: (800) 561 4567). 00000009333931 BARRETT DAFFIN FRAPPIER TURNER & ENGEL LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.
56869 11/10,17,24,12/1

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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

Wednesday, November 24, 2021

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.
57048 11/27



PUBLIC HEARING

Speaker Sign Up Form

Thank you for your interest in addressing the Dawsonville Planning Commission. Signing up to speak at a Public Hearing does not guarantee that you have been added to the Speakers' List. There is a time limit for each side in a Public Hearing of 10 minutes per side in order to insure fairness.

Name: Natita Copeland

Street Address: 106 Hwy 136 E

City, State, Zip: Dawsonville GA

Daytime Phone Number: 706 521-4645

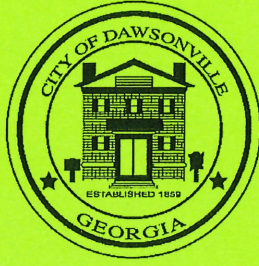
Agenda Item Number 11

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against _____



PUBLIC HEARING

Speaker Sign Up Form

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Name: Ed Myers

Street Address: 752 Chattahoochee Pl

City, State, Zip: Dawsonville GA 30506

Daytime Phone Number: 770 654-9172

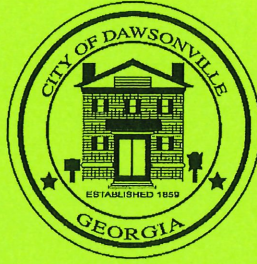
Agenda Item Number 7

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against _____



PUBLIC HEARING

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Name: Bill Smith

Street Address: 109 Ruby Ln

City, State, Zip: Dawsonville, GA 30534

Daytime Phone Number: 678-302-1127

Agenda Item Number 7

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For

Against



PUBLIC HEARING

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Name: Dan Elliott

Street Address: _____

City, State, Zip: _____

Daytime Phone Number: 706-265-9999

Agenda Item Number VAR-C 2200057 # 7

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against _____



PUBLIC HEARING

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Name: Evon Gravit

Street Address: 2930 Bay Ln

City, State, Zip: Dawsonville, GA 30506

Daytime Phone Number: 404-973-9183

Agenda Item Number ~~2A-C22~~ 8,9

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For X

Against _____



PUBLIC HEARING

Speaker Sign Up Form

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Name: Julie Morgan

Street Address: 91 Maple Hill Dr

City, State, Zip: Dawsonville GA 30534

Daytime Phone Number: 706-347-2070

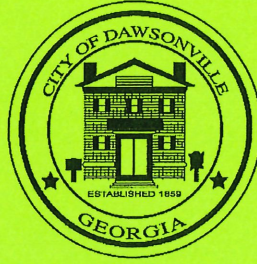
Agenda Item Number 849

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For with conditions

Against _____



PUBLIC HEARING

Speaker Sign Up Form

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Name: Beth Ferguson

Street Address: 6025 Providence Lane

City, State, Zip: Cummary GA 30040

Daytime Phone Number: 678-725-3270

Agenda Item Number 10

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against _____



PUBLIC HEARING

Speaker Sign Up Form

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Name: Mary Steele

Street Address: 155 Pebble Trail

City, State, Zip: Alpharetta Ga 30009

Daytime Phone Number: 804-869-6100

Agenda Item Number 10

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For VAR C2200069

Against _____



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

**Zoning Amendment
Campaign Disclosure**

Disclosure of Campaign Contributions
(Applicant(s) and Representative(s) of Rezoning)

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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 \$ 0 Date: 0 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: _____

Mary Stuck
Signature of Applicant / Representative of Applicant

12/13/2021
Date

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



PUBLIC HEARING

Speaker Sign Up Form

Thank you for your interest in addressing the Dawsonville Planning Commission. Signing up to speak at a Public Hearing does not guarantee that you have been added to the Speakers' List. There is a time limit for each side in a Public Hearing of 10 minutes per side in order to insure fairness.

Name: T Sandy Reece

Street Address: 86 Clifton Dr.

City, State, Zip: Dawsonville Ga.

Daytime Phone Number: 706 429 8007

Agenda Item Number 11

If you are unsure as to what item you would like to address, please view the agenda and identify the item number.

If you are signing up to speak, please indicate below if you are for or against the agenda item.

For _____

Against _____

City of Dawsonville
Planning Commission Regular Meeting
5:30 PM, December 13, 2021

Name	Address
1 Mary Stahl	155 Pebble Trail Alphanta Ga 30009
2 Bill Eckert	109 Ruby Ln Dawsonville, GA 30534
3 Ed Myers	752 Chattahoochee Pl, Gainesville, GA 30506
4 Evan Conrath	8930 Bay Ln Gainesville, GA 30506
5 Keith Ferguson	6025 Providence Ln Cummy GA 30040
6 Julie Morgan	91 Maple Hill Dr Dawsonville GA 30534
7 Don Elliott	Dawsonville GA
8 Lollie Elliott	Dawsonville GA
9 Marjory Copple	106 Hwy 136 E
10 Bridget W. Livingston	102 Hwy 136 E.
11 Krista Lyn West	248 Hwy 136 E.
12 Tammy R...	86 Clifton Dr. Dawsonville GA.
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