

**AGENDA**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, February 14, 2022**  
**5:30 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes
  - Regular Meeting held Monday, December 13, 2021

**PUBLIC HEARING**

7. **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 Highway 9 North. Public Hearing: Planning Commission on December 13, 2021, and City Council on March 7, 2022. City Council for a decision on March 21, 2022. ***Planning Commission postponed until Monday, February 14, 2022.***
8. **ZA-C2200111**: Mike Eason has petitioned a zoning amendment for TMP 092 020 002; Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.
9. **ZA-C2200112**: Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041; Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.
10. **ZA-C2200119**: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

**PLANNING DIRECTOR REPORT**

**PLANNING COMMISSION REPORTS**

***The next scheduled Planning Commission meeting is Monday , March 14, 2022***

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

**MINUTES**  
**PLANNING COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, December 13, 2021**

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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, City Manager Bob Bolz, Mayor Mike Eason, Planning Director David Picklesimer, Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** David Picklesimer led Invocation and Pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by S. Sawyer; second by M. Fallstrom. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the Regular Meeting minutes on Monday, November 8, 2021, made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **VAR-C2200057:** William Elliott has petitioned side and rear property setbacks and zoning buffers be reduced to 0' ft for TMP 069 006, 068 063 001 and 068 063 002; Land Lot 4 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 parcel TMP 068 063 001 and 068 060. Proposed setback and buffer are 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, 068 063 001, and 068 063 002. Public Hearing: Planning Commission on November 8, 2021, tabled until Monday, December 13, 2021.

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

Chairperson Davis read the **Variance Request #1 & #2** and conducted the public hearing.

The following persons spoke in favor of the request:

- William Elliott, 109 Ruby Lane, Dawsonville, GA – Mr. Elliott stated that he and Ed Myers (engineer) had met with Dan Elliott a couple of times and had not come up with a resolution. Mr. Elliott proposes a 5' ft variance. He further stated that the aircraft hangers cannot be moved forward toward the air strip in case Elliott Field becomes a regional airport.
- Ed Myers, 752 Chattahoochee Place, Gainesville, GA – Mr. Myers provided a map of the current property and discussed why there is a need for the reduction of setbacks and buffer. He further stated that no vegetation can be planted near the air strip according to rules that are in place per FAA (Federal Aviation Administration).

The following person spoke in opposition of the request:

- Dan Elliott, 351 Mildred Elliott Rd, Dawsonville, GA – He voiced his concerns about liability of someone accessing his property by having zero setbacks and of the unknown financial impact it may have.

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



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Commissioner Fallstrom and Commissioner Tobolski requested William Elliott and Ed Myers return to the podium for additional questions. Mr. Elliott stated that he could work with a 10' ft setback and buffer.

Commissioner Tobolski requested Dan Elliott return to the podium for additional questions.

After a discussion amongst the commissioners, A. Tobolski made a motion to approve **Variance Request #1** a reduced setback and buffer to 10' ft along parcel TMP 068 063 001 and TMP 068 060 with a condition to install a fence to the extent allowed by FAA regulations along parcel TMP 068 063 001 and TMP 068 060.

Motion to approve **Variance Request #2** a reduced setback to 10' ft along parcel TMP 068 001, and 068 063 002 and TMP 069 006 made by A. Tobolski; second by M. Fallstrom. Vote carried unanimously in favor.

8. **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.

Planning Commission Member S. Sawyer recused herself due to being adjoining property owner to TMP DO3 010.

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

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

The following persons spoke in favor of the request:

- Evan Gravitt, 8930 Bay Lane, Gainesville, GA – He stated that the property zoning is incorrect and non-conforming. Mr. Gravitt is asking the commission to approve the zoning to CBD (Central Business District) in accordance with the City's Zoning Ordinance.
- Julie Morgan, 91 Maple Hill Drive, Dawsonville, GA – Ms. Morgan stated that she does not have an issue with the zoning or setbacks, however the conditions of the rear apartments are in desperate need of clean up. Tents/tarps are covering the structure of the building. Brush and debris are coming over the fence line. Some conditions need to be set for this zoning and variance. She suggested the following:
  - Remove tents/tarps from the structure
  - Remove brush and debris from the fence line.
  - Install a 6' ft privacy fence on the property

No one spoke in opposition of the request.

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

Motion to approve the zoning amendment made by A. Tobolski; second by M. Fallstrom. Vote carried two in favor (Tobolski, Fallstrom) with one recused (Sawyer).

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9. **VAR-C2200060:** Everett Management, LLC has petitioned to eliminate the 30' ft buffer along the rear and east property lines and reduce the 40' ft setback to 17' ft along the east property line and 20' ft 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 decision on January 20, 2022.

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

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

No one spoke in favor of the request.

No one spoke in opposition of the request.

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

Chairperson Davis requested Evan Gravitt return to the podium for additional questions.

Motion by A. Tobolski to table the variance until Monday, February 14, 2022, Planning Commission Meeting for the following conditions to be made:

- Remove tents and traps that are overhanging on the structures
- Remove debris and brush
- 6' ft privacy fence along the east and rear property line

Second by M. Fallstrom. Vote carried two in favor (Tobolski, Fallstrom) with one recused (Sawyer).

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

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

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

The following person spoke in favor of the request:

- Keith Ferguson, 6025 Providence Lane, Cumming, GA – He requested the setback for the house plan to fit the lot.

No one spoke in opposition of the request.

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

Motion to approve the variance made by M. Fallstrom; second by S. Sawyer. Vote carried unanimously in favor.

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). Planning Commission on December 13, 2021, and City Council on January 6, 2022. City Council for a decision on January 20, 2022.

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The following persons spoke in favor of the request:

- Natila Copeland, 106 HWY 136 E, Dawsonville, GA – She stated that the property has been used historically in the past for chicken houses and a trucking company . When the property was annexed into the city year ago it was never rezoned HB and was converted back to R1 (Restricted Single-Family Residential). Mrs. Copeland is requesting the property be zoned HB (Highway Business) as the property is at the intersection of two state highways (136 and 9).
- Sandy Reece, 86 Clifton Drive, Dawsonville GA – He stated that he is wanting to set up a new business at this location and it would be a wrecker service for commercial vehicles.

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

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

**11. PLANNING COMMISSION REPORTS:** Chairperson R. Davis announced that the next Planning Commission Meeting is February 14, 2022, at 5:30 pm.

**ADJOURNMENT:** At 6:37 p.m., a motion to adjourn the meeting was made by A. Tobolski; second by S. Sawyer. Vote carried unanimously in favor.

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Randy Davis, Commission Chairperson

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Matt Fallstrom, Planning Commissioner Post 1

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Vacant Planning Commissioner Post 2

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Sandy Sawyer, Planning Commissioner Post 3

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Anna Tobolski, Planning Commissioner Post 4

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](http://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: 404-391-2488 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	7.33 \$6.90 per adjacent property owner

[Signature]  
 Signature of Applicant

10-5-21  
 Date

<b>Office Use Only</b>	
Date Completed Application Rec'd:	Amount Paid: \$ <u>569.98</u> <b>CK</b> Cash
Date of Planning Commission Meeting: <u>10-13-2021</u>	Dates Advertised:
Approved by Planning Commission: YES NO	Approved by City Council: YES NO
	Postponed: YES NO Date:





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

**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 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 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 ██████████

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# C220006D 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 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 # D03-011-003 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 black ink that reads "Rex E. Gravitt". The signature is written in a cursive style with a long horizontal flourish at the end.

Rex Gravitt  
Everett Management, LLC  
404-291-3488

**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](http://www.dawsonville-ga.gov)

David Picklesimer  
**Planning Director**

Stacy Harris  
**Zoning Admin Assistant**

**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.

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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 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.*



dependent children that it would be in children's best interest the parents' parental be terminated. A of the petition may obtained from the Clerk Dawson County Juvenile . The children are ntly in the temporary dy of the Dawson ty Department amily and Children es. BEFORE YOU ARE MANDATED AND IRED to appear e the Juvenile Court awson County, 25 e Way, Dawsonville, ja 30534 on the day of JANUARY at 8:30 a.m. The of the termination requested shall be minate the parental and obligations of arents with respect the above-named en, including rights eritance. CAREFULLY CE OF EFFECT OF INATION JUDGMENT ja law provides that an permanently lose rights as a parent. ation to terminate ital rights has been requesting the court minate your parental s to your children. urt hearing of your has been scheduled 3th day of JANUARY at 8:30 a.m. o'clock e Juvenile Court of on County, 25 Justice Dawsonville, Georgia 4. If you fail to appear, court can terminate parental rights in your nce. court at the trial finds the facts set out in petition to terminate ntal rights are true and termination of your s will serve the best ests of your children, court can enter a ment ending your s to your children. judgment terminates parental rights, you no longer have any s to your children. means that you will have the right to visit, act, or have custody of children or make any sions affecting your ren or your children's ings or property. Your ren will be legally l to be adopted by eone else. biological/putative ar(s) is/are hereby ed on notice that uant to O.C.G.A. ion 15-11-283(b) & he may lose all rights the above-named l/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 Allison 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

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, 0000009333931 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

**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

**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-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. ZA-C2200079: Crawford West Properties, LLC has petitioned a zoning amendment for TMP D01 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

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



**LEGEND**  
 BOG = BACK OF CURB  
 BSL = BUILDING SETBACK LINE  
 P/L = PROPERTY LINE  
 R/W = RIGHT OF WAY  
 L/L = LAND LOT  
 LLL = LAND LOT LINE  
 N/F = NOW OR FORMERLY  
 W/P = TAX MAP / PARCEL NO.  
 FOR = FENCE OF REMAINS  
 NTS = NOT TO SCALE  
 FT = IRON PIN FOUND  
 PS = IRON PIN SET  
 COR MON = USCOE MONUMENT  
 RB = REBAR  
 CIP = CONCRETE IN PLACE  
 OIP = OPEN TOP PIPE  
 S/L ROD = SQUARE ROD  
 AF = ANGLE FROM FOUND  
 CAP = CORRUGATED METAL PIPE  
 RCP = REINFORCED CONC. PIPE

**LEGEND**  
 WM = WATER METER  
 WV = WATER VALVE  
 PF = POWER POLE  
 LP = LIGHT POLE  
 SP = SERVICE POLE  
 CP = COMMUNICATIONS POST  
 TR = TRANSFORMER  
 CH = OVERHANG/ZONED PORCH  
 CO = SLOPE CLEAN-OUT  
 SS = SANITARY SEWER  
 MI = MAN HOLE  
 FTE = FINISHED FLOOR ELEV.  
 FH = FEE HIGHWAY  
 C = GAS LINE  
 P = POWER LINE  
 SS = SANITARY SEWER LINE  
 FM = SANITARY FORCE MAIN  
 T = TELEPHONE LINE  
 W = WATER LINE  
 X = FENCE LINE

**TOTAL = 2.732 ACRES**  
 119,018.434 SQUARE FEET



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY M&C SURVEYING, INC. AS LAND SURVEYORS. ALL DATA FOR THE LOCATION OF PROPERTY LINES, EASERS AMONGING OWNERS, ETC. WAS GAINED FROM P RECORDS, THE CLIENT, OR OTHER SOURCE REFERENCED. NO ABSTRACT OF TITLE OR COMMITMENT, NOR RESULTS OF TITLE SEARCHES PROVIDED TO THE SURVEYOR, UNLESS OTHER NOTED. OTHER DOCUMENTS OR SURVEYS MAY THAT WOULD AFFECT THIS PROPERTY, AS WITH LAND TRANSACTION, A TITLE SEARCH AND CERTIFY IS RECOMMENDED IN CONSULTATION WITH THE SU OR YOU MUST CONSULT A COMPETENT TITLE AGT

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PROFESSIONAL SURVEYING AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN GEORGIA PLAT ACT O.C. 15-6-87, AUTHORITY O.C.G.A. SECS 15-6-43-15-6, 43-15-6, 43-15-19, 43-15-19. PROPERTY OWNER ACKNOWLEDGES THAT ANY SYSTEMS CONFORM TO ALL SETBACK REQUIREMENT APPROVAL OF PLAT DOES NOT GUARANTEE THAT DAWSON COUNTY HEALTH DEPARTMENT WILL ISS S E P I C S Y S T E M P E R M

DATE OF SURVEY: JULY 22 & 28, 2021  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A (OPEN) 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.

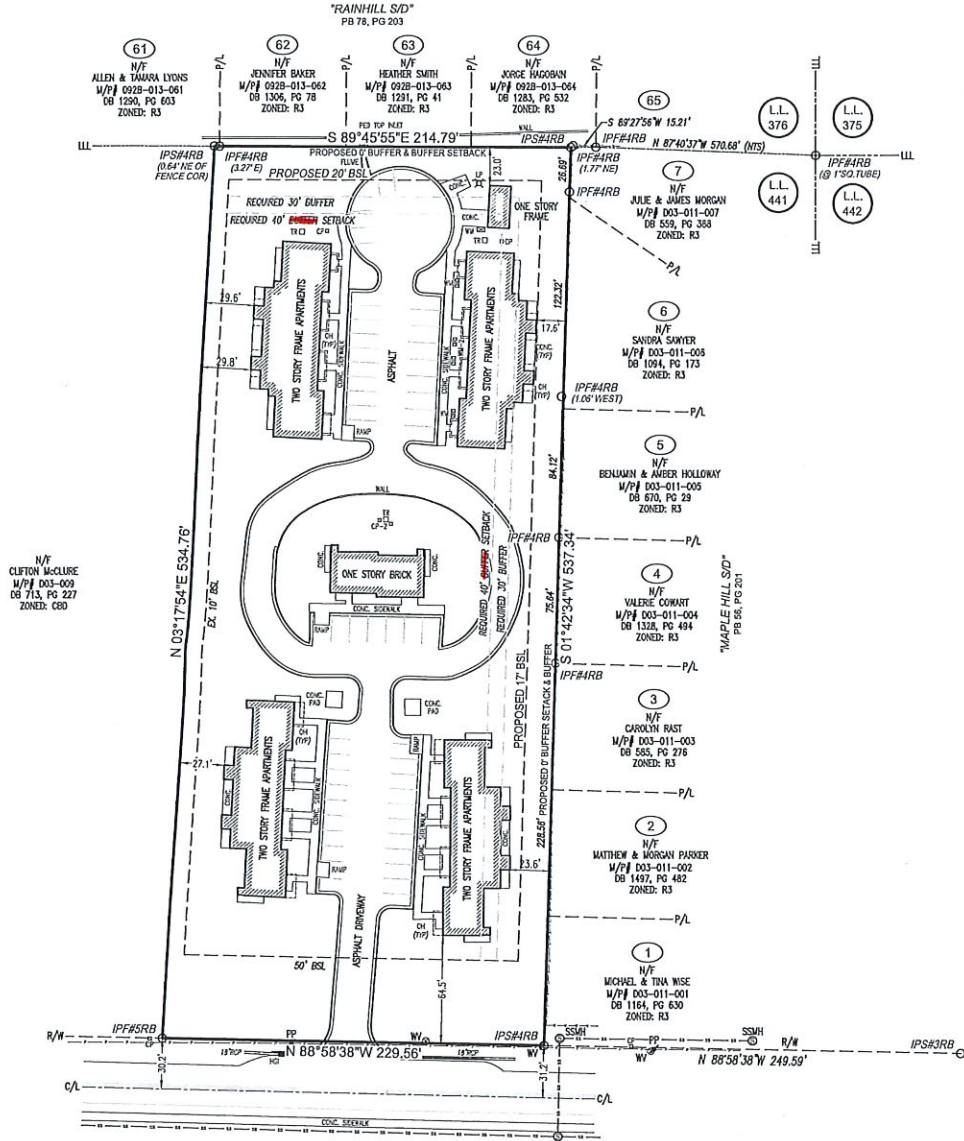
BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

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

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

**NOTES & REFERENCES**

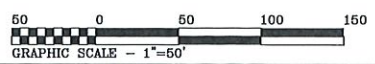
1. TAX MAP/PARCEL #D03-0'
2. CURRENT ZONING = HB  
PROPOSED ZONING = CBD
3. REQUIRED SETBACKS  
FRONT - 50 FEET  
WEST SIDE - 10 FEET  
EAST SIDE - 40 FEET  
REAR - 40 FEET  
REQUIRED BUFFERS  
EAST SIDE - 30 FEET  
REAR - 30 FEET  
PROPOSED SETBACKS  
FRONT - 50 FEET  
WEST SIDE - 10 FEET  
EAST SIDE - 17 FEET  
REAR - 20 FEET
4. DEED BOOK 1247 PAGE 51
5. PLAT BOOK 11 PAGE 11
6. PLAT BOOK 56 PAGE 21
7. PLAT BOOK 78 PAGE 21



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

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

**PROPERTY ADDRESS:**  
 229 HWY 9N  
 DAWSONVILLE, GA 30534

**Surveyor's Certificate**  
 It is hereby certified that all manor and improvements shown hereon exist except as otherwise indicated that their locations, size, type, and name are correctly shown by:  
 [Signature]  
 Registered Georgia Land Surveyor No. 3

Registered Georgia Land Surveyor No. 3

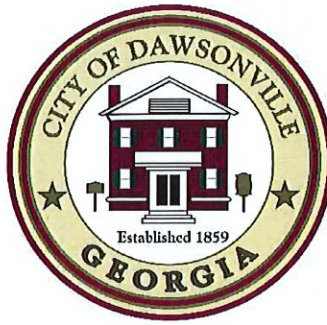


JOB NO. 21181





415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

**Date:** 1/10/2022

**To:** Planning Commission

**Reference:** ZA C2200111 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 District) to R3 district (Single Family Residential District).
3. Applicant is requesting to rezone .60 ac.
4. George Elliott Property was Annexed into the city on June 16, 1997 with a automatic zoning designation of R1 (Restricted Single Family District).
5. The subject property adjoins County zoned RA district to the south, city zoned R1 zoning district to the west, city zoned R3 district to the east and city zoned R1 district to the north.
6. 2018 comprehensive plan character area proposes residential use.
7. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R3 (Single family Residential District) to avoid future non-conforming zoning. The July 19, 2004 City Council minutes and Annexation file #202 confirms existing zoning as R1 (Restricted Single Family District).

  
David Picklesimer  
Planning Director



City of Dawsonville

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

Zoning Amendment
Application

Application#: ZA C2200111

Applicant Name(s): Mike Eason

Address: P.O. Box 420

City: Dawsonville

Zip: 30534

Phone:

Email:

Signature(s)

Date

Property Address: 374 Burt Creek Rd

Directions to Property from City Hall:

Tax Map # 092 020 002

Parcel#

Current Zoning: R-1

Land Lot(s):

309

District:

4

Section: 1

Subdivision Name:

Lot #

Acres: .60

Current use of property:

Single Family Residential

Has a past request of Rezone of this property been made before?

If yes, provide ZA# ANX

04-04-05 file # 0202

The applicant request:

Rezoning to zoning category: R-3

Conditional Use permit for:

Proposed use of property if rezoned:

Single Family Residential (correct zoning)

Residential # of lots proposed:

Minimum lot size proposed

(Include Conceptual Plan)

Amenity area proposed

NO

if yes, what

If Commercial: total building area proposed:

(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:

Type of Surface:

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

Signature of Applicant

1/7/2022
Date

Table with 2 columns: Office Use Only and Application Details. Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, and Approved by Planning Commission.

\* Zoning Map Correction, No Fees

RECEIVED
JAN 07 2022
BY: SK





**City of Dawsonville**

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

**Zoning Amendment  
Authorization**

**Property Owner Authorization**

I / We Mike Eason hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 092 020 002, 374 Burt Creek Rd 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 Mike Eason  
**Signature of Applicant or Agent** [Signature] Date 1/07/2022  
Mailing Address P.O. Box 420  
City Dawsonville State GA Zip 30534  
Telephone Number \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON THIS  
7<sup>th</sup> DAY OF January 2022

[Signature]  
Notary Public, State of Georgia

My Commission Expires: 8/22/2025



Notary Seal





City of Dawsonville

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

Zoning Amendment
Adjacent Property Owners

Application # 2A-C220011 TMP#: 092 020 002

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

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

TMP # 092001 1. Name(s): Amber Looper
Address: 1059 Club Place NE
Atlanta, GA 30319

TMP # 092020006 2. Name(s): William + Teresa Coleman
Address: 342 Burt Creek Rd
Dawsonville, GA 30534

TMP # 092-020-004 3. Name(s): Gerald Bennie + Janie McGinnis
Address: 350 Burt Creek Rd
Dawsonville, GA 30534

TMP # 082004 4. Name(s): Peggy Grissom
Address: 359 Burt Creek Rd
Dawsonville, GA 30534

TMP # 092 020 005 5. Name(s): Joni Werth + Richard Parker
Address: 340 Burt Creek Rd
Dawsonville, GA 30534

TMP # 6. Name(s):
Address:

TMP # 7. Name(s):
Address:

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

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

**City of Dawsonville**  
**July 19, 2004**  
**Called Council Meeting Minutes**

Mayor Cox called the meeting to order.

**Roll Call:** Those present were Council Member Jonathan Cox, Council Member Tim Wimpey, Council Member Mike A. Wilson, Council Member Mike Sosebee, City Clerk, Jessie Layne, Fred Youngman, and Attorney Dana Miles.

**Invocation and Pledge:** Mayor Cox led the invocation and pledge.

**Approval of Minutes:** A motion was made by Mike Sosebee to approve the minutes from the July 5, 2004 Council Meeting and the minutes from the called work session held on July 12, 2004. Mike Wilson seconded the motion. Motion carried unanimously.

**Old Business:** The City Attorney called the public hearing to order for the final reading of the proposed Zoning Ordinance and Zoning Map. The City Attorney stated that this was the third and final hearing on the proposed Zoning Ordinance and Zoning Map. Two public hearings have already been held.

Mayor Cox stated that he had told Dave Smitz, with Marathon Land Company, that the minimum lot size would be 7,200 sq. ft. and that the street pavement width would be 24 feet wide. Fred Youngman, Chairman of the Planning and Zoning Commission, stated that the minimum lot size in the proposed Zoning Ordinance is 7,500 sq. ft. The minimum street pavement width in the Development Regulations is 28 feet wide.

A motion was made by Tim Wimpey to accept the Zoning Ordinance as written and the Zoning Map with two changes. Mike Wilson seconded the motion. Motion carried unanimously. Mayor Cox stated that he wanted the record to show that he was opposed to the adoption of the Zoning Ordinance as is.

Dave Smitz, with Marathon Land Company, asked the Council to approve his amended preliminary plan for the mixed-use development on Highway 53 West. Mr. Smitz stated that type A lots would have 9,000 sq. ft. with 20 feet front setbacks, 7 feet side setbacks, and 20 feet rear setbacks. Type B lots would have 7,200 sq. ft. with 20 feet front setbacks, 5 feet side setbacks, and 20 feet rear setbacks. Type C lots would be town homes.

Mr. Smitz stated that the density might change but not to exceed 3 houses per acre. Mr. Smitz stated that he was under the impression that the site plan had been approved at the rezoning of the property. The City Attorney stated that the City Council had approved the rezoning of the property for a mixed-use development. The site plan specifics were not approved.

Fred Youngman gave each Council Member a write up of what Mr. Smitz needed to do to bring his development into compliance with the new Zoning Ordinance and Development Regulations.

Tim Wimpey made a motion to deny the variance. Seconded by Mike Wilson.

Mike Sosebee asked the Mayor for his opinion. Mayor Cox stated that Mr. Smitz had done everything that he had asked him to do. The Mayor stated that nothing is written in stone and that was the reason for granting variances.

Jonathan Cox stated that the 7,500 sq. ft. lots would stand and that 5 feet side setbacks between homes are just to close.

Dave Smitz asked that his request be tabled until a topo can be done. When the topo is finished, the exact density can be calculated.

Mike Sosebee made a motion to table the variance request until the August 2, 2004 meeting. Jonathan Cox seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to lift the moratorium on all annexations and rezoning. Tim Wimpey seconded the motion. The motion carried unanimously.

**New Business:** Hubert Tinsley asked for a variance from a thirty-foot driveway to a fifteen-foot driveway for lots 1A, 2A, 3A, 4A, 4B, 5B, 33B, 34B, 35B, and 6B at Maple Heights Subdivision.

Tim Wimpey made a motion to approve the driveway variances with the stipulation that Mr. Tinsley filled out all of the necessary paperwork. Jonathan Cox seconded the motion. Motion carried unanimously.

Mike Wilson made a motion to approve a Safety Policy. Mike Sosebee seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to accept the bid from Middle Georgia Water Systems to drill the existing Maple street well 200 feet and replace the 6 inch PVC casing with 8inch steel casing. Mike Sosebee seconded the motion. Motion carried unanimously.

**Mayor's Report:** None

**Public Comment:** None


**Executive Session:** Tim Wimpey made a motion to go into executive session to discuss personnel issues. Jonathan Cox seconded the motion. Motion carried unanimously. The City Clerk was asked to leave the room.

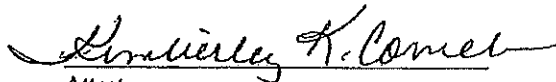
Tim Wimpey made a motion to come out of executive session. Mike Sosebee seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to go back into regular session. Mike Sosebee seconded the motion. Motion carried unanimously.

Tim Wimpey made a motion to approve the action that was discussed during the work session pertaining to personnel issues. Mike Wilson seconded the motion. Motion carried unanimously.

Tim Wimpey made a motion to adjourn the July 19, 2004 Called Council Meeting. Mike Sosebee seconded the motion. Motion carried unanimously. The meeting adjourned at 9:00 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Attest  
Minutes taken by: Betty Cloer



# Official Zoning Map of the City of Dawsonville, Georgia

## Legend

City Limit	R-2, Single Family Residential District
<b>Zoning</b>	R-3, Multiple Family Residential
LI, Light Industrial	R-3R, Manufactured Home Subdivision
CIR, Restricted Industrial	TB, Town Business (Historical District)
O, Office District	CBD, Central Business District
INST, Institutional District	HB, Highway Business District
PCS, Planned Conservation Subdivision District	Outside of City Limit
PUD, Planned Unit Development District	Streams
R-1, Restricted Single Family Residential District	

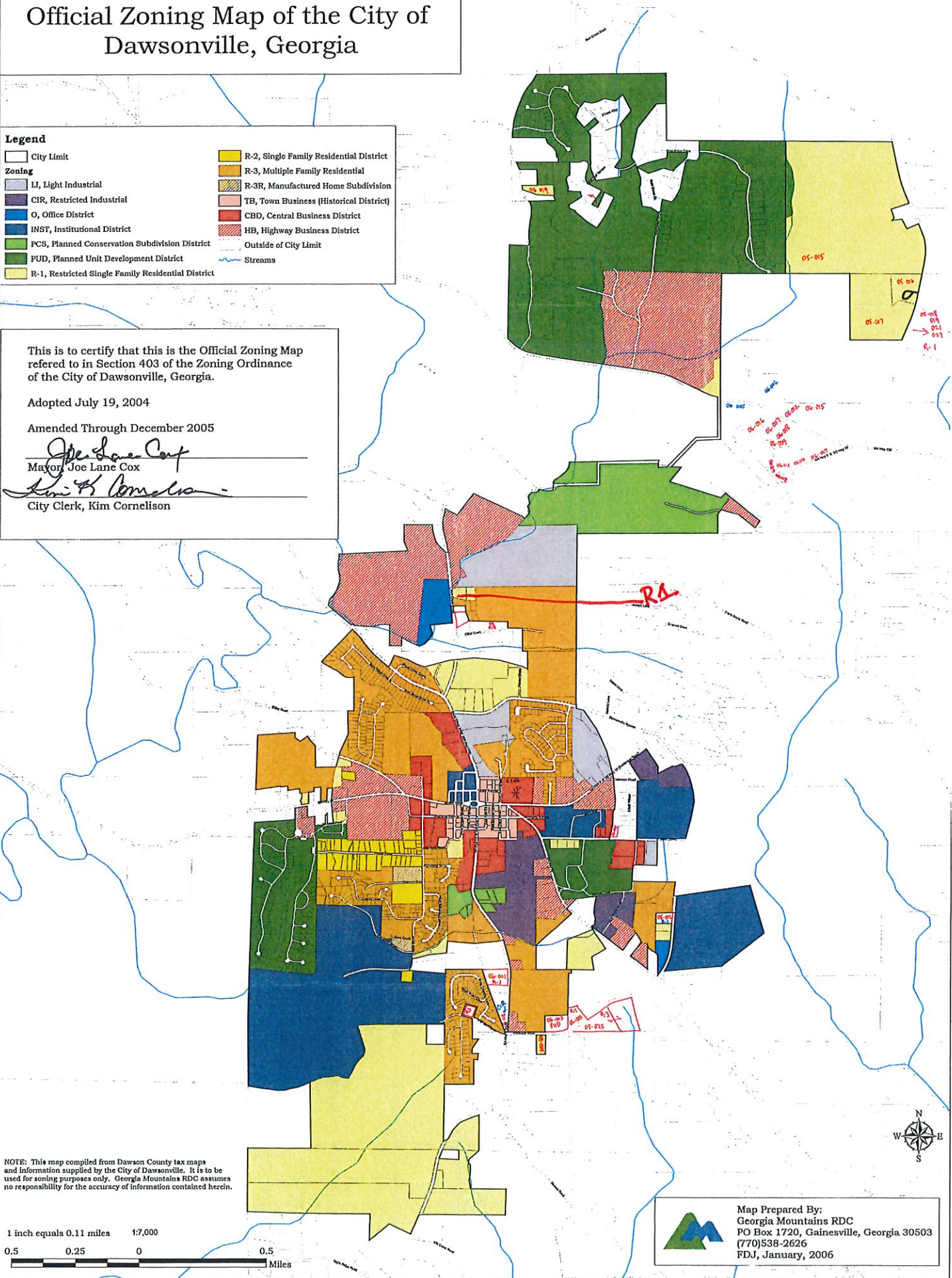
This is to certify that this is the Official Zoning Map referred to in Section 403 of the Zoning Ordinance of the City of Dawsonville, Georgia.

Adopted July 19, 2004

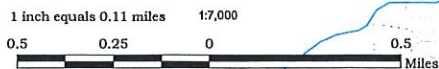
Amended Through December 2005

Mayor Joe Lane Cox

City Clerk, Kim Cornelison



NOTE: This map compiled from Dawson County tax maps and information supplied by the City of Dawsonville. It is to be used for zoning purposes only. Georgia Mountains RDC assumes no responsibility for the accuracy of information contained herein.



Map Prepared By:  
Georgia Mountains RDC  
PO Box 1720, Gainesville, Georgia 30503  
(770)538-2626  
FDJ, January, 2006

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

**Hand Delivery**

December 6, 2021

Michael Eason  
P.O. Box 420  
Dawsonville, GA 30534

Dear Property Owner:

During a recent audit conducted in the Planning and Zoning Department, there were some discrepancies discovered on the 2018 Zoning Map in comparison to the official recorded minutes of the City Council. Unfortunately, your property is included in this discrepancy and is nonconforming. What does this mean? Nonconforming is when your property/structure is not in accordance with the zoning ordinance.

Your property located at TMP 092 020 002; 374 Burt Creek Rd is currently zoned R-1 (Restricted Single Family Residential) per City Council recorded minutes (*enclosed*) and the 2018 zoning map shows R-3 (Single Family Residential). In an attempt to correct this issue, the City is initiating a zoning amendment at no cost to the property owner. Please sign the enclosed zoning application form and return it no later than January 14, 2022.

Should you feel that this is an error and have official documentation stating otherwise, please contact Stacy Harris at 706.203.4923 or [stacy.harris@dawsonville-ga.gov](mailto:stacy.harris@dawsonville-ga.gov).

Kindest regards,

A handwritten signature in blue ink, appearing to read "Stacy Harris", is written over the typed name.

Stacy Harris, Zoning Administrative Assistant





Overview



Legend

 Parcels

Parcel ID: 092 020 002  
Alt ID: 11430  
Owner: EASON MICHAEL M  
Acres: 0.6  
Assessed Value: \$200940

Date created: 12/9/2021  
Last Data Uploaded: 12/8/2021 10:47:00 PM

Developed by  **Schneider**  
GEOSPATIAL



**NOTES:**  
 THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA COMMUNITY PANEL NO. 130304 0125A EFFECTIVE DATE: DECEMBER 15, 1990.

EQUIPMENT USED FOR MEASUREMENT:  
 TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA **0.60 ACRES**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN +10,800 FEET AND AN ANGULAR ERROR OF 00'00'03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: RM & JS F.B. LL

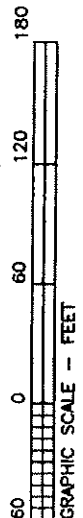
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ADJUSTED WITHIN ONE FOOT IN 241,073 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AND OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

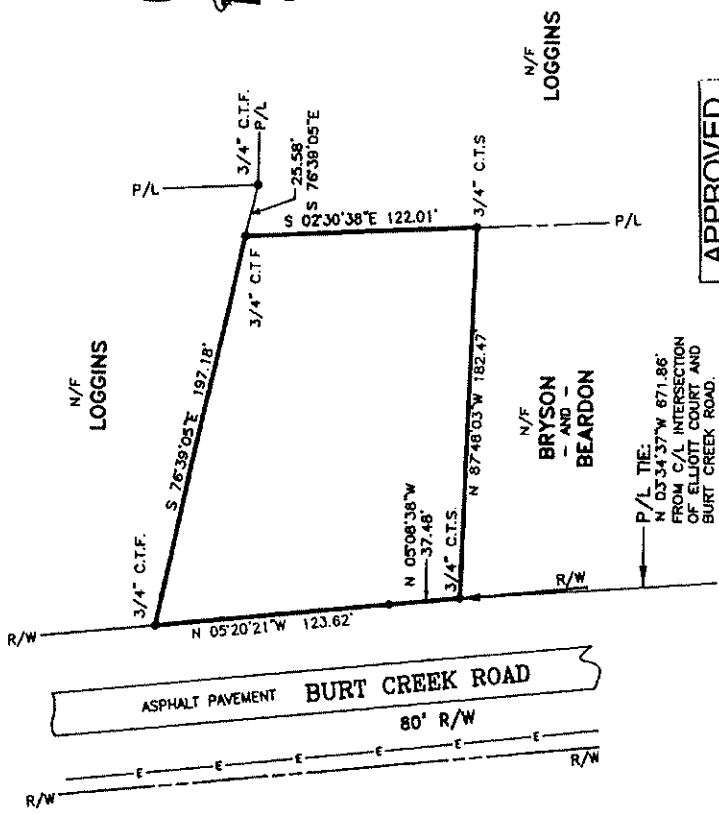
SURVEY FOR:  
**JIMMY BRYSON**  
 - AND -  
**PETE BEARDON**

LOCATED IN:  
**LAND LOT - 309**  
**4th LAND DISTRICT**  
**DAWSON COUNTY, GEORGIA**

SCALE: 1" = 60' DATE: AUGUST 23, 2001



- LEGEND:**
- I.P.F. --- IRON PIN FOUND
  - C.T.F. --- CRIMPED TOP PIN FOUND
  - R.B.F. --- REBAR FOUND
  - O.T.F. --- OPEN TOP FOUND
  - A.I.F. --- ANGLE IRON FOUND
  - C.M.F. --- CONCRETE MONUMENT FOUND
  - C.T.S. --- CRIMPED TOP PIN SET
  - P/L --- PROPERTY LINE
  - R/W --- RIGHT OF WAY
  - N/F --- NOW OR FORMERLY
  - C/L --- CENTER LINE
  - S/B --- SETBACK
  - L.L.L. --- LAND LOT LINE
  - C.M.P. --- CORRUGATED METAL PIPE
  - R.C.P. --- REINFORCED CONCRETE PIPE
  - C.R. --- CABLE RISER
  - T.R. --- TELEPHONE RISER
  - C.B. --- CATCH BASIN
  - P.B. --- POWER BOX
  - W.M. --- WATER METER
  - P.P. --- POWER POLE
  - S.P. --- SERVICE POLE
  - W.V. --- WATER VALVE
  - X- --- FENCE
  - O- --- CHAIN LINK FENCE
  - E- --- ELECTRICAL LINE
  - W- --- WATER LINE
  - S.S.E. --- SANITARY SEWER EASEMENT
  - M.H. --- MANHOLE
  - S- --- SANITARY SEWER LINE
  - G.P. --- GUY POLE



**APPROVED**  
 OCT 12 2001  
*Chris M. Patton*  
 FOR RECORDING

GEORGIA, DAWSON COUNTY  
 CLERK'S OFFICE, SUPERIOR COURT  
 FILED FOR RECORD  
 AT 9:45 A.M. 10-15-01  
 Recorded in 500ax Book 55 Page 13  
 This 15th day of October 2001  
*Becky McCall* CLERK



**Parthian -**  
 LAND SURVEYORS  
**Boyer, Inc.**  
 CIVIL ENGINEERS  
 470-A WOODS MILL ROAD  
 GAINESVILLE, GEORGIA 30501  
 PHONE (770) 807-2481  
 FAX (770) 532-1995

JN-98471.04 CRD-87343 DRAFT-2

Filed 09/08/2020 11:35AM  
Bk 01435 Pg 0265-0266  
Deed Doc: WD  
Georgia Transfer Tax Paid : \$249.70  
0422020001470  
Penalty: \$0.00 Interest: \$0.00  
Participants: 2252090439,706792793  
JUSTIN POWER, Clerk of Superior Court  
DAWSON County, Georgia

**AFTER RECORDING, RETURN TO:**

Taylor Rice  
Boling Rice LLC  
207 Pirkle Ferry Road  
Cumming, GA 30040  
#78710

STATE OF GEORGIA

COUNTY OF FORSYTH

**LIMITED WARRANTY DEED**

THIS INDENTURE is made as of **September 8, 2020**, between **Thomas F. Wear and Charlotte M. Wear** (hereinafter referred to as "Grantor") and **Michael M. Eason** (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

**WITNESSETH:**

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

**All that tract or parcel of land lying and being in Land Lot 309 of the 4th District, 1st Section of Dawson County, Georgia, being 0.60 acres, more or less, according to a plat of said property recorded in Plat Book 55, Page 13, Dawson County, Georgia Records. Said plat is incorporated herein by reference for a complete description of the subject property.**

**FYI: Subject property is known as 374 Burt Creek Road, Dawsonville, GA, 30534, according to the present system of numbering houses in Forsyth County, Georgia. Tax Map Reference No. 092 020 002.**

TO HAVE AND TO HOLD, the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

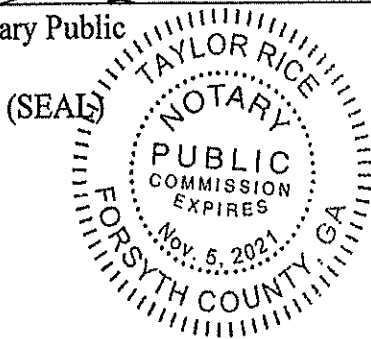
Signed, sealed and delivered  
in the presence of:

Melba J. Cole  
Witness

Thomas F. Wear (SEAL)  
Thomas F. Wear

[Signature]  
Notary Public

Charlotte M. Wear (SEAL)  
Charlotte M. Wear





# PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

**ZA-C220011**

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: 02.14.2022

TIME: 5:30p.m.

CITY COUNCIL:

DATE: 03.07.2022

TIME: 5:00p.m.

HEARING LOCATION:

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

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

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION



Dawsonville, Georgia  
-7086 AS SOON AS  
BUT BEFORE THE  
HEARING. If you  
are appointed to  
you, you must let  
you or the officer of  
handling this case  
you want a lawyer  
ly. If you have  
questions concerning  
you may call the  
number of the  
office which is: 706-

1120-23224A  
THIS LAW FIRM MAY  
BE ACTING AS A DEBT  
COLLECTOR ATTEMPTING  
TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED  
WILL BE USED FOR THAT  
PURPOSE. 1120-23224A  
**103875 2/2,9,16,23**

**Local Government**

**NOTICE OF PROPOSED CHARTER AMENDMENT**

In accord with the O.C.G.A. § 36-35-3(b)(1), the Public is hereby notified that the Mayor and Council of the City of Dawsonville, Georgia shall consider on Monday, February 7, 2022, beginning at 5:00 p.m. and on Monday, February 21, 2022, beginning at 5:00 p.m. as part of the regular monthly meetings of the Mayor and Council at City Hall, 415 Highway 53 East, Dawsonville, Georgia 30534, Second Floor, Pete Gilleland Council Chambers, the below titled ordinance:  
**AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF DAWSONVILLE FOR THE PURPOSE OF REAPPORTIONMENT OF REPRESENTATIVE DISTRICTS PURSUANT TO O.C.G.A. § 36-35-3 AND § 36-35-4.1.**  
The purpose of the ordinance is to revise the district boundaries in the City of Dawsonville to the extent necessary to comply with Georgia and Federal Law based upon the results of the 2020 decennial census. A copy of the proposed ordinance amending the Charter is on file in the office of the Clerk of the City of Dawsonville, and in the office of the Clerk of the Superior Court of Dawson County.  
**104040 2/2,9,16**

**Miscellaneous**

**NOTICE OF SERVICE BY PUBLICATION**

On March 3, 2020, Plaintiff Michael Blair Farish filed a Complaint for Damages (automobile accident) in the Superior Court of Dawson County, State of Georgia against Belinda Annette Kohles styled Civil Action File No. 2020-CV-0088. On July 14, 2021, the Court issued an Order for Service by Publication to serve Defendant Belinda Annette Kohles, whose last known address is Horseshoe Trails Camping Resort, 1 Rose

**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-C2200111:** Mike Eason has petitioned a zoning amendment for TMP 092 020 002, Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

**ZA-C2200112:** Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041, Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

**ZA-C2200119:** SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 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.

located at 25 JUSTICE WAY, Dawsonville, Georgia. If you have any questions or concerns regarding this application or need special accommodations please contact Harmony Gee, Zoning Specialist at 706-344-3500, ext. 42336. All interested parties are invited to attend and be heard. If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.  
**103913 1/26,2/2**

**Public Notice**

The Dawson County Planning Commission will hear the following request on February 15, 2022 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia:  
Application for Rezoning: ZA 22-03 Blake Holbrook is requesting to rezone 1.5 acres of TMP 097-009 from R-A to RSR for the purpose of subdividing the parcel and building a primary residence. The Dawson County Board of Commissioners will hear ZA 22-03 at their regularly scheduled meeting on March 17, 2022 Dawson County Board of Commissioners' regular voting session meetings will immediately follow the board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia.

If you have any questions or concerns regarding this application or need special accommodations please contact Harmony Gee, Zoning Specialist at 706-344-3500, ext. 42336. All interested parties are invited to attend and be heard.

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

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 February 14th, 2022. 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  
**103662 1/19,26,2/2,9**

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

IN RE:  
DONNA ELAINE JONES  
DECEASED  
ESTATE NO. 2022-ES-12  
PETITION FOR LETTERS OF ADMINISTRATION  
NOTICE

To whom it may concern:  
GINA MARTIN has petitioned to be appointed administrator(s) of the estate of DONNA ELAINE JONES, 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. § 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 February 28, 2022.

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

the Honorable  
Clerk, Judge of said

County Juvenile

1/12,19,26,2/2

prelosures

**OF SALE UNDER DAWSON COUNTY**

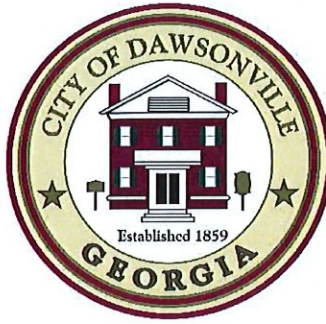
to the Power of Sale  
in a Security Deed  
Gregory Young  
Electronic  
Systems, Inc.,  
as nominee for  
LENDING, LLC, its  
and assigns, dated  
and recorded in  
Book 01377 Page 0332  
County, Georgia  
as last transferred  
by PennyMac  
Services, LLC, conveying  
described property  
by a Note in the  
principal amount of  
\$100,000, with interest  
as specified therein,  
shall be sold by  
public outcry  
highest bidder for  
before the Courthouse  
Dawson County,  
(or such other area  
designated by Order of the  
Court of said county),  
during the legal hours of sale  
on February 1, 2022 (being the  
first day of said month  
aid, date falls on a  
holiday, in which case  
the first Wednesday of  
the month), the following  
property:

TRACT OR PARCEL  
DESCRIBED BY LYING AND BEING  
IN LOT 963, 5TH  
TRACT, 1ST SECTION,  
DAWSON COUNTY, GEORGIA,  
CONTAINING APPROXIMATELY  
0.0 ACRES, AS PER PLAT  
RECORDED IN PLAT BOOK 48,  
PAGE 1, DAWSON COUNTY,  
GEORGIA RECORDS.

The Deed secured by said  
Note has been and is  
declared due because  
of the long other possible  
reasons of default, failure to  
pay the indebtedness as  
required and in the  
manner provided in the



415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Date: 1/11/2022

To: Planning Commission

Reference: ZA C2200112 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 Vacant Post 2 commission district.
2. Applicant is requesting to rezone property from R3 district (Single Family Residential District) to R6 district (Multiple Family Residential District).
3. Applicant is requesting to rezone 15.84 ac.
4. Annexed and zoned into the city on February 6, 2006.
5. The subject property adjoins County zoned RA district to the south, east, west and City zoned R1 district to the north.
6. 2018 comprehensive plan character area proposes residential use.
7. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R6 (Multiple Family Residential District) to avoid future non-conforming zoning. The February 6, 2006 City Council minutes confirms existing zoning as R3 (Single Family Residential District).
8. Existing use is apartments.

  
David Picklesimer  
Planning Director





City of Dawsonville

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

Zoning Amendment  
Application

Application#: ZA C2200112

Applicant Name(s): Farmington Woods, LP

Address: 38250 Paces Walk SE st. 100 City: Atlanta Zip: 30339

Cell Phone: [redacted] Email: [redacted]

Signature(s) [Signature] Date 12/20/21

Property Address: 34 Farmington Circle, Dawsonville, GA 30534

Directions to Property from City Hall: \_\_\_\_\_

Tax Map# 093 041 Parcel# \_\_\_\_\_ Current Zoning: R-3

Land Lot(s): 56 511 District: 4 Section: 1

Subdivision Name: \_\_\_\_\_ Farmington Woods \_\_\_\_\_ Lot# \_\_\_\_\_

Acres: 15.84 Current use of property: Multi-Family (Apartments)

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA# 11-05-1212 0607 file#  
AMX-05-025-333 file#

The applicant request:

Rezoning to zoning category: \_\_\_\_\_ R-6 \_\_\_\_\_ Conditional Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: Remain the Same

Residential # of lots <sup>existing</sup> proposed: 72 Minimum lot size proposed \_\_\_\_\_ (Include Conceptual Plan)

Amenity area <sup>existing</sup> proposed: yes, if yes, what pool, club house

If Commercial: total building area proposed: \_\_\_\_\_ (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)

Roadname: Perimeter Rd Type of Surface: Asphalt

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

[Signature]  
Signature of Applicant

12/20/21  
Date

<b>Office Use Only</b>	
Date Completed Application Rec'd: <u>12-28-2021</u>	Amount Paid: \$ <u>waved by City</u> CK <u>SD</u> Cash
Date of Planning Commission Meeting: <u>02.14.22</u>	Dates Advertised:
Date of City Council Meeting: <u>03.07.22</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>03.14.22</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED  
DEC 28 2021  
SH

\* zoning map Correction, No Fees



**City of Dawsonville**

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

**Zoning Amendment  
Authorization**

Property Owner Authorization

I / We FARMINGTON WOODS, LP hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093 041

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 FARMINGTON WOODS, LP

Signature of Applicant or Agent [Signature] Date \_\_\_\_\_

Mailing Address 3825 PACES WALK, SE STE 100

City ATLANTA State GA Zip 50327

Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS

20th DAY OF December 2021

S. Ann Freeman  
Notary Public, State of Georgia



My Commission Expires: 12-20-2024

Notary Seal





**City of Dawsonville**

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

**Zoning Amendment  
Adjacent Property Owners**

Application # 2A C2200112 TMP#: 093 041

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

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

TMP # 093 063 1. Name(s): K K. Turner Estate  
Address: 1090 Oak Haven Dr  
Roswell, GA 30075

TMP # 093 046 2. Name(s): JSW Gee Corner LLC  
Address: 922 Hwy 53 E  
Dawsonville, GA 30534

TMP # 093 047 3. Name(s): Curtis Anderson Karen McCord  
Address: 2120 Perimeter Rd  
Dawsonville GA 30534

TMP # 093 044 4. Name(s): Karen & Harold McCord  
Address: 2120 Perimeter Rd  
Dawsonville GA 30534

TMP # 093 043 5. Name(s): Curtis R. Anderson  
Address: 4171 Summit Chase  
Gainesville GA 30506-5399

TMP # 094 010 6. Name(s): Toxic Carl & Sandra Bynum  
Address: 804 Collins Ave  
Warner Robins, GA 31093

TMP # 094 012 7. Name(s): Sandra Bynum  
Address: 804 Collins Ave  
Warner Robins, GA 31093

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

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





City of Dawsonville

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

Zoning Amendment
Adjacent Property Owners

Application # 2A C22001112 TMP#: 093 041

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

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

TMP # 094 013 1. Name(s): Avm Properties LLC
Address: 2345 Aronleigh Dr
Cumming, GA 30041

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:

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

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

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

VIA CERTIFIED MAIL 9590940251699122347319

December 6, 2021

Farmington Woods LP  
3825 Paces Walk SE, Ste 100  
Atlanta, GA 30339

Dear Property Owner:

During a recent audit conducted in the Planning and Zoning Department, there were some discrepancies discovered on the 2018 Zoning Map in comparison to the official recorded minutes of the City Council. Unfortunately, your property is included in this discrepancy and is nonconforming. What does this mean? Nonconforming is when your property/structure is not in accordance with the zoning ordinance.

Your property located at TMP 093 041 is currently zoned R-3 (Single Family Residential) per City Council recorded minutes (*enclosed*) and the 2018 zoning map shows R-6 (Multiple Family Residential). In an attempt to correct this issue, the City is initiating a zoning amendment at no cost to the property owner. Please sign the enclosed zoning application form and return it no later than January 14, 2022.

Should you feel that this is an error and have official documentation stating otherwise, please contact Stacy Harris at 706.203.4923 or [stacy.harris@dawsonville-ga.gov](mailto:stacy.harris@dawsonville-ga.gov).

Kindest regards,

Stacy Harris, Zoning Administrative Assistant



10  
GEORGIA, DAWSON COUNTY.



86

SURVIVORSHIP (WARRANTY) DEED

THIS INDENTURE, Made this 20 day of March, 1980 between MRS. ETHEL L. ANDERSON of the first part, and HOYT C. GOSWICK & ROSE ANDERSON GOSWICK of the second part.

W I T N E S S E T H: That said party of the first part as a Gift of Love and Affection and Other Valuable Consideration at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said parties of the second part as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

TRACT F: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lots 56 and 511 in the 4th District of Dawson County, Georgia, consisting of 8.84 acres, more or less, and being more fully described as follows:

BEGINNING at an iron pin which marks the original Southeast corner of Land Lot 511 and the original Southwest corner of Land Lot 56, thence N 87° 40' W 314.96 feet along the original Southern boundary of Land Lot 511 to an iron pin, thence N 26° 12' W 638.32 feet to an iron pin located on the Southeastern right-of-way of Ridge Road, thence the following courses and distances along said right-of-way: N 60° 58' E 39.31 feet, N 64° 56' E 39.24 feet, N 66° 15' E 58.45 feet, N 70° 30' E 58.76 feet, N 75° 19' E 58.19 feet, N 77° 00' E 89.67 feet, and N 77° 49' E 274.17 feet to an iron pin, thence leaving said right-of-way and into Land Lot 56, S 12° 49' E 783.51 feet to an iron pin on the original Southern boundary of Land Lot 56, thence N 87° 40' W 167.85 feet to an iron



and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID PARTY of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal: the day and year above written.

*Mrs. Ethel L. Anderson* [SEAL]  
MRS. ETHEL L. ANDERSON

Signed, sealed and delivered

in the presence of:

*Mrs. Ralph Maddox*

Notary Public

My Commission Expires:

*Ralph Maddox, C.S.S.*

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

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of \$10 and other good and valuable consideration Dollars,

RECEIVED  
JAN 11 2022  
BY: [Signature]

in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, ~~all that tract or parcel of land lying and being in~~

All that tract or parcel of land lying and being in Land Lot 511 of the 4th District, 1st Section of Dawson County, Georgia, containing 7 acres, more or less, being Tract G, shown on a certain plat prepared by Jimmy D. Bullock, Surveyor, dated March 17, 1980, recorded in Plat Book 10, page 45, Dawson County Deed Records, to which plat this reference is made for a more particular description, and described according to said plat as follows:

BEGINNING at an iron pin located on the original southwest corner of Land Lot 511; thence along the original western boundary of said Land Lot N 3-00 E 41.03 feet to a point on the southeastern right-of-way of Ridge Road; thence along said right-of-way N 71-16 E 36.87 feet; N 67-34 E 59.81 feet; N 61-38 E 131.73 feet; N 52-36 E 111.67 feet; N 55-22 E 392.85 feet; and N 55-52 E 37.89 feet; N 56-35 E 39.52 feet; N 54-36 E 39.50 feet; N 59-28 E 39.66 feet; and N 59-53 E 39.67 feet; thence leaving said right-of-way S 26-12 E 638.32 feet to an iron pin located on the original south boundary of Land Lot 511; thence along said boundary N 37-40 W 1072.43 feet to an iron pin and point of beginning.

Dawson County, Georgia  
Real Estate Transfer Tax  
Paid \$ 10.50  
Date 1-26-81  
Raeck Maddox  
Clerk of Superior Court

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

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

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in presence of:

[Signature]

[Signature] (Seal)  
Scott Singleton

GEORGIA, DAWSON COUNTY (Seal)  
CLERK'S OFFICE, SUPERIOR COURT

FILED FOR RECORD (Seal)

11:20 A.M. 1-26-81  
Recorded in Book 54 Page 554  
This 12 day of Feb 1981

NOTARY PUBLIC  
[Signature]  
[Seal]

tor, and

Jimmy Jenkins

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of

-----Five Hundred----- ( \$ 500.00----- ) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract of land in Land Lot 446 of the 4th District of Dawson County, Georgia situate in the City Limits of Dawsonville and more particularly described as follows:

The One Half of D (Outside) 60 3  
Whole 385 of Plot A & B of Block 60 of Section 3

of Dawsonville Memorial Gardens according to Plat by McGill-Grogan & Associates dated October 15, 1978 and filed in City Hall, Dawsonville, Georgia, and in Plat Book 8, Page 55, Dawson County, Georgia records.

This conveyance and all subsequent conveyances are subject to certain rules, regulations, and restrictions as set out in an ordinance adopted by the City of Dawsonville and recorded in Deed Book 46, Pages 275-277 Dawson County, Georgia records. Said ordinance is incorporated herein by reference.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD  
3:15 P. M. 1-26-81  
Recorded in Book 54 Page 555  
This 12 day of Feb 1981  
Ralph Maddox  
C. C. C.

Signed, sealed and delivered in presence of:

Taft Jantz  
WITNESS

Frances Ripper

Judy S. Cox N.P.  
NOTARY PUBLIC  
My Comm Exp. 1-14-85

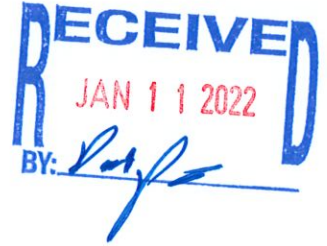
Harold Rome (Seal)  
MAYOR

Jimmy Jenkins (Seal)

Helen S. Bearden (Seal)  
CITY CLERK



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



**Property Description**

All that tract of land lying or being in Land Lots 56 and 511 in the 4<sup>th</sup> District, 1<sup>st</sup> Section, City of Dawsonville, Dawson County, Georgia and being more particularly described as follows:

Beginning at an axel at the southwest corner of the said Land Lot 511 and thence running along the west line of said Land Lot:

North 00° 54' 19" East, 39.33 feet to a point found on the south right of way line of Perimeter Road (having an apparent variable right of way); thence, running with the said right of way of Perimeter Road the following:

North 67° 05' 23" East, 53.89 feet to a point; thence,

North 64° 07' 05" East, 40.21 feet to a point; thence,

North 61° 49' 53" East, 52.58 feet to a point; thence,

North 58° 03' 29" East, 79.82 feet to a point; thence,

North 55° 02' 15" East, 64.29 feet to a point; thence,

North 52° 58' 23" East, 192.30 feet to a point; thence,

North 53° 07' 34" East, 333.39 feet to a point; thence,

North 56° 36' 23" East, 114.77 feet to an axel; thence,

North 60° 13' 14" East, 97.35 feet to a point; thence,

North 67° 23' 49" East, 101.30 feet to a point; thence,

North 73° 00' 12" East, 100.23 feet to a point; thence,

North 75° 15' 31" East, 98.41 feet to a point; thence,

North 75° 59' 16" East, 97.75 feet to a point; thence,

North 75° 17' 50" East, 121.03 feet to a ¾" open top pipe; thence, leaving the said right of way line of Perimeter Road and running with the property now for formerly belonging to K. K. Turner (said property shown on Plat Book 10, Page 45 of the Dawson County Land Records)

South 15° 13' 36" East, 788.28 feet to an axel found on the south line of the said Land Lot 56; thence, running with the said south line of Land Lot 56 and the property now or formerly belonging to Howard J. and Theo C. Burt (as described in Deed Book 20, Page 28 of the aforesaid records)

North 89° 59' 04" West, 167.05 feet to a ¾" open top pipe at the southwest corner of the said Land Lot 56, said point also being the southeast corner of the said Land Lot 511; thence, running with the south line of the said Land Lot 511 and the property now or formerly belonging to Sandra L. Bynum (as described in Deed Book 577, Page 269 of the aforesaid records)

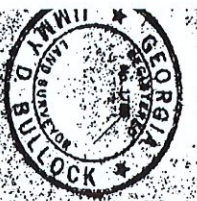
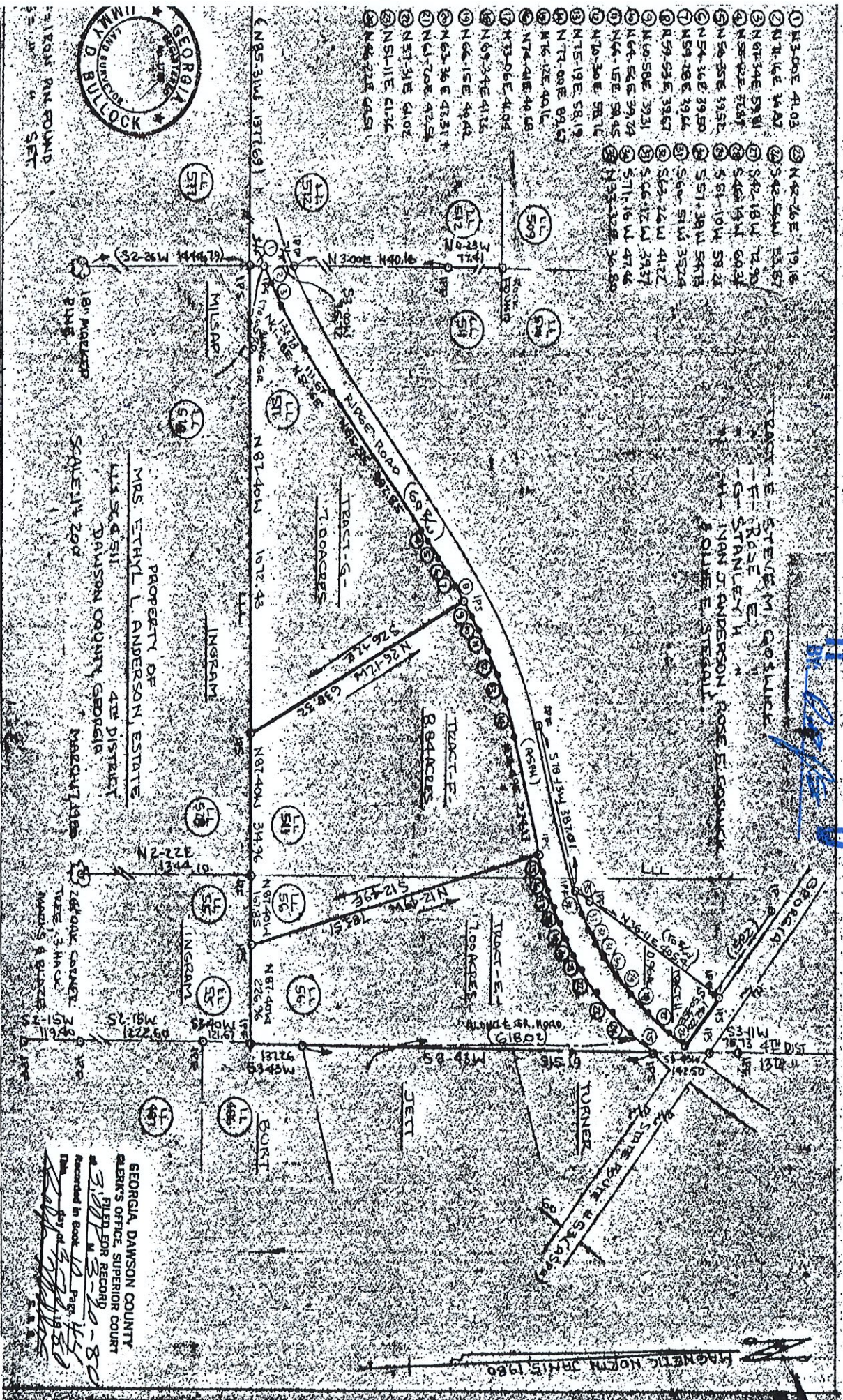
South 89° 52' 33" West, 316.58 feet to an axel; thence, continuing with the said south line of Land Lot 511

North 89° 45' 41" West, 1073.61 feet to an axel at the southwest corner of the said Land Lot 511 and the **TRUE POINT OF BEGINNING**, containing 693,893 square feet or 15.9296 acres of land, more or less.

The herein described tract or parcel of land is subject to all rights of way and easements, both recorded and unrecorded.

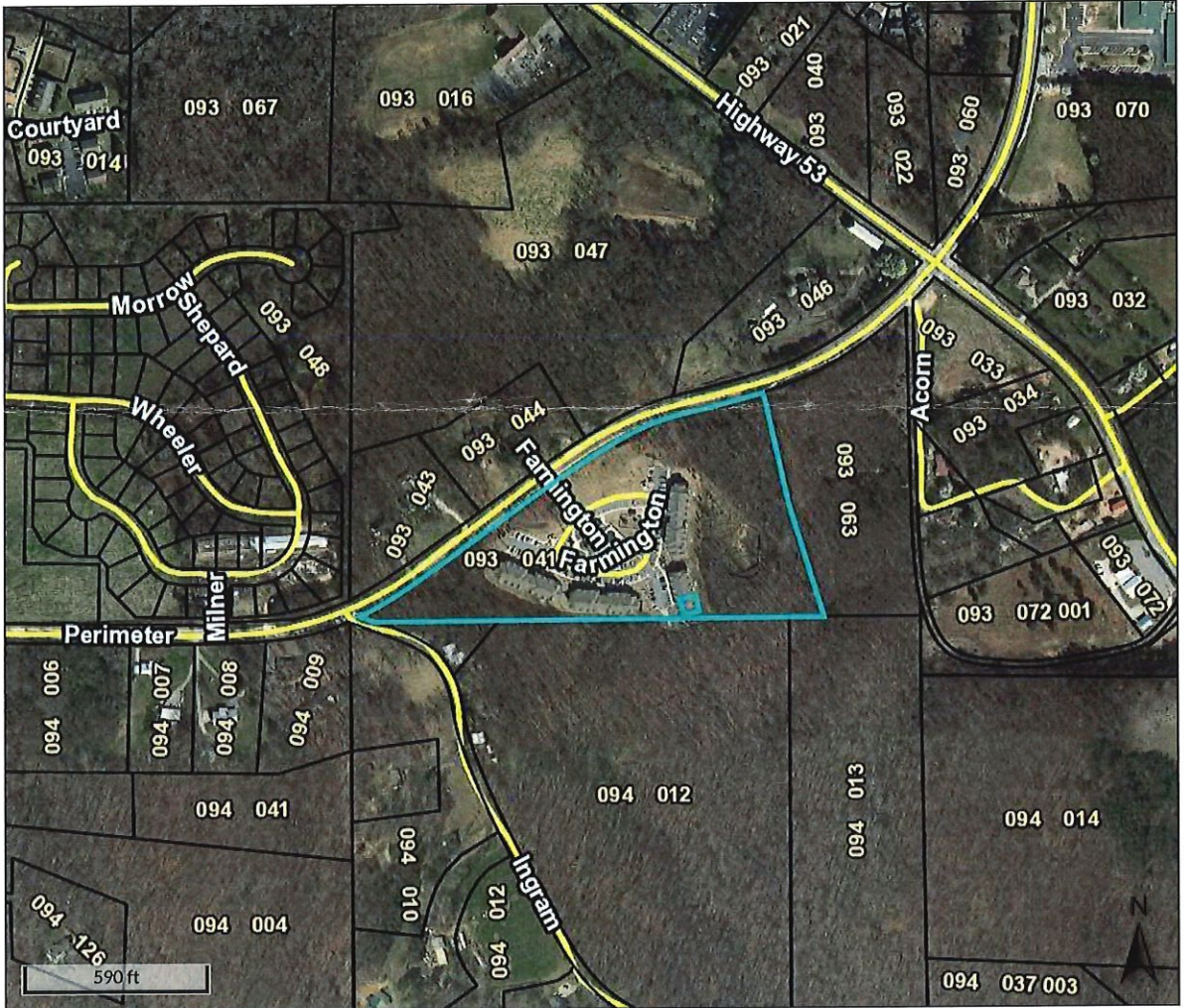


RECEIVED  
 JAN 11 2022



18" MAGNETIC  
 18" ROUND  
 SET





Legend  
□ Parcels

Parcel ID: 093 041  
Alt ID: 6375  
Owner: FARMINGTON WOODS LP  
Acres: ~~15.52~~ 15.84  
Assessed Value: \$4548482

Date created: 12/8/2021  
Last Data Uploaded: 12/7/2021 10:52:53 PM

Developed by  Schneider  
GEOSPATIAL



**qPublic.net™ Dawson County, GA**

**Summary**

Parcel Number 093 041  
 Location Address 34 FARMINGTON CIR  
 Legal Description LL 56 511 LD 4-1  
 (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 ~~15.52~~ 15.84  
 Neighborhood Dawsonville (00003)  
 Homestead Exemption No (S0)  
 Landlot/District N/A

[View Map](#)



**Owner**

FARMINGTON WOODS LP  
 3825 PACES WALK SE  
 STE 100  
 ATLANTA, GA 30339

**Land**

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	DAWSON COMMERCIAL I	Acres	0	0	15.52	0

**Commercial Improvement Information**

Description Multi Residence-D-Avg  
 Value \$270,172  
 Actual Year Built 2013  
 Effective Year Built 2013  
 Square Feet 5340  
 Wall Height 9  
 Wall Frames Bearing Wall  
 Exterior Wall 90% Brick  
 10% Wood  
 Roof Cover Asphalt Shingles  
 Interior Walls Sheetrock  
 Floor Construction Concrete On Ground  
 Floor Finish Carpet/Vinyl Tile  
 Ceiling Finish Sheetrock  
 Lighting Incandescent Fix.  
 Heating Cent. Htg. & A.C.  
 Number of Buildings 1

Description Multi Residence-D-Avg  
 Value \$270,172  
 Actual Year Built 2013  
 Effective Year Built 2013  
 Square Feet 5340  
 Wall Height 9  
 Wall Frames Wood  
 Exterior Wall 90% Wood  
 10% Brick  
 Roof Cover Asphalt Shingles  
 Interior Walls Sheetrock  
 Floor Construction Wood Joists & Subfloor  
 Floor Finish Carpet/Vinyl Tile  
 Ceiling Finish Sheetrock  
 Lighting Incandescent Fix.  
 Heating Cent. Htg. & A.C.  
 Number of Buildings 1

Description Clubhouses-D-Average  
 Value \$180,189  
 Actual Year Built 2013  
 Effective Year Built 2013

**City of Dawsonville**  
**February 6, 2006**  
**Regular Meeting of the City Council**

Mayor Cox called the meeting to order at 7:00 p.m.

**Roll Call:** Those present were Mayor Joe Lane Cox, Council Members Jonathan Cox, Linda Grant, Mike Wilson and Mike Sosebee, Kim Cornelison, Dana Miles, Steve Holder, and concerned citizens of the City of Dawsonville and Dawson County.

**Invocation and Pledge:** Steve Holder held the invocation; Mayor Cox led the pledge.

**Approval of Minutes:**

Linda Grant made a motion to approve the minutes from the regular meeting held January 9, 2006. Jonathan Cox seconded the motion; the motion carried unanimously.

Mike Wilson made a motion to approve the minutes from the executive session held January 9, 2006. Mike Sosebee seconded the motion; the motion carried unanimously.

Mayor Cox took a brief moment to introduce Ms. Betty McGehee; he explained that Betty is the newest employee of the City and is the Clerk's Administrative Assistant.

**Old Business:**

None

**New Business:**

Resolution endorsing proposed legislation presented by EWSA. Dana Miles explained to the Council that the resolution is regarding the City's support of local legislation to change the Etowah Water and Sewer Board. The change would include representation from the City on Etowah's board. Dana Miles read the resolution. Council unanimously adopted the resolution. Cox/Wilson

GMRDC: Contract Agreement for planning services for preparation of Comprehensive Plan and Urban Redevelopment Plan. Steve Holder explained to the Council that the Urban Redevelopment Plan has been completed; GMRDC added the costs of the Urban Redevelopment Plan into the costs of the Comprehensive Plan. Dana Miles explained to the Council that this is an agreement to draft the City's own Comprehensive Plan. The charge for doing all of that work is \$28,000.00 and must be paid on a quarterly basis. Council unanimously ratified the contract. Sosebee/Grant.

Historic District Sign Permit Application: Summit North Georgia Real Estate. Steve Holder informed the Council that Summit North Georgia Real Estate who is purchasing the old City Hall location has requested to put a sign in front of their building. Mr. Holder stated that both this application and the next for Paper Moon are for the same building. Mayor Cox asked if they met all regulations. Mr. Holder affirmed that they did and noted he



would be to have sidewalks connect to the existing sidewalks in front of the school right now.

The Council unanimously approved the City's participation as a co-application to the grant; a \$10,000 cash commitment upon successful award of the grant, and the stipulation that sidewalks be included in the plan as previously stated by the Mayor. Cox/Wilson.

The City Clerk asked the Council to approve a budget amendment in the amount of \$10,000 to cover the cash commitment for the Lanier Tech/Adult Literacy Center CDBG grant project. The Council unanimously approved a budget amendment. Cox/Wilson

The City Attorney reminded the Council of their need to adopt the resolution in support of the Lanier Tech/Adult Literacy Center CDBG grant. The Council unanimously approved the adoption of the resolution. Cox/Wilson.

#### Intergovernmental Purchase Agreement – Old Fire Station and Three Roads.

Dana Miles provided handout of the latest version of the agreement. Mr. Miles reminded the Council that this was an information item; they had approved this item last month. This is the final version however Exhibit "C" is not included because the surveyors have not completed the survey. Mr. Miles stated that he understood the County will be approving this at their next meeting.

Overdue water/sewer Accounts – write offs. The City Clerk informed the Council that there should be at least yearly approval to write off outstanding accounts. These are accounts that have terminated but are uncollected. The City staff has worked diligently to collect with no success on these accounts. The Clerk asked the Council to approve the write-off's in the aggregate amount of \$1830.71. The Council unanimously approved the write-off of the accounts presented in the total amount of \$1,830.71. Sosebee/Grant.

#### Public Hearings:

##### Ordinances:

To hear an ordinance to regulate post development stormwater management, to provide for definitions, to establish permit procedures and requirements, to establish stormwater management criteria, to establish priority areas, to provide for inspection and maintenance of stormwater management facilities and systems, to provide for penalties for violations, and for other purposes. (Second reading). Dana Miles opened the public hearing. Steve Holder reminded the Council that this has been a two year process developing the ordinance. Mr. Holder pointed out that Curt Gervich, Outreach Coordinator for the Habitat Conservation Plan attended the meeting and could answer any questions as well. Mr. Holder reminded the Council that this is the first of several ordinances created to support the Etowah Habitat Conservation Plan. The Council unanimously approved. Cox/Wilson.

##### Annexations/Rezoning:

To hear Annexation Petition 05-025: Dan Centofanti & Kristin Deane have made a request to annex 15.88 acres of TMP 93-41 and TMP 93-42. The subject property is located in



Land Lots 56 and 511 and is located at 2201 Perimeter Road. The property is currently zoned R-1; applicant requests a zoning classification change to R-3 upon annexation. (Second hearing). Steve Holder read the annexation and rezone request stating that the Planning Commission recommended approval. Dana Miles opened the public hearing. Dan Centofanti stated he was for the annexation and asked questions regarding the County's objection and the mediation process. Mayor Cox stated that the City would try to include this annexation in the next mediation scheduled in March. The Council unanimously approved the second reading and rezoning of the annexation petition. Cox/Grant.

To hear Annexation Petition 06-001: Elmer Clark and Elbert Clark have made a request to annex 3.41 acres of TMP93-54. The subject property is located at 706 Hwy. 9 South. The property is currently zoned R-1 and will remain R-1 upon annexation. (First hearing). Steve Holder read the annexation petition and rezone request. Dana Miles opened the public hearing. There being no public comment Mr. Miles closed the public hearing. The Council unanimously approved the first reading of the annexation petition. Grant/Sosebee.

To hear Annexation Petition 05-027: Meadow Trace, Inc. has made a request to annex 278.795 acres of TMP 100-2.002 located in Dawson County and 51.2 acres of TMP 036-022 located in Lumpkin County. The subject property is zoned AGR PRESERVE and will be R-1 upon annexation. (First hearing). Steve Holder read the annexation petition and rezone request. Dana Miles opened the public hearing. Andy Graeble asked if the property acreage was reversed. Steve Holder confirmed that it was and that the description should read 278.795 acres in Lumpkin County and 51.2 acres in Dawson County. The Council approved the annexation petition and rezoning request. Sosebee/Grant. Sosebee, Grant and Cox for, Wilson against.

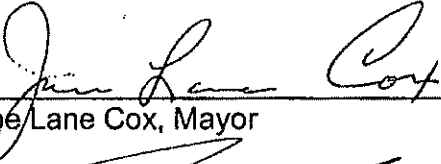
To hear Annexation Petition 05-026: Meadow Trace, Inc. has made a request to annex 2.091 acres of TMP 036-022 located in Lumpkin County. The subject property is zoned AGR PRESERVE and will be R-1 upon annexation. (First hearing). Steve holder read the annexation petition and rezone request. Dana Miles opened the public hearing. There being no public comment the public hearing was closed. The Council approved the annexation petition and rezoning request. Cox/Sosebee. Cox and Sosebee for. Wilson and Grant against. Due to an even split on the Council Mayor Cox voted for. The motion carried.

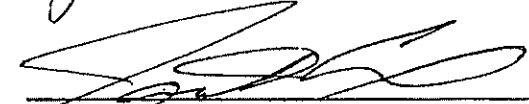
Mayor Cox reported to the Council and general public that the City is in the process of negotiating with Lumpkin County about these two annexations. The City has met with Lumpkin County Commission Chair and a Commission and with the County Manager. The group has worked out terms of an agreement. The City Attorney is in the process of drafting an agreement between the two agencies. Mayor Cox said the City still had to go through the process to make sure that everything is in order. The Mayor stated that it looked like the City would be able to work things out satisfactorily with Lumpkin County, the City and the property owner.



There being no further business to discuss, Mike Wilson made a motion to adjourn the regular meeting; Linda Grant seconded and the motion carried unanimously.

Minutes approved this 6 day of March, 2006.


  
\_\_\_\_\_  
Joe Lane Cox, Mayor

  
\_\_\_\_\_  
Councilmember Jonathan Cox

  
\_\_\_\_\_  
Councilmember Linda Grant

  
\_\_\_\_\_  
Councilmember Mike Sosebee

  
\_\_\_\_\_  
Councilmember Mike Wilson

Attested:   
\_\_\_\_\_  
Kim Cornelison, City Clerk



ainesville, Georgia  
-7086 AS SOON AS  
BUT BEFORE THE  
D HEARING. If you  
ver appointed to  
you, you must let  
or the officer of  
handling this case  
you want a lawyer  
ly. If you have  
tions concerning  
you may call the  
number of the  
ce which is: 706-

the Honorable  
oller, Judge of said

WER, Clerk  
County Juvenile

1/12,19,26,2/2

reclosures

**OF SALE UNDER  
AWSON COUNTY**

to the Power of Sale  
in a Security Deed  
Gregory Young  
tgage Electronic  
on Systems, Inc.,  
e, as nominee for  
LENDING, LLC, its  
s and assigns, dated  
and recorded in  
k 01377 Page 0332  
County, Georgia  
as last transferred  
uired by PennyMac  
ices, LLC, conveying  
-described property  
e a Note in the  
rincipal amount of  
.00, with interest  
ll be sold by the  
ned at public outcry  
highest bidder for  
ore the Courthouse.  
Dawson County,  
(or such other area  
ated by Order of the  
Court of said county),  
e legal hours of sale  
h 1, 2022 (being the  
sday of said month  
aid, date falls on a  
oliday, in which case  
e first Wednesday of  
nth), the following  
d property:

IT TRACT OR PARCEL  
D LYING AND BEING  
ID LOT 963, 5TH  
T, 1ST SECTION,  
V COUNTY, GEORGIA,  
0 ACRES, AS PER PLAT  
ED IN PLAT BOOK 48,  
I, DAWSON COUNTY,  
A RECORDS.  
bt secured by said  
Deed has been and is  
declared due because  
ong other possible  
of default, failure to  
e indebtedness as  
en due and in the  
provided in the

1120-23224A  
THIS LAW FIRM MAY  
BE ACTING AS A DEBT  
COLLECTOR ATTEMPTING  
TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED  
WILL BE USED FOR THAT  
PURPOSE. 1120-23224A  
103875 2/2,9,16,23

**Local Government**

**NOTICE OF PROPOSED  
CHARTER AMENDMENT**

In accord with the O.C.G.A.  
§ 36-35-3(b)(1), the Public  
is hereby notified that the  
Mayor and Council of the  
City of Dawsonville, Georgia  
shall consider on Monday,  
February 7, 2022, beginning  
at 5:00 p.m. and on Monday,  
February 21, 2022, beginning  
at 5:00 p.m. as part of the  
regular monthly meetings of  
the Mayor and Council at City  
Hall, 415 Highway 53 East,  
Dawsonville, Georgia 30534,  
Second Floor, Pete Gilleland  
Council Chambers, the below  
titled ordinance:  
AN ORDINANCE TO AMEND  
THE CHARTER OF THE  
CITY OF DAWSONVILLE  
FOR THE PURPOSE OF  
REAPPORTIONMENT OF  
REPRESENTATIVE DISTRICTS  
PURSUANT TO O.C.G.A. § 36-  
35-3 AND § 36-35-4.1.

The purpose of the ordinance  
is to revise the district  
boundaries in the City of  
Dawsonville to the extent  
necessary to comply with  
Georgia and Federal Law  
based upon the results of  
the 2020 decennial census.  
A copy of the proposed  
ordinance amending the  
Charter is on file in the office  
of the Clerk of the City of  
Dawsonville, and in the office  
of the Clerk of the Superior  
Court of Dawson County.  
104040 2/2,9,16

**Miscellaneous**

**NOTICE OF SERVICE BY  
PUBLICATION**

On March 3,  
2020, Plaintiff Michael Blair  
Farish filed a Complaint for  
Damages (automobile  
accident) in the Superior  
Court of Dawson County,  
State of Georgia against  
Belinda Annette Kohles styled  
Civil Action File No. 2020-  
CV-0088. On July 14, 2021,  
the Court issued an Order  
for Service by Publication  
to serve Defendant Belinda  
Annette Kohles, whose last-  
known address is Horseshoe  
Trails Camping Resort, 1 Rose

**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-C2200111: Mike Eason  
has petitioned a zoning  
amendment for TMP 092  
020 002, Located at 374 Burt  
Creek Rd from R1 (Restricted  
Single-Family Residential  
District) to R3 (Single-Family  
Residential). Public Hearing  
Dates: Planning Commission  
on February 14, 2022, and  
City Council on March 7, 2022.  
City Council for a decision on  
March 21, 2022.

ZA-C2200112: Farmington  
Woods, LP has petitioned  
a zoning amendment for  
TMP 093 041, Located at 34  
Farmington Circle from R3  
(Single-Family Residential)  
to R6 (Multiple-Family  
Residential District). Public  
Hearing Dates: Planning  
Commission on February 14,  
2022, and City Council on  
March 7, 2022. City Council  
for a decision on March 21,  
2022.

ZA-C2200119: SDH Atlanta,  
LLC has petitioned a zoning  
amendment for TMP 084  
004 and 084 005; Located  
at 1694 and 1768 Highway  
9 South from R1 (Restricted  
Single-Family Residential  
District) to R3 (Single-Family  
Residential). Public Hearing  
Dates: Planning Commission  
on February 14, 2022, and  
City Council on March 7, 2022.  
City Council for a decision on  
March 21, 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.

located at 25 JUSTICE WAY,  
Dawsonville, Georgia.

If you have any questions  
or concerns regarding this  
application or need special  
accommodations please  
contact Harmony Gee, Zoning  
Specialist at 706-344-3500,  
ext. 42336. All interested  
parties are invited to attend  
and be heard.

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

103913 1/26,2/2

**Public Notice**

The Dawson County  
Planning Commission will  
hear the following request  
on February 15, 2022 at 6:00  
p.m. in the DAWSON COUNTY  
GOVERNMENT CENTER,  
ASSEMBLY ROOM 2303  
located at 25 JUSTICE WAY,  
Dawsonville, Georgia:

Application for Rezoning:  
ZA 22-03 Blake Holbrook  
is requesting to rezone 1.5  
acres of TMP 097-009 from  
R-A to RSR for the purpose of  
subdividing the parcel and  
building a primary residence.  
The Dawson County Board  
of Commissioners will hear  
ZA 22-03 at their regularly  
scheduled meeting on March  
17, 2022 Dawson County  
Board of Commissioners'  
regular voting session  
meetings will immediately  
follow the board's 4 p.m.  
work session meetings  
at the DAWSON COUNTY  
GOVERNMENT CENTER,  
ASSEMBLY ROOM 2303  
located at 25 JUSTICE WAY,  
Dawsonville, Georgia.

If you have any questions  
or concerns regarding this  
application or need special  
accommodations please  
contact Harmony Gee, Zoning  
Specialist at 706-344-3500,  
ext. 42336. All interested  
parties are invited to attend  
and be heard.

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

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  
February 14th, 2022.

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  
103662 1/19,26,2/2,9

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

IN RE:  
DONNA ELAINE JONES  
DECEASED  
ESTATE NO. 2022-ES-12  
PETITION FOR LETTERS OF  
ADMINISTRATION  
NOTICE

To whom it may concern:  
GINA MARTIN has  
petitioned to be appointed  
administrator(s) of the estate  
of DONNA ELAINE JONES,  
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. §  
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  
February 28, 2022.

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



# PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

**ZA-C2200112**

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE: **02.14.2022**

TIME: **5:30pm**

CITY COUNCIL:

DATE: **03.07.2022**

TIME: **5:00p.m.**

HEARING LOCATION:

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

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

**THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION**



415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

**Date:** 1/12/2022

**To:** Planning Commission

**Reference:** ZA C2200119 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 Matt Fallstrom Post 1 commission district.
2. Applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R3 district (Single Family Residential District).
3. Applicant is requesting to rezone 121.11 acres.
4. 236 units with a density of 1.95/units per acres.
5. Minimum 1500 heated square foot homes.
6. Annexed into the city on January 5, 2004.
7. The subject property adjoins County zoned RSR district to the south, County RA district to the west, County RA district and City R3 district to the north and City R1 district to the east.
8. 2018 comprehensive plan character area proposes residential use.
9. If approved the Planning Department recommends a no access easement adjoining the HWY 9S frontage boundary.
10. If approved the Planning Department recommends not to exceed 236 units and a density of 1.95 units/acre.

  
David Picklesimer  
Planning Director





City of Dawsonville

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

Zoning Amendment
Application

Application#: 2A-C2200119
Applicant Name(s): SDH Atlanta, LLC
Address: 110 Village Trail, Suite 215 City: Woodstock Zip: 30188
Cell Phone: [Redacted] Email: [Redacted]
Signature(s): [Handwritten Signature] Date: 1-11-22

Property Address: 1694 Hwy 9 S, 1768 Hwy 9 S
Directions to Property from City Hall: From 53 W, Turn right on Perimeter Road. Proceed .5 miles. Turn left on SR 9. The project is located .75 miles on the right, adjacent to Thunder Ridge development

Tax Map Parcel #: 084 004, 084 005 Current Zoning: R-1
Land Lot(s): 641, 642, 643 District: 4th Section: 1st
Subdivision Name: Lot#:
Acres: 121.11 Current use of property: Single family residences, cattle farming, 3 unused poultry buildings and woods
Has a past request of Rezone of this property been made before? No If yes, provide ZA# ANX 04-01-05-1 File 210
ANY 04-01-05-2 File 203

The applicant request:
Rezoning to zoning category: R-3 Conditional Use permit for:
Proposed use of property if rezoned: 236 lot residential development
Residential # of lots proposed: 236 Minimum lot size proposed 7500 sqft (Include Conceptual Plan)
Amenity area proposed Yes, if yes, what Pool, Pool house, Playground
If Commercial: total building area proposed: N/A (Include Conceptual Plan)
Utilities:(utilities readily available at the road frontage): [X] Water [X] Sewer [X] Electric [ ] Natural Gas
Proposed Utilities:(utilities developer intends to provide) [X] Water [X] Sewer [X] Electric [ ] Natural Gas
Road Access/Proposed Access: (Access to the development/area will be provided from)
Road name: SR 9 Type of Surface: Asphalt

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

[Handwritten Signature] Signature of Applicant
1-11-22 Date

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



**City of Dawsonville**

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

**Zoning Amendment  
Authorization**

**Property Owner Authorization**

I / We Janet Bazley Coleman hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 1694 HWY 9 S (Parcel Number 084 004) and 1768 HWY 9 S (Parcel Number 084 005) 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.

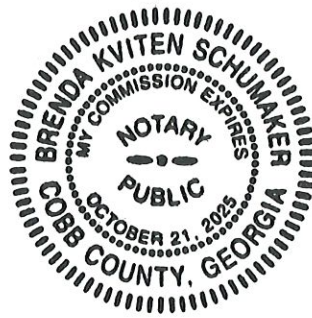
Printed Name of Applicant or Agent SDH ATLANTA LLC  
Signature of Applicant or Agent [Signature] Date 1-11-22  
Mailing Address 110 Village Trail, Suite 215  
City Woodstock State GA Zip 30188

Sworn and subscribed before me on this  
11<sup>th</sup> day of January 2022

Brenda Kviten Schumaker  
Notary Public, State of Georgia

My Commission Expires: 10/21/2025

Notary Seal





Adjoiner#	TMP #	Property Owner(s)	Physical Address	Mailing Address
1	083 025	B & K Turner Family LLP	Hwy 53	1090 Oakhaven Drive, Roswell Ga 30075
2	084 003	Adams Homes AEC LLC	1470 Hwy 9 S, Dawsonville Ga. 30534	3000 Gulf Breeze Pkwy, Gulf Breeze, FL 32563
3	084 006	Mark Byrd	1821 Hwy 9 S, Dawsonville Ga. 30534	5040 Hwy 53 East
4	084 011	Michael Holt Hulsey	2010 Hwy 9 S, Dawsonville Ga. 30534	PO Box 355, Dawsonville Ga. 30534
5	084 014	Richard M & Mary S Lundy	200 Apple Ridge 1, Dawsonville Ga. 30534	200 Apple Ridge 1, Dawsonville Ga
6	084 015	Russell & Phyll Bottoms	248 apple Ridge 1, Dawsonville Ga. 30534	248 apple Ridge 1, Dawsonville Ga. 30534
7	084 017	Smith Gaile	378 Apple Ridge 1, Dawsonville Ga. 30534	378 Apple Ridge 1, Dawsonville Ga. 30534
8	084 018	John Clifton Walls	408 Apple Ridge 1, Dawsonville Ga. 30534	8170 Cleveland Court, Cumming Ga. 30028
9	084 020	Susan Mccaslin	520 Apple Ridge 1, Dawsonville Ga. 30534	520 Apple Ridge 1, Dawsonville Ga. 30534
10	084 021	Susan Mccaslin	520 Apple Ridge 1, Dawsonville Ga. 30534	520 Apple Ridge 1, Dawsonville Ga. 30534
11	087 003	City of Atlanta	N/A	Attn: Jennifer Andrews, Properties and Airline
12	094 049	Mark Byrd	5040 Hw 9 S, Dawsonville Ga. 30534	Affairs, PO Box 20509, Atlanta Ga. 30320
13	094 050	Marcus & Kayla Byrd	1661 Hwy 9 S, Dawsonville Ga. 30534	5040 Hw 9 S, Dawsonville Ga. 30534
14				1661 Hwy 9 S, Dawsonville Ga. 30534
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**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.

[Signature]  
Signature of Applicant / Representative of Applicant

1-11-22  
Date

Sworn to and subscribed before me on this

11<sup>th</sup> day of January 2022

[Signature]  
Notary Public, State of Georgia

My Commission Expires: 10/21/2025

Notary Seal







**City of Dawsonville**

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

**Zoning Amendment  
Campaign Disclosure**

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

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

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

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

N/A

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

Amount \$

Date:

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

N/A

Brian B. [Signature]

Signature of Applicant / Representative of Applicant

1-11-22

Date

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

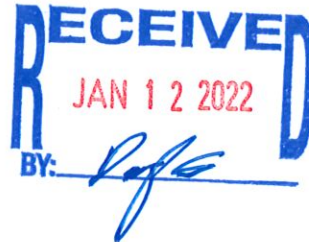


QUALITY | INTEGRITY | VALUE

January 12, 2022

**VIA HAND DELIVERY**

City of Dawsonville  
Mayor and Council Members  
Planning and Zoning Department  
415 Highway 53 East, Suite 100  
Dawsonville, GA 30534



Re: **Applicant, SDH Atlanta LLC, Letter of Intent  
Zoning Amendment Parcels 084 004 & 084 005**

The Applicant is hereby submitting this Letter of Intent to the City of Dawsonville to provide a written summary of the proposal to rezone parcel numbers 084 004 and 084 005, having addresses of 1694 Highway 9 S and 1768 Highway 9 S, respectively. The Applicant is proposing to rezone both parcels which total 121.1 acres, as shown on the Concept Plan, attached hereto and incorporated herein, to R-3 zoning category.

The total number of lots conceptually planned for is two hundred thirty-six (236) residential units, yielding a residential density of 1.95 unit/acre and having approximately 28% (34 acres) of the project in open space. With a proposed density of only 1.95 units/acre, the project is well below the allowable density of 3 units/acre under the R-3 zoning category. Furthermore, the minimum lot size required under the R-3 zoning category is 7,500 sf (75' x 100') and the Concept Plan, as shown, depicts an average lot size of 9,000 sf (75' x 120'). The proposed minimum house size is 1,500 square feet.

The property is currently zoned R-1, as shown on the Official Zoning Map of the City of Dawsonville. To the south of the subject property is unincorporated residential lots zoned RSR. The entire western boundary is the Dawson Forest Wildlife Management Area, having an unincorporated zoning of RA. The northern property boundary is a combination of unincorporated RA zoned land and City of Dawsonville zoned R-3 parcels. The majority of the northern property boundary is City of Dawsonville zoned R-3 property, better known as the Thunder Ridge subdivision. The entire eastern boundary is Georgia Department of Transportation (GDOT) Highway 9 frontage.





QUALITY | INTEGRITY | VALUE

With the subject property having over 1,800 linear feet of frontage along Highway 9, the primary and secondary entrances are conceptually planned for access to Highway 9. A traffic impact study has been conducted to evaluate the impacts of the development and the study has been included as part of the submittal package. Based on the report's findings and implementing the recommended primary driveway configuration, the roadway improvements are expected to operate at an acceptable level of service during the AM and PM peak hours.

Both potable water and sanitary sewer will serve the Property and will be provided by Etowah Water and Sewer Authority (Etowah). Etowah provides the water and sewer service for the existing Thunder Ridge subdivision to the north, making Etowah the logical provider of the water and sewer services given the existing infrastructure in place along Highway 9. Etowah has both water and sanitary sewer infrastructure within the Highway 9 right-of-way. Stormwater and water quality management facilities will be provided onsite to be compliant with the City of Dawsonville regulations.

In addition to preserving approximately 34 acres (28%) of the project area in open space, the Applicant is also proposing an amenity area to include pool, pool house, and playground. The required mail kiosk and associated parking and infrastructure will be provided within the designated amenity area as shown on the Concept Plan.

The Applicant, better known as Smith Douglas Homes, has been active building in the City for several years now. Smith Douglas offers a quality craftsman style product utilizing a variety of exterior facades such as brick, stone, and fiber cement siding. Smith Douglas looks forward to continuing to provide quality housing to both current and future City residents and believes the proposed development will meet the needs of the community without negative impacts. Approval of the Applicants rezoning would not cause a safety hazard nor reduce property values in the surround area, and therefore would promote the health, safety, morals and general welfare of the public.

The Applicant hereby reserves all other rights and privileges under the Constitution of the United States and the State of Georgia, and available at law and in equity, in all aspects of this rezoning request. The Applicant respectfully asks that the Application be approved as requested and reserves the right to amend this Letter of Intent and the Application by supplementing additional responses and documents.

Thank you sincerely and respectfully for your consideration of this request.

Applicant:  
SDH Atlanta LLC (aka Smith Douglas Homes)

LEGAL DESCRIPTION  
1694 & 1768 Highway 9 S., Dawsonville, Georgia 30534

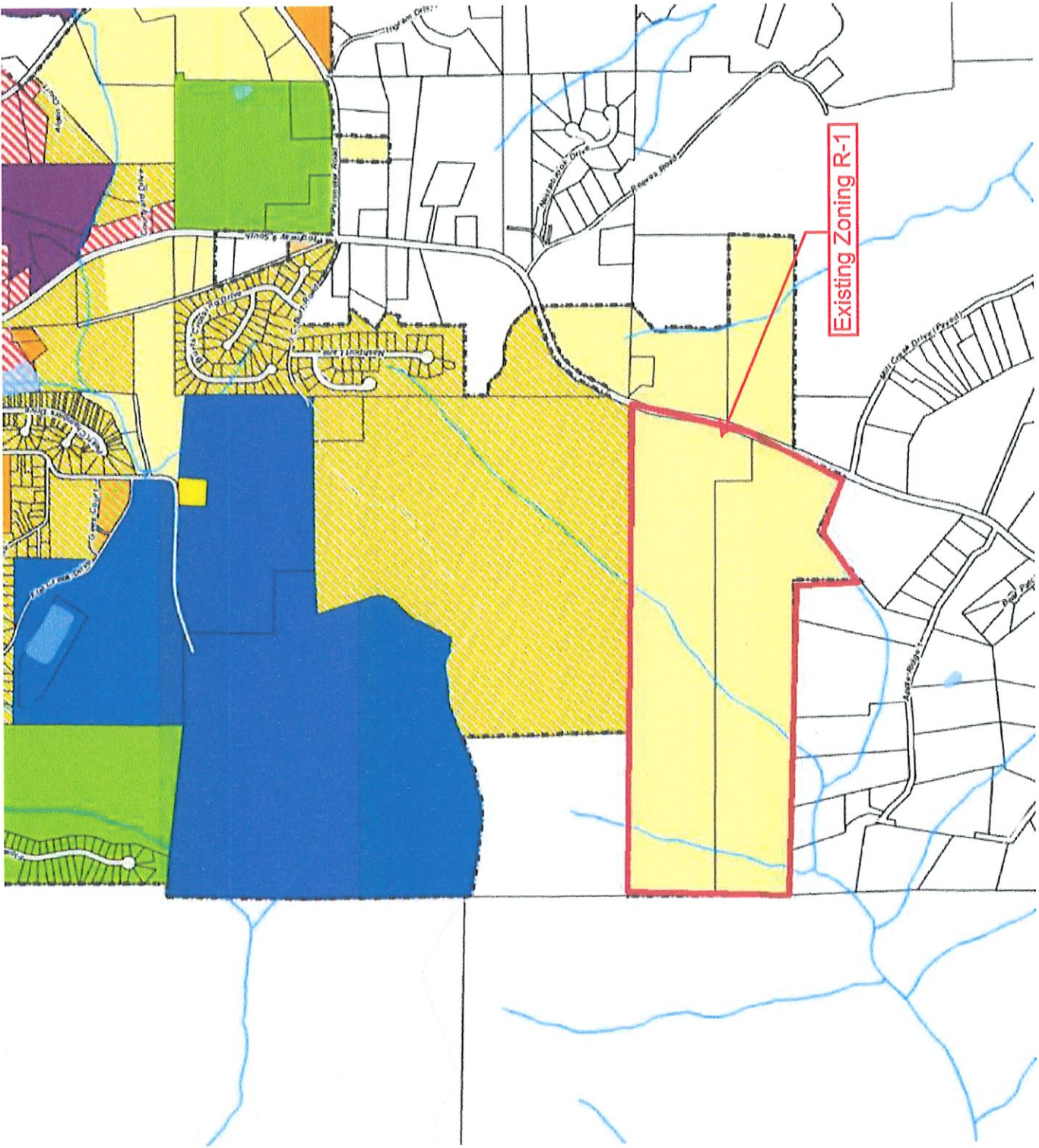
All those tracts or parcels of land lying and being in Land Lots 641, 642, 643, 650 and 651, 4<sup>th</sup> District, 1<sup>st</sup> Section, Dawson County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch crimp top pipe found at the corner common to Land lots 584, 585, 640 and 641; thence along the North line of Land lot 641 North 87°51'32" East a distance of 1300.17 feet to a ½ inch rebar found at the corner common to Land Lots 583, 854, 641 and 642; thence along the North line of land lot 642 South 88°38'19" East a distance of 1264.82 feet to a rock found at the corner common to land lots 582, 583, 642 and 643; thence along the North line of Land lot 643 South 88°37'15" East a distance of 1311.12 feet to a ½ inch rebar set on the Westerly right-of-way of Georgia Highway 9; thence along said right-of-way the following courses and distances: South 22°23'00" West a distance of 49.95 feet to a calculated point; thence South 18°59'21" West a distance of 70.81 feet to a calculated point; thence South 14°43'30" West a distance of 75.11 feet to a calculated point; thence South 10°29'55" West a distance of 83.22 feet to a calculated point; thence South 08°55'40" West a distance of 112.63 feet to a calculated point; thence South 09°14'00" West a distance of 153.81 feet to a calculated point; thence South 11°38'26" West a distance of 102.86 feet to a calculated point; thence South 14°27'31" West a distance of 73.42 feet to a calculated point; thence South 17°23'45" West a distance of 64.94 feet to a calculated point; thence South 20°40'11" West a distance of 184.18 feet to a calculated point; thence South 21°52'07" West a distance of 49.55 feet to a calculated point; thence South 21°52'07" West a distance of 74.87 feet to a calculated point; thence South 21°38'55" West a distance of 287.13 feet to a calculated point; thence South 22°55'26" West a distance of 423.82 feet to a calculated point; Thence leaving said right-of-way North 66°20'50" West a distance of 457.34 feet to a ½ inch open to pipe found; thence South 63°13'57" West a distance of 290.76 feet to a calculated point; thence South 59°33'15" West a distance of 109.00 feet to a ½ inch open top pipe found; thence South 57°04'23" West a distance of 200.04 feet to a ½ inch open top pipe found; thence North 02°31'42" East a distance of 532.32 feet to a ½ inch open top pipe found on the South line of Land lot 642; thence along the South line of Land lot 642 the following courses and distances: North 88°21'51" West a distance of 1062.85 feet to a rock found; thence South 88°07'57" West a distance of 1386.93 feet to a ½ inch open top pipe found on the corner common to Land Lots 640, 641, 652 and 653; thence along the West line of Land lot 641 North 02°11'31" East a distance of 659.01 feet to a calculated point; thence continuing along said Land Lot Line North 02°11'28" East a distance of 659.00 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tracts or parcels of land containing 121.109 acres.

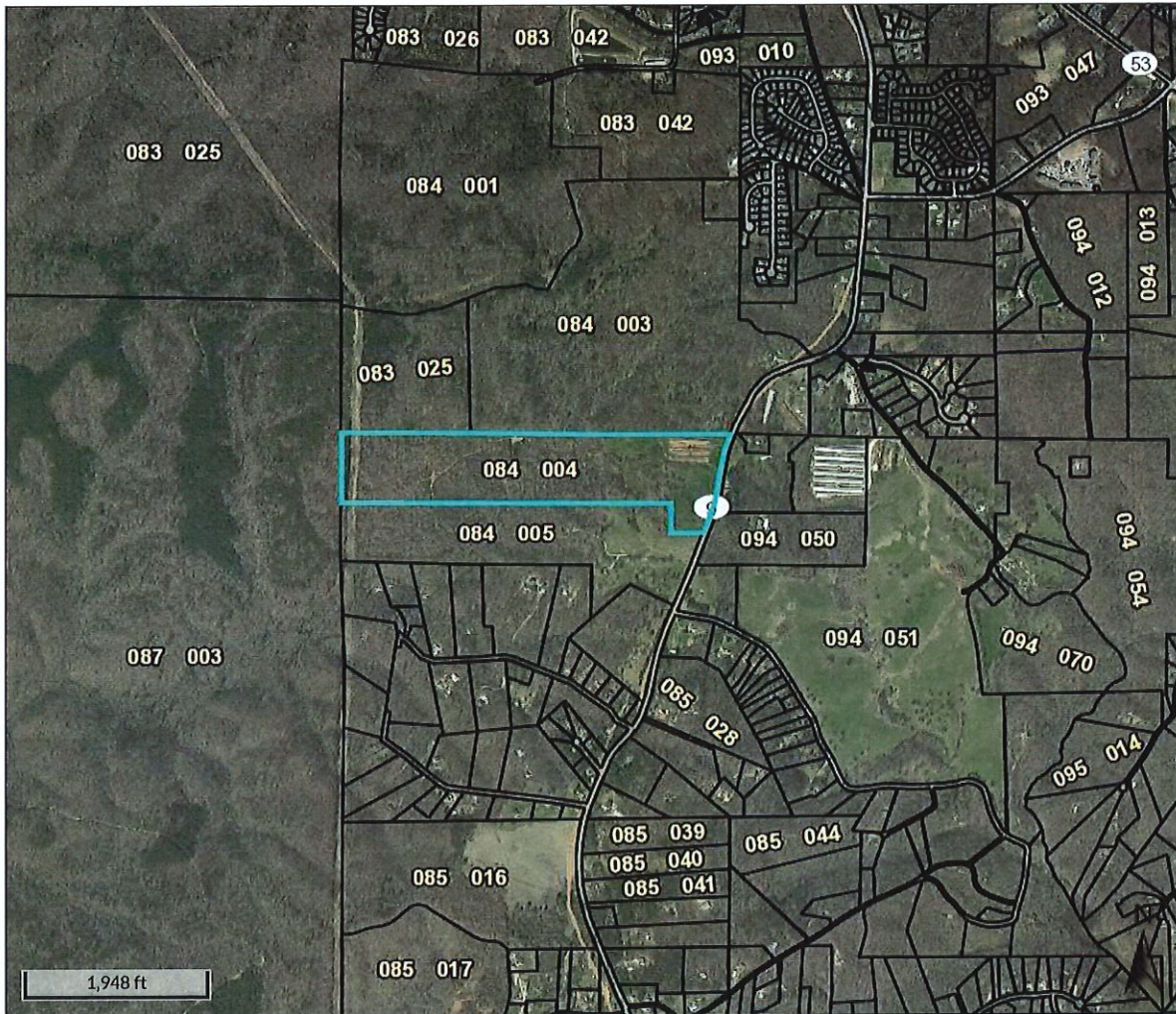


EXISTING ZONING MAP



Existing Zoning R-1





Overview



Legend

 Parcels

Parcel ID: 084 004  
Alt ID: 5862  
Owner: COLEMAN JANET BAGLEY  
Acres: 60.47  
Assessed Value: \$325140

Date created: 1/12/2022  
Last Data Uploaded: 1/11/2022 10:56:01 PM

Developed by  Schneider  
GEOSPATIAL




**qPublic.net™ Dawson County, GA**
**Summary**

Parcel Number 084 004  
 Location Address 1694 HWY 9 S  
 Legal Description LL 641 642 643 LD 4-1  
 (Note: Not to be used on legal documents)  
 Class V5-Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District DAWSONVILLE (District 02)  
 Millage Rate 23.663  
 Acres 60.47  
 Neighborhood RL-LT - Large Tracts (321000)  
 Homestead Exemption No (S0)  
 Landlot/District 641 / 4-1

[View Map](#)**Owner**

[COLEMAN JANET BAGLEY](#)  
 5130 PITTMAN RD  
 CUMMING, GA 30040

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	6	9.2
RUR	Open Land	Rural	9	7.7
RUR	Open Land	Rural	9	13.57
RUR	Woodland	Rural	7	7.4
RUR	Woodland	Rural	7	19
RUR	Woodland	Rural	8	3.6

**Conservation Use Rural Land**

Type	Description	Soil Productivity	Acres
CUV	Agland 93	6	9.2
CUV	Agland 93	9	7.7
CUV	Agland 93	9	13.57
CUV	Timberland 93	7	7.4
CUV	Timberland 93	7	19
CUV	Timberland 93	8	3.6

**Accessory Information**

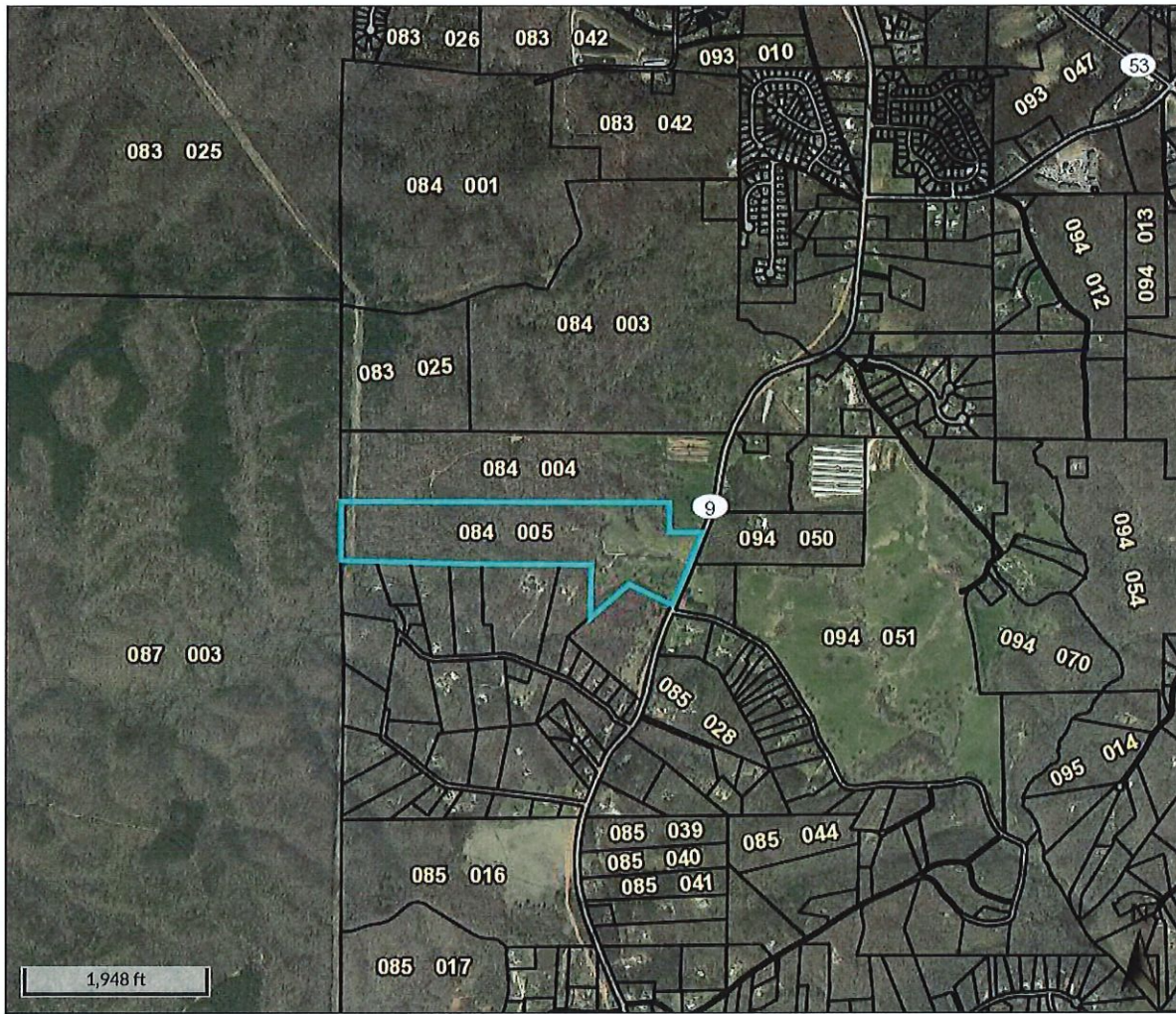
Description	Year Built	Dimensions/Units	Identical Units	Value
Poultry House: Storage	1964	36x400 / 0	1	\$4,600
Poultry House: Storage	1964	36x400 / 0	1	\$4,600
Poultry House: Storage	1964	36x400 / 0	1	\$4,600
Canopy	1920	21x26 / 0	1	\$540
Barn	1920	30x40 / 0	1	\$1,800

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/14/2016	1210 527	19 15	\$755,875	Fair Market Sale (Improved)	BEARDEN JAMES ANDREW JR	COLEMAN JANET BAGLEY
11/25/1986	94 411		\$0	Quitclaim (non ALT)	BEARDEN HELEN S LIFE	BEARDEN JAMES ANDREW
11/25/1986	94 411		\$0	Quitclaim (non ALT)	BEARDEN JAMES ANDREW	BEARDEN HELEN S LIFE
4/13/1982	66 678		\$0	Quitclaim (non ALT)	BEARDEN J A SR	BEARDEN HELEN S

**Valuation**

	2021	2020	2019	2018	2017
Previous Value	\$457,540	\$457,540	\$457,540	\$551,059	\$551,059
Land Value	\$309,000	\$441,400	\$441,400	\$441,400	\$526,089
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$16,140	\$16,140	\$16,140	\$16,140	\$24,970
= Current Value	\$325,140	\$457,540	\$457,540	\$457,540	\$551,059
10 Year Land Covenant (Agreement Year / Value)	2014 / \$63,831	2014 / \$62,434	2014 / \$61,098	2014 / \$60,811	2014 / \$62,692



Overview



Legend

 Parcels

Parcel ID: 084 005  
Alt ID: 5863  
Owner: COLEMAN JANET BAGLEY  
Acres: 60.8  
Assessed Value: \$345000

Date created: 1/12/2022  
Last Data Uploaded: 1/11/2022 10:56:01 PM

Developed by  **Schneider**  
GEOSPATIAL



**qPublic.net™ Dawson County, GA**

**Summary**

Parcel Number 084 005  
 Location Address 1768 HWY 9 S  
 Legal Description LL 641 642 643 LD 4-1  
 Class V5-Consrv Use  
 (Note: Not to be used on legal documents)  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District DAWSONVILLE (District 02)  
 Millage Rate 23.663  
 Acres 60.8  
 Neighborhood RL-LT - Large Tracts (321000)  
 Homestead Exemption No (S0)  
 Landlot/District 641 / 4-1

[View Map](#)



**Owner**

[COLEMAN JANET BAGLEY](#)  
 5130 PITTMAN RD  
 CUMMING, GA 30040

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	1	14.6
RUR	Open Land	Rural	6	6.2
RUR	Woodland	Rural	3	3.3
RUR	Woodland	Rural	6	12.5
RUR	Woodland	Rural	7	24.2

**Conservation Use Rural Land**

Type	Description	Soil Productivity	Acres
CUV	Agland 93	1	14.6
CUV	Agland 93	6	6.2
CUV	Timberland 93	3	3.3
CUV	Timberland 93	6	12.5
CUV	Timberland 93	7	24.2

**Mobile Homes**

Style	Manufacturer	Model	Year Built	Width Length	Serial Number	Condition	Value
Mobile Homes	HORTON	MIRAGE	1997	16 x 76	H205317G	Average	\$20,700

**Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	2001	1x1 / 1	0	\$5,000
Garage: (Detached)	1985	25x25 / 0	1	\$3,700
Paving: Concrete	1985	10x100 / 0	1	\$800
Homesite Imp: 3 Avg	1985	1x0 / 1	1	\$5,000

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/14/2016	1210 526	22 243	\$760,000	Mobile Home Included (346)	BEARDEN JON S	COLEMAN JANET BAGLEY
1/8/1991	138 3 90		\$0	Quitclaim ( non ALT )	BEARDEN JON STEVENS	BEARDEN HELEN S
4/27/1989	119 530		\$0	Quitclaim ( non ALT )	BEARDEN HELEN S	BEARDEN JON STEVENS



### Developments of Regional Impact

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**DRI #3575**

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the **Rules for the DRI Process** and the **DRI Tiers and Thresholds** for more information.

#### Local Government Information

Submitting Local Government: CITY OF DAWSONVILLE

Individual completing form: S.HARRIS

Telephone: 706.203.4923

E-mail: STACY.HARRIS@DAWSONVILLE-GA.GOV

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: SR-9 COLEMAN TRACT

Location (Street Address, TMP 084 004; 1694 HIGHWAY 9 SOUTH; LAND LOTS 641, 642, 643, 650 & 651, 4TH GPS Coordinates, or Legal DISTRICT 1ST SEC Land Lot Description):

Brief Description of Project: 121.1 ACRES SUBVISION FOR 236 UNITS 1.95 UNITS PER ACRES

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input checked="" type="radio"/> Housing                   | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 236 UNITS

Developer: SMITH DOUGLAS HOMES

Mailing Address: 110 VILLAGE TRAIL

Address 2: STE 215

City: WOODSTOCK State: GA Zip: 30188

Telephone: [REDACTED]

Email: [REDACTED]

Is property owner different from developer/applicant?  (not selected)  Yes  No

If yes, property owner: JANET BAGLEY COLEMAN

Is the proposed project entirely located within your local government's jurisdiction?  (not selected)  Yes  No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?  (not selected)  Yes  No

If yes, provide the following Project Name:



information: Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project?  (not selected)  Yes  No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2025 Overall project:

---

[Back to Top](#)



### Developments of Regional Impact

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**DRI #3575**

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: CITY OF DAWSONVILLE  
 Individual completing form: S.HARRIS  
 Telephone: 706.203.4923  
 Email: STACY.HARRIS@DAWSONVILLE-GA.GOV

#### Project Information

Name of Proposed Project: SR-9 COLEMAN TRACT  
 DRI ID Number: 3575  
 Developer/Applicant: SMITH DOUGLAS HOMES  
 Telephone: [REDACTED]  
 Email(s): [REDACTED]

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
 (not selected)  Yes  No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
 (not selected)  Yes  No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: \$70,800,000.00  
 Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$850,000.00

Is the regional work force sufficient to fill the demand created by the proposed project?  
 (not selected)  Yes  No

Will this development displace any existing uses?  
 (not selected)  Yes  No

If yes, please describe (including number of units, square feet, etc): YES, SOME AGRICULTURE

#### Water Supply

Name of water supply provider for this site: ETOWAH WATER & SEWER AUTHORITY  
 What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.064 MGD

Is sufficient water supply capacity available to serve the proposed project?  
 (not selected)  Yes  No



If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) will be required? 12-INCH MAIN TO BE EXTENDED ACROSS THE SR HWY 9 PROPERTY FRONTAGE 0.35 MILES

**Wastewater Disposal**

Name of wastewater treatment provider for this site: ETOWAH WATER & SEWER AUTHORITY

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.054 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing wastewater treatment capacity: AN EXISTING PUMP STATION IS ADJACENT TO THE PROPERTY; TO BE RELOCATED

Is a sewer line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) will be required? 0.50 MILES OF 8-INCH GRAVITY SEWER; A SEWER OUTFALL LINE WILL HAVE TO BE CONSTRUCTED THROUGH PROPERTY TO RELOCATED AN EXISTING PUMP STATION ON THE ADJOINING TRACT TO THE NORTH.

**Land Transportation**

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 2,259 ADT; PM IN = 150, PM OUT = 88

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?  (not selected)  Yes  No

Are transportation improvements needed to serve this project?  (not selected)  Yes  No

If yes, please describe below: LEFT AND RIGHT TURN LANES ARE REQUIRED AT THE PROJECT'S PRIMARY ENTRANCE, WITH SEPARATE LEFT/RIGHT TURN LANES FOR THE EXIT ONTO SR HWY 9; RIGHT AND LEFT TURN LANES FOR THE ACCESS ON SR HWY 9.

**Solid Waste Disposal**

How much solid waste is the project expected to generate annually (in tons)? 870 TONS/YEAR

Is sufficient landfill capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?  (not selected)  Yes  No

If yes, please explain:

**Stormwater Management**

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 30%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: THE SITE WILL MAINTAIN STREAM BUFFERS AND DIRECT STORM DRAINAGE INTO DETENTION AND WATER QUALITY FACILITIES. ANY IMPACTS TO STREAMS OR WETLANDS, IF NECESSARY, WILL BE PERMITTED FOLLOWING ALL SECTION 404 REGULATIONS (ARMY CORPS NATIONWIDE PERMIT 29)

**Environmental Quality**

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds?  (not selected)  Yes  No
- 2. Significant groundwater recharge areas?  (not selected)  Yes  No
- 3. Wellands?  (not selected)  Yes  No
- 4. Protected mountains?  (not selected)  Yes  No
- 5. Protected river corridors?  (not selected)  Yes  No
- 6. Floodplains?  (not selected)  Yes  No
- 7. Historic resources?  (not selected)  Yes  No
- 8. Other environmentally sensitive resources?  (not selected)  Yes  No

If you answered yes to any question above, describe how the identified resource(s) may be affected:  
IMPACTS TO THE WATERSHED WILL BE MINIMIZED UTILIZING WATER QUALITY FEATURES TO ACHIEVE 80% TSS REMOVAL PROJECT-WIDE. ADDITIONALLY, ALL STORMWATER DISCHARGES WILL TRAVEL THROUGH OPENS SPACES WITHIN THE PROPOSED DEVELOPMENT AFTER EITHER BEING DETAINED OR FLOW THROUGH A PLUNGE POOL AND NOT DIRECTLY INTO THE STREAMS OR WETLANDS.

[Back to Top](#)



RECEIVED  
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# Coleman Tract

## Traffic Impact Study

**Prepared for:**

Ensite Civil Consulting, LLC

**Prepared by:**

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

[www.kci.com](http://www.kci.com)

678.990.6200

January 2022

KCI Project #242108551



1-10-2022



RISE TO THE  
CHALLENGE

## Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed *Coleman Tract* residential development. The site is in the City of Dawsonville and located along the west side of State Route 9. Based on the concept plan (dated 01/10/2022), the +/-124-acre development will include a total of 236 detached single-family homes. The concept plan (see Appendix B) for the development illustrates the conditions in the study area, including the proposed development and the proposed primary driveway location on State Route 9. Two additional potential access locations are shown on the concept plan, which may be limited to emergency-only access. One is a potential connection to the adjacent northern residential development (Thunder Ridge) while another is a secondary driveway near the northern property line along SR 9. For the purpose of this study, the one primary driveway was analyzed as the sole access to the development.

State Route 9 is a two-lane roadway with a 45-mph posted speed limit in the area of the proposed development. The existing site is undeveloped and access to the site is proposed via one driveway.

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2025. This study performed an analysis of future traffic conditions at the proposed driveway location. The future conditions analysis was performed for the year 2025 Build Conditions (with the Coleman Tract development). The traffic study also included a review of Georgia DOT requirements for turn lanes at the site driveway along State Route 9.

The results of the traffic analysis indicate that the proposed driveway, operating as unsignalized (side-street stop-control), is expected to operate at an acceptable level of service during the AM and PM peak hours in the future year 2025 Build Conditions.

The traffic impact study identified the following geometric improvements needed to accommodate the proposed development. Based on estimated traffic volumes in the year 2025 Build year conditions, the following driveway geometric recommendations are provided:

- State Route 9 at Proposed Driveway:
  - Provide a full-movement intersection; driveway to be stop-control
  - Add a southbound right-turn deceleration lane along SR 9
  - Add a northbound left-turn deceleration lane along SR 9
  - Provide one entry lane and two exit lanes (one left-turn lane and one right-turn lane)



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## Table of Contents

1.	Existing Conditions	1
1.1	Site Conditions.....	1
1.2	Roadway Conditions.....	1
1.3	Traffic Volumes.....	1
1.4	Crash Review.....	1
2.	Future Conditions	2
2.1	Future No-Build Traffic Volumes.....	2
2.2	Future Roadway Conditions.....	2
3.	Proposed Development Traffic	3
3.1	Trip Generation.....	3
3.2	Trip Distribution and Assignment.....	3
3.3	Future Build Traffic Volumes.....	3
4.	Capacity Analysis	4
4.1	Future Build Conditions Capacity Analysis.....	5
5.	Recommendations	6
5.1	Turn Lane Analysis at Site Driveways.....	6
5.2	Recommended Driveway Geometry.....	6
5.3	GDOT ICE Report.....	7

### Tables

Table 1: Proposed Site Trip Generation.....3  
Table 2: Level of Service Criteria.....4  
Table 3: Future Year (2025) Build Level of Service.....5

### Appendix

A: Figures

Figure 1 – Location Map

Figure 2 – Aerial & Access Locations

Figure 3 – Existing (Year 2021) Traffic Conditions

Figure 4 – Build (Year 2025) Traffic Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

G: GDOT ICE Report



## 1. Existing Conditions

### 1.1 Site Conditions

The proposed development is located on undeveloped property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the primary driveway location on State Route 9. (Figures included in Appendix A) Access to the property is proposed to be provided at the primary driveway location. Two additional potential access locations are shown on the concept plan, which may be limited to emergency-only access. One is a potential connection to the adjacent northern residential development (Thunder Ridge) while another is a secondary driveway near the northern property line along SR 9. For the purpose of this study, the one primary driveway was analyzed as the sole access to the development. (The site plan is included in Appendix B). The proposed development will be residential and is surrounded by primarily residential and agricultural uses.

### 1.2 Roadway Conditions

State Route 9 is a two-lane roadway with a 45mph posted speed limit in the area of the proposed development. State Route 9 is a north-south oriented roadway in the vicinity of the development. Georgia DOT classifies State Route 9 as a major collector. The roadway has grassed, rural shoulders, with no sidewalks.

### 1.3 Traffic Volumes

Traffic counts were collected on Tuesday, December 14, 2021, for use in the traffic analysis. Dawson County public schools were in session. The traffic data collected included:

- 24-hour volume count on State Route 9, at the proposed driveway location
- The data indicated the AM peak hour was 7:00-8:00AM and the PM peak hour was 5:00-6:00 PM
- The daily volume recorded was 6,835 vehicles

Historical traffic volume data available from the GDOT TADA source were utilized to inform the annual growth factor. The two locations are indicated in Appendix D. The two locations are:

- GDOT Count Station #085-0103 located on SR 9, just south of Mill Creek Dr
- GDOT Count Station #085-0105 located on SR 9, just north of Perimeter Rd

**Figure 3** (in Appendix A) illustrates the existing 2021 traffic volumes collected on December 14, 2021. These volumes were used in the traffic analysis. The traffic counts are included in the Appendix C. The 2021 traffic volumes are indicated in the Intersection Volume Development table included in the Appendix E.

### 1.4 Crash Review

Crash history was performed at the proposed site driveway for use in the GDOT ICE Policy review. GDOT's Numetric database was used to analyze historical crash data at or near the proposed site driveway along State Route 9. A total of 11 non-injury crashes involving deer/drivers veering off into trees were found within the past 5 years.

## 2. Future Conditions

### 2.1 Future No-Build Traffic Volumes

Future traffic volumes on State Route 9 were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Two GDOT count stations in the area were reviewed. The annual historic compound growth rate was 5.63%, and 29.15% (this higher percentage is due to an outlier in the data) at the two GDOT count stations. The calculations are included in Appendix D. Dawson County's population growth rate was most recently reported as 3.62% percent per year in 2021. Over the past five years the population growth rate has been in the range of 2.95% per year to 3.90% per year. After reviewing this information, a 3.0% per year growth rate to account for background traffic volume growth was used in the traffic study.

For the purposes of this study the proposed development is expected to be completed and opened by 2025. A 3.0% per year growth rate was applied to the 2021 volumes to calculate the future traffic volumes on SR 9.

### 2.2 Future Roadway Conditions

A review of Georgia DOT planned, and programmed transportation projects was performed. There are no ongoing projects near the development however, there was one long range project found:

Long-Range Project:

Project Name: SR 9 passing lanes from Thompson Rd to Jenkins Rd. GDOT project ID: 0003627. This long-range project is programmed in year 2051 as a reconstruction/rehabilitation of State Route 9.



### 3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

#### 3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Tenth Edition. The development will include up to 236 single-family residential homes. For the purposes of the traffic study, ITE land use code 210 (Single-Family Detached) was used.

Since this is a residential development, no pass-by reductions or internal capture rates were included.

**Table 1** below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached (210)	236	2,291	43	129	172	146	86	232

#### 3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns, the directional volumes along SR 9, and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the development driveway.

The directional distribution for the proposed development is estimated to be:

- Residential use:
  - 65% to/from the south along SR 9
  - 35% to/from the north along SR 9

#### 3.3 Future Build Traffic Volumes

The 2025 future Build traffic volumes were calculated by adding the proposed development (Coleman Tract) traffic volumes to the projected year 2025 No-Build traffic volumes. **Figure 4** (in Appendix A) illustrates the year 2025 Build traffic volumes.

## 4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6<sup>th</sup> Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 2** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50



### 4.1 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2025 Future Conditions and includes the No-Build traffic volumes plus the Coleman Tract development volumes. The Build traffic conditions and volumes are illustrated in **Figure 4**. **Table 3** summarizes the results of the capacity analysis.

Table 3: Future Year (2025) Build Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
State Route 9 at Proposed Driveway	Side-street Stop-control	Eastbound (Driveway)	C (22)	C (17)

*\*Average vehicle delay in seconds*

The Proposed Driveway is expected to operate with an acceptable level of service during both the AM and PM peak hours, with the driveway geometry recommended in section 5.2.

## 5. Recommendations

Recommendations for access for the proposed development are based on existing conditions, the proposed development use, and expected traffic volumes. The need for dedicated turn lanes at the proposed development driveway and appropriate traffic control (i.e. stop control) were reviewed. Recommendations included reviewing Georgia DOT requirements for required turn lanes, knowledge of general transportation standards, and engineering judgment. Specifics of the driveway design will need to follow Georgia Department of Transportation requirements for the main site driveway located along Dawson Forest Road.

### 5.1 Turn Lane Analysis at Site Driveways

The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed driveway along SR 9. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2025 Build traffic volumes were compared to the Georgia DOT driveway requirements for right-turn and left-turn deceleration lanes. The most recently collected daily volume on State Route 9 was 6,835 vehicles per day.

#### Right-Turn Deceleration Lane Criteria

Based on the 45mph speed limit, two-lane roadway, and more than 6,000 ADT (Average Daily Traffic) on State Route 9, Table 4-6 indicates a dedicated right-turn lane is required if there are more than 75 right-turn vehicles per day. The estimated daily southbound right-turn entering the site at the proposed driveway is 401 vehicles per day (2,291 daily x 0.5 enter x 0.35 distribution = 401). This volume meets the GDOT criteria to install a right-turn deceleration lane at the proposed driveway.

#### Left-turn Lane Criteria

Based on the 45mph speed limit, two-lane roadway, and more than 6,000 ADT (Average Daily Traffic) on State Route 9, Table 4-7a indicates a dedicated left-turn lane is required if there are more than 175 left-turn vehicles per day. The estimated daily northbound left-turn entering the site at the proposed driveway is 745 vehicles per day (2,291 daily x 0.5 enter x 0.65 distribution = 745). This volume meets the GDOT criteria to install a dedicated left-turn deceleration lane at the proposed driveway.

### 5.2 Recommended Driveway Geometry

Based on estimated traffic volumes in the year 2025 Build year conditions, the following driveway geometric recommendations are provided:

- State Route 9 at Proposed Driveway:
  - Provide a full-movement intersection; driveway to be stop-control
  - Add a southbound right-turn deceleration lane along SR 9
  - Add a northbound left-turn deceleration lane along SR 9
  - Provide one entry lane and two exit lanes (one left-turn lane and one right-turn lane)



### **5.3 GDOT ICE Report**

The GDOT Intersection Control Evaluation (ICE) policy was reviewed at the proposed site driveway along SR 9. The GDOT ICE Report is included in Appendix G and can be submitted to GDOT when the driveway encroachment permit is requested from GDOT.

The purpose of the ICE process is to consider traffic control alternatives at intersections, analyze the options, and select the alternative that reflects the overall best value and balances the need to address operations, safety, project cost and environmental impacts. At proposed driveways to development, this process includes inputting the traffic and crash history conditions, completing the Stage 1 screening form. For the proposed driveway, the most appropriate traffic control is a T-intersection with stop-control for the driveway.

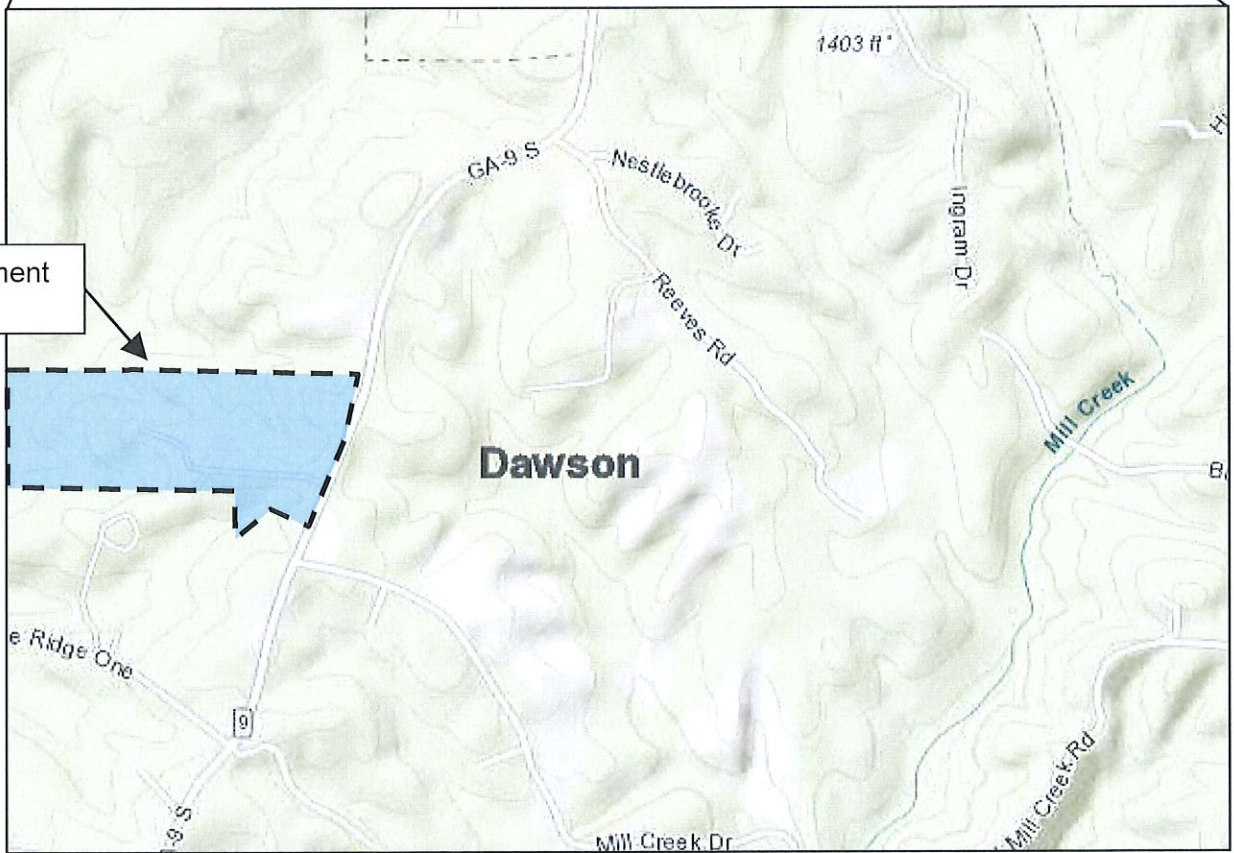
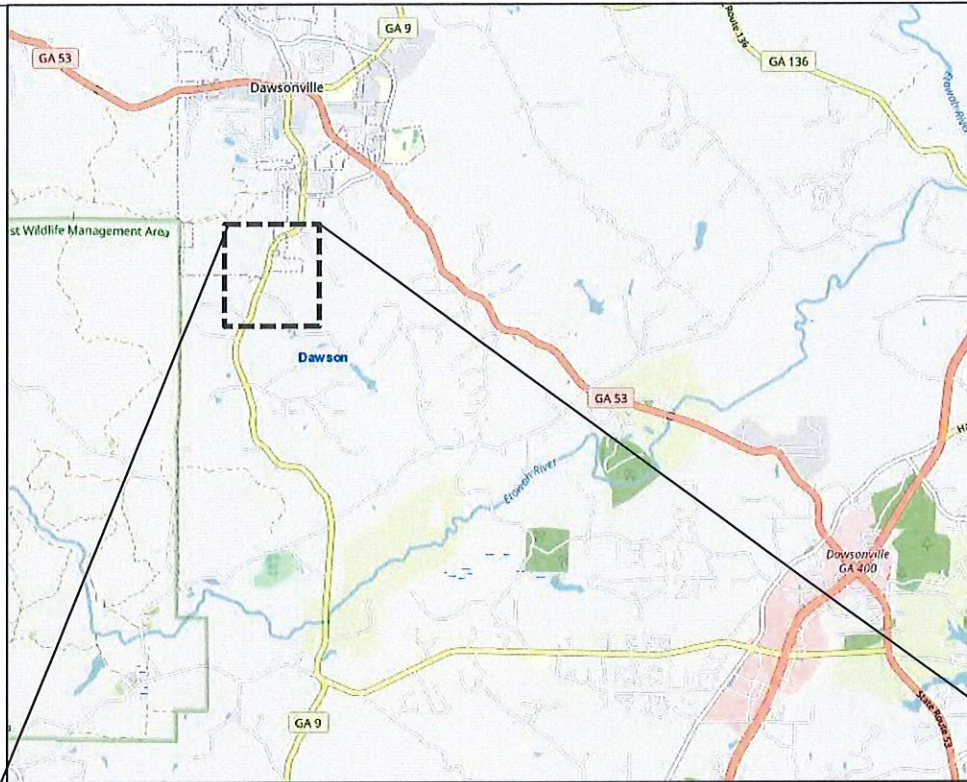
## Appendices

- Appendix A
  - Figures 1-4
- Appendix B
  - Concept Plan
- Appendix C
  - Raw Traffic Count Data
- Appendix D
  - GDOT Traffic Data
- Appendix E
  - Intersection Volume Development
- Appendix F
  - Capacity Analysis Reports
- Appendix G
  - GDOT ICE Report



# Appendix A

## Figures



**Traffic Impact Study  
Coleman Tract Development  
City of Dawsonville, Georgia**

**Location  
Map**

**Figure  
1**



Legend:

 Study Intersection



Not to Scale



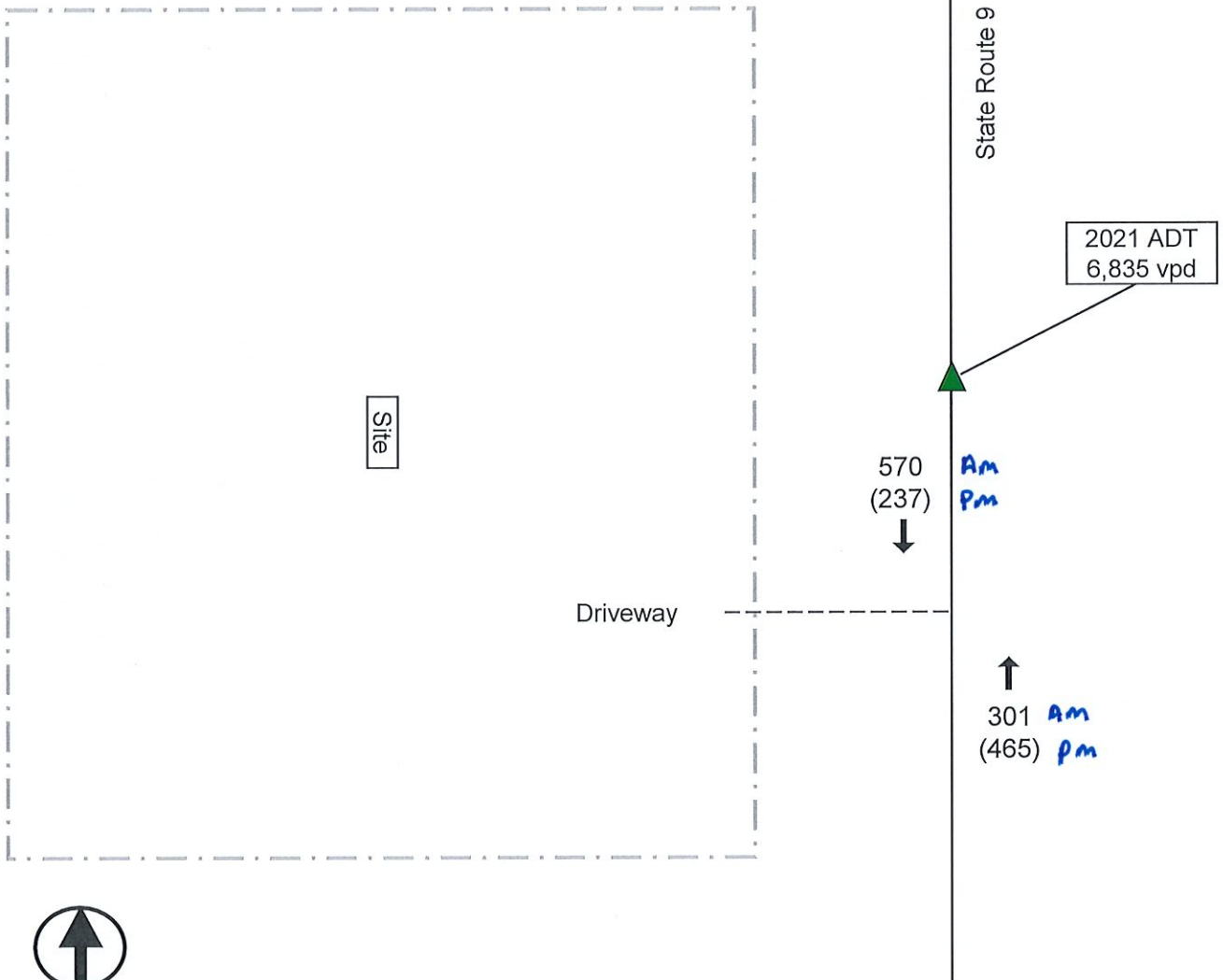
**Traffic Impact Study  
Coleman Tract Development  
City of Dawsonville, Georgia**

**Aerial &  
Access  
Locations**

**Figure  
2**

**LEGEND:**

- Existing Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



Not to Scale



**Traffic Impact Study  
Coleman Tract Development  
City of Dawsonville, Georgia**

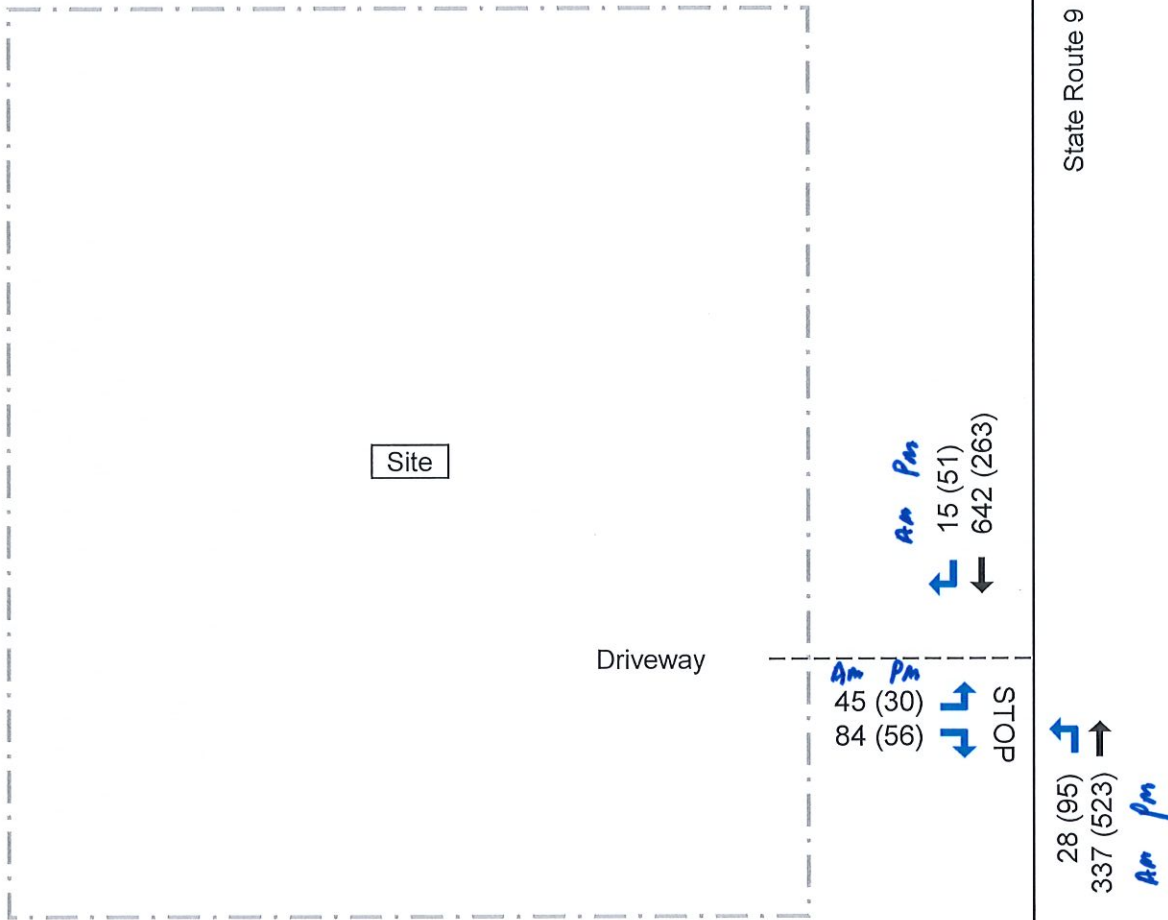
**Existing  
(Year 2021)  
Traffic Conditions**

**Figure  
3**



LEGEND:

- Existing Roadway Laneage
- Proposed Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



Not to Scale



Traffic Impact Study  
Coleman Tract Development  
City of Dawsonville, Georgia

Build  
(Year 2025)  
Traffic Conditions

Figure  
4

## **Appendix B**

### **Concept Plan**





## **Appendix C**

### **Traffic Count Data**



# Bi-Directional Class Count | | Volume Summary 15min



www.marrtraffic.com

Dawson County, GA

**Site 1**

GA-9 Hwy 9,  
south of Driveway

**Date**

14 December 2021

**Weather**

Fair  
52°F

**Lat/Long**

34.400764°, -84.121545°

**0000 - 2400 (24h Session) (12-14-2021)**

**Volume Summary 15min**

TIME	Volume Summary 15min		15min Total	60min Total
	NB	SB		
0000 - 0015	5	8	13	
0015 - 0030	5	1	6	
0030 - 0045	3	2	5	
0045 - 0100	1	2	3	27
0100 - 0115	1	0	1	
0115 - 0130	0	0	0	
0130 - 0145	1	0	1	
0145 - 0200	4	1	5	7
0200 - 0215	1	2	3	
0215 - 0230	0	1	1	
0230 - 0245	0	0	0	
0245 - 0300	0	0	0	4
0300 - 0315	1	4	5	
0315 - 0330	1	3	4	
0330 - 0345	0	1	1	
0345 - 0400	0	3	3	13
0400 - 0415	1	1	2	
0415 - 0430	2	5	7	
0430 - 0445	1	9	10	
0445 - 0500	1	10	11	30
0500 - 0515	0	13	13	
0515 - 0530	3	15	18	
0530 - 0545	1	40	41	
0545 - 0600	5	50	55	127
0600 - 0615	10	47	57	
0615 - 0630	15	51	66	
0630 - 0645	17	88	105	
0645 - 0700	27	92	119	347
0700 - 0715	49	132	181	
0715 - 0730	105	163	268	
0730 - 0745	77	165	242	
0745 - 0800	68	110	178	869
0800 - 0815	51	79	130	
0815 - 0830	30	47	77	
0830 - 0845	22	53	75	
0845 - 0900	35	37	72	354
0900 - 0915	34	41	75	
0915 - 0930	17	43	60	
0930 - 0945	45	33	78	
0945 - 1000	37	37	74	287
1000 - 1015	35	42	77	
1015 - 1030	44	36	80	
1030 - 1045	36	36	72	
1045 - 1100	33	33	66	295
1100 - 1115	40	38	78	
1115 - 1130	39	31	70	
1130 - 1145	26	42	68	
1145 - 1200	24	36	60	276

Time	Volume Summary 15min		15min Total	60min Total
	NB	SB		
1200 - 1215	47	28	75	
1215 - 1230	40	29	69	
1230 - 1245	40	26	66	
1245 - 1300	40	30	70	280
1300 - 1315	38	43	81	
1315 - 1330	34	52	86	
1330 - 1345	38	46	84	
1345 - 1400	49	39	88	339
1400 - 1415	65	51	116	
1415 - 1430	55	50	105	
1430 - 1445	46	108	154	
1445 - 1500	69	87	156	531
1500 - 1515	97	67	164	
1515 - 1530	83	40	123	
1530 - 1545	81	45	126	
1545 - 1600	92	63	155	568
1600 - 1615	67	54	121	
1615 - 1630	88	54	142	
1630 - 1645	105	54	159	
1645 - 1700	97	47	144	566
1700 - 1715	109	60	169	
1715 - 1730	133	75	208	
1730 - 1745	103	55	158	
1745 - 1800	120	44	164	699
1800 - 1815	96	37	133	
1815 - 1830	103	43	146	
1830 - 1845	75	48	123	
1845 - 1900	56	34	90	492
1900 - 1915	42	32	74	
1915 - 1930	32	42	74	
1930 - 1945	49	37	86	
1945 - 2000	50	33	83	317
2000 - 2015	41	13	54	
2015 - 2030	27	9	36	
2030 - 2045	29	20	49	
2045 - 2100	32	15	47	186
2100 - 2115	37	17	54	
2115 - 2130	13	13	26	
2130 - 2145	21	12	33	
2145 - 2200	13	5	18	131
2200 - 2215	16	8	24	
2215 - 2230	6	6	12	
2230 - 2245	5	2	7	
2245 - 2300	6	5	11	54
2300 - 2315	3	4	7	
2315 - 2330	5	4	9	
2330 - 2345	6	3	9	
2345 - 0000	8	3	11	36

Session Total	3460	3375	6835
Session Average	36.04	35.16	71.20
Session Percentage	50.62	49.38	

## **Appendix D**

### **GDOT Traffic Data**



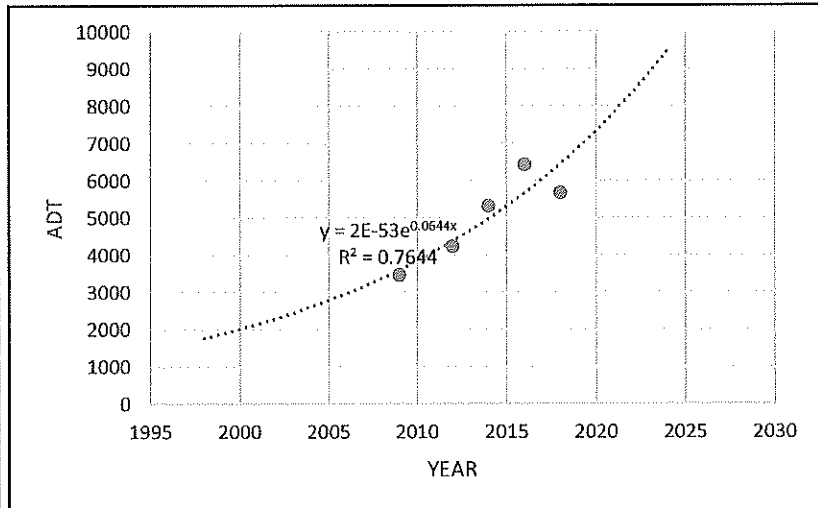
Count Station: GDOT #085-0103  
 Street: SR 9  
 Location: South of Mill Creek Dr  
 Source: GDOT

YEAR	ADT	TREND
1998		1800
1999		1900
2000		2000
2001		2200
2002		2300
2003		2500
2004		2600
2005		2800
2006		3000
2007		3200
2008		3400
2009	3484	3600
2010		3900
2011		4100
2012	4256	4400
2013		4700
2014	5335	5000
2015		5300
2016	6445	5700
2017		6100
2018	5694	6500
2019		6900
2020		7300
2021		7800
2022		8400
2023		8900
2024		9500

9-Years of Count Data

Trend Annual Historic Compound Growth Rate

**29.15%**



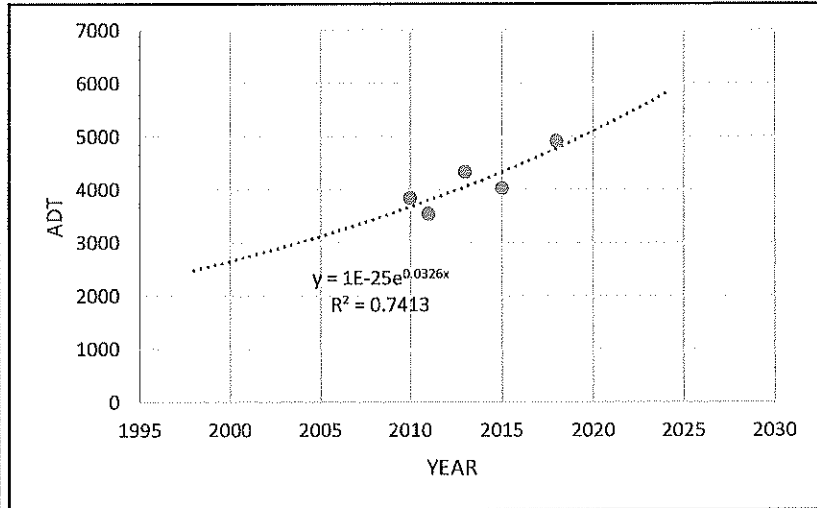
Count Station: GDOT #085-0105  
 Street: SR 9  
 Location: North of Perimeter Rd  
 Source: GDOT

YEAR	ADT	TREND
1998		2500
1999		2600
2000		2700
2001		2700
2002		2800
2003		2900
2004		3000
2005		3100
2006		3200
2007		3300
2008		3500
2009		3600
2010	3858	3700
2011	3554	3800
2012		3900
2013	4349	4100
2014		4200
2015	4042	4300
2016		4500
2017		4600
2018	4921	4800
2019		4900
2020		5100
2021		5300
2022		5500
2023		5600
2024		5800

8-Years of Count Data

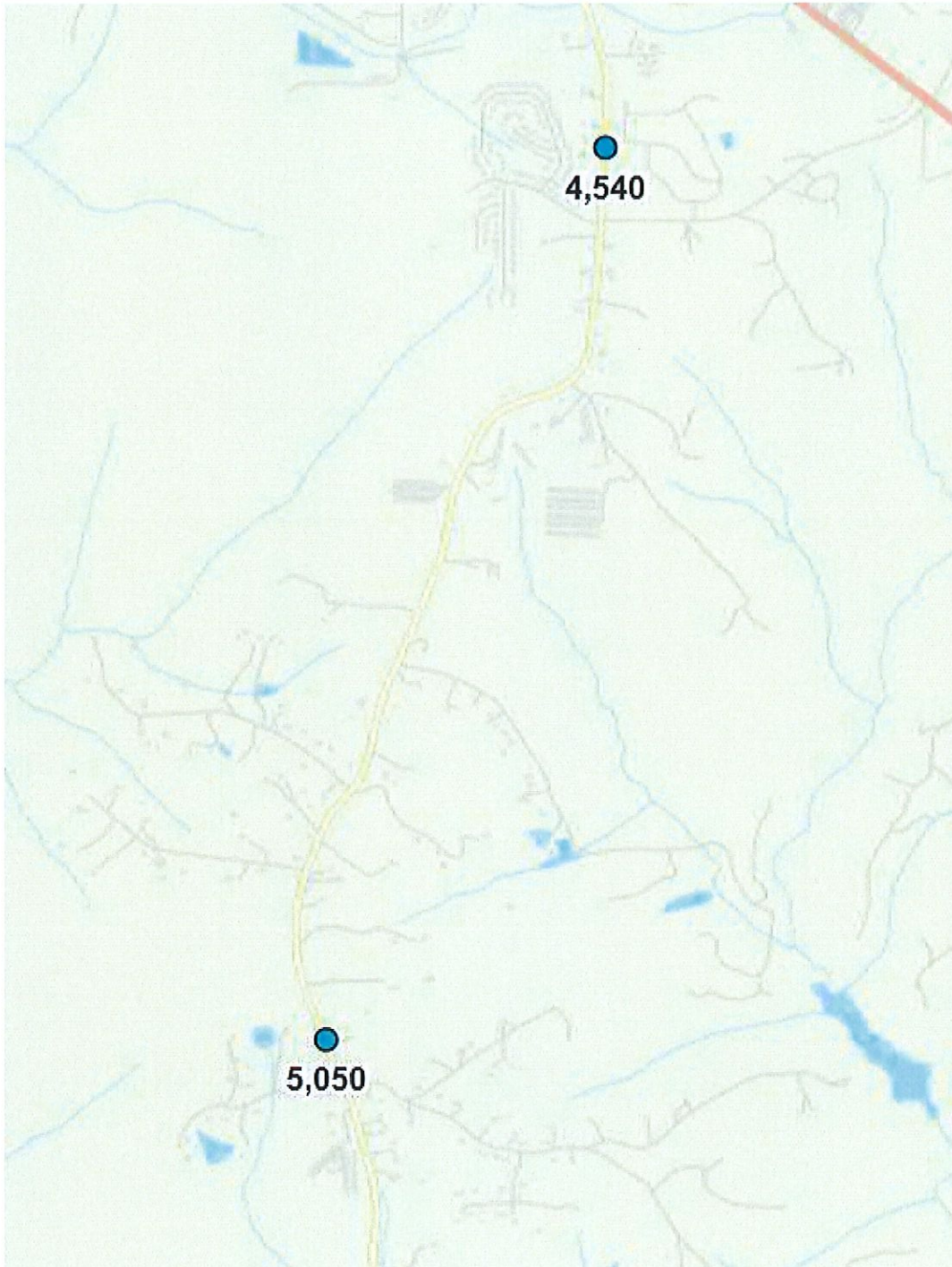
Trend Annual Historic Compound Growth Rate

5.63%



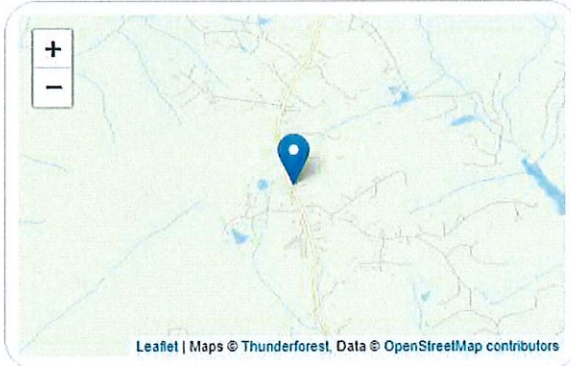


Location Map of GDOT Count Stations



**000085\_0103 - 085-0103**  
**Description:** CRX 019400LCR0252R  
**County:** Dawson  
**Route number:** 0000900  
**LRS section:** 0851000900  
**Functional class:** 6U - Minor Collector (Urban)  
**Coordinates:** 34.38683229, -84.12552669

Site Data

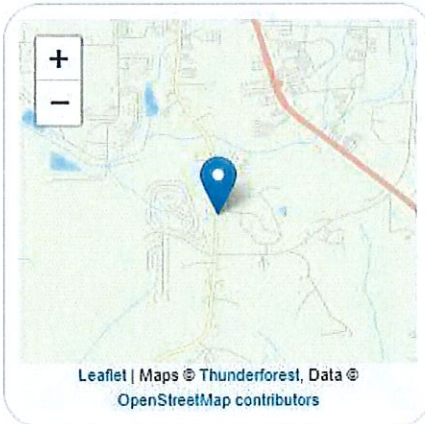



Count History

Year	Month	Count type	Duration	Count
2020	May	Volume	48 hours	5621
2018	September	Class	48 hours	5694
2016	August	Volume	48 hours	6445
2014	May	Volume	48 hours	5335
2012	June	Volume	48 hours	4256
2009	April	Class	48 hours	3484

**000085\_0105 - 085-0105**  
**Description:** CRX 038500LCR0426R  
**County:** Dawson  
**Route number:** 0000900  
**LRS section:** 0851000900  
**Functional class:** 3R - Principal Arterial - Other (Rural)  
**Coordinates:** 34.4101712167512, -84.116618291201

Site Data

Count History

Year	Month	Count type	Duration	Count
2018	October	Class	48 hours	4921
2015	May	Class	48 hours	4042
2013	November	Volume	48 hours	4349
2011	September	Volume	48 hours	3554
2010	July	Volume	48 hours	3858



## **Appendix E**

# **Intersection Volume Development**

Traffic Impact Study  
Coleman Tract Development  
Intersection Traffic Volumes

Intersection: #1 - SR 9 at Proposed Driveway

A.M. PEAK HOUR

Condition	SR 9 Northbound				SR 9 Southbound				Driveway Eastbound			N/A Westbound		
	U-turn	L	T	R	U-turn	L	T	R	L	T	R	L	T	R
Existing Volumes (2021)			299				570							
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126
Base Condition (2025)	0	0	337	0	0	0	642	0	0	0	0	0	0	0
Project Trips:														
Trip Distribution IN		65%						35%						
Trip Distribution OUT									35%		65%			
Residential Trips	0	28	0	0	0	0	0	15	45	0	84	0	0	0
Total Project Trips	0	28	0	0	0	0	0	15	45	0	84	0	0	0
Buildout Total (2025)	0	28	337	0	0	0	642	15	45	0	84	0	0	0

P.M. PEAK HOUR

Condition	SR 9 Northbound				SR 9 Southbound				Driveway Eastbound			N/A Westbound		
	U-turn	L	T	R	U-turn	L	T	R	L	T	R	L	T	R
Existing Volumes (2021)			465				234							
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126	1.126
Base Condition (2025)	0	0	523	0	0	0	263	0	0	0	0	0	0	0
Project Trips:														
Trip Distribution IN		65%						35%						
Trip Distribution OUT									35%		65%			
Residential Trips	0	95	0	0	0	0	0	51	30	0	56	0	0	0
Total Project Trips	0	95	0	0	0	0	0	51	30	0	56	0	0	0
Buildout Total (2025)	0	95	523	0	0	0	263	51	30	0	56	0	0	0



**Appendix F**  
**Capacity Analysis Reports**  
**Future Build Conditions – Year 2025**

Intersection

Int Delay, s/veh 2.7

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations	↘	↗	↘	↑	↑	↗
Traffic Vol, veh/h	45	84	28	337	642	15
Future Vol, veh/h	45	84	28	337	642	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	235	-	-	175
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	54	100	33	401	764	18

Major/Minor Minor2 Major1 Major2

Conflicting Flow All	1231	764	782	0	-	0
Stage 1	764	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.236	-	-	-
Pot Cap-1 Maneuver	194	401	827	-	-	-
Stage 1	456	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	186	401	827	-	-	-
Mov Cap-2 Maneuver	186	-	-	-	-	-
Stage 1	438	-	-	-	-	-
Stage 2	627	-	-	-	-	-

Approach EB NB SB

HCM Control Delay, s	22.2	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt NBL NBT EBLn1 EBLn2 SBT SBR

Capacity (veh/h)	827	-	186	401	-	-
HCM Lane V/C Ratio	0.04	-	0.288	0.249	-	-
HCM Control Delay (s)	9.5	-	32	16.9	-	-
HCM Lane LOS	A	-	D	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.1	1	-	-



Intersection

Int Delay, s/veh 2.2

Movement

	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	30	56	95	523	263	51
Future Vol, veh/h	30	56	95	523	263	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	235	-	-	175
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	36	67	113	623	313	61

Major/Minor

	Minor2	Major1	Major2			
Conflicting Flow All	1162	313	374	0	-	0
Stage 1	313	-	-	-	-	-
Stage 2	849	-	-	-	-	-
Critical Hdwy	6.44	6.24	4.14	-	-	-
Critical Hdwy Stg 1	5.44	-	-	-	-	-
Critical Hdwy Stg 2	5.44	-	-	-	-	-
Follow-up Hdwy	3.536	3.336	2.236	-	-	-
Pot Cap-1 Maneuver	214	723	1174	-	-	-
Stage 1	737	-	-	-	-	-
Stage 2	416	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	193	723	1174	-	-	-
Mov Cap-2 Maneuver	193	-	-	-	-	-
Stage 1	666	-	-	-	-	-
Stage 2	416	-	-	-	-	-

Approach

	EB	NB	SB
HCM Control Delay, s	16.5	1.3	0
HCM LOS	C		

Minor Lane/Major Mvmt

	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1174	-	193	723	-	-
HCM Lane V/C Ratio	0.096	-	0.185	0.092	-	-
HCM Control Delay (s)	8.4	-	27.8	10.5	-	-
HCM Lane LOS	A	-	D	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.7	0.3	-	-

## **Appendix G**

### **GDOT ICE Report**



GDOT PI#:  Request By:

County:  GDOT District:

Major Road:  Road Class:  Speed Limit:

Crossing Road:  Road Class:  Speed Limit:

Major Road Direction:  Area Type:

Intersection Control:  Project ID:

Prepared By:  Date:

Project Purpose:

### 2021 EXISTING YEAR VOLUMES

**APPROACH SPLITS:**  
SR 9: 100%  
Site Dwy: 0%

		570 (234) [7200]					
		(0)	(0)	(234)	(0)		
		0	0	570	0	WB Site Dwy	
0 (0) [1200]	SB SR 9	Peds	↙	↓	↘	Peds	0 (0)
		↔	↔	↔	↔	↔	0 (0)
		↔	↔	↔	↔	↔	0 (0)
		↔	↔	↔	↔	↔	0 (0)
		2021 Intersection Daily Entering Volume (est): 7,200					
		299 (0) (0) (0)					
		299 (465) [7200]					



**PEAK HR % TRUCKS:**

EB	WB	NB	SB
0%	0%	0%	0%

Existing Data Year:

Project Opening Year:

Project Design Year:

Annual Growth Rate:

K Factor:

### 2025 OPENING YEAR VOLUMES

		657 (314) [9000]					
		(0)	(51)	(263)	(0)		
		0	15	642	0	WB Site Dwy	
0 (0) [1200]	SB SR 9	Peds	↙	↓	↘	Peds	0 (0)
		↔	↔	↔	↔	↔	84 (56)
		↔	↔	↔	↔	↔	0 (0)
		↔	↔	↔	↔	↔	45 (30)
		2025 Intersection Daily Entering Volume (est): 10,050					
		28 337 0 0					
		365 (618) [8800]					

\* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

**LEGEND:**  
000 = AM Peak Approach Volume  
(000) = PM Peak Approach Volume  
[000] = ADT Volume (Estimate)

### 2025 DESIGN YEAR VOLUMES

		657 (314) [9000]					
		(0)	(51)	(263)	(0)		
		0	15	642	0	WB Site Dwy	
0 (0) [1200]	SB SR 9	Peds	↙	↓	↘	Peds	0 (0)
		↔	↔	↔	↔	↔	84 (56)
		↔	↔	↔	↔	↔	0 (0)
		↔	↔	↔	↔	↔	45 (30)
		2025 Intersection Daily Entering Volume (est): 10,050					
		28 337 0 0					
		365 (618) [8800]					

**Introduction:** In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

**Tool Goal:** The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

**Requirements:** An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: 1) the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or 2) the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "Waiver" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

**Two-Stage Process:** A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

**Stage 1: Screening Decision Record** Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

**Stage 2: Alternative Selection Decision Record** Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

**Documentation:** A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.



GDOT PI #	n/a	<p><b>Note:</b> Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2</p> <p>1. Does alternative address the project need in a balanced manner and in scale with the project?                  2. Does alternative improve safety performance in terms of reducing severe crashes?                  3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?                  4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?                  5. Does alternative appear feasible given the site characteristics, constraints &amp; location context?                  6. Does alternative appear feasible with respect to other project factors?                  7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?</p>							
Project Location:	SR 9 @ Site Dwy								
Existing Control:	New Intersection or Other								
Prepared by:	KCI Technologies								
Date:	1/1/2022	<p>Screening Decision Justification:</p>							
<p>Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column</p> <p>Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)</p>									
Unsignalized Intersections	Conventional (Minor Stop)	Yes	No	No	Yes	Yes	Yes	Yes	Proposed condition
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Not appropriate for SR 9 with 45mph speed limit
	Mini Roundabout	No	No	No	No	No	No	No	Not appropriate for SR 9 with 45mph speed limit
	Single Lane Roundabout	No	No	No	No	No	No	No	Driveway has less than 10% of intersection volume
	Multilane Roundabout	No	No	No	No	No	No	No	SR 9 is not a multi-lane highway
	RCUT (stop control)	No	No	No	No	No	No	No	SR 9 is a two-lane highway
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	No u-turn location available
	High-T (unsignalized)	No	No	No	No	No	No	No	No u-turn location available
	Offset-T Intersections	No	No	No	No	No	No	No	Does not fit geometry
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	Add LT Lanes on Fulton Mill Rd No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	RCUT (signalized)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Continuous Green-T	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Jughandle	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Quadrant Roadway	No	No	No	No	No	No	No	Does not meet signal warrants; not a traffic signal
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
Other Signalized (provide description):	No	No	No	No	No	No	No	N/A	

= Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record





**STATE OF GEORGIA**  
 SURVEYORS' CERTIFICATION  
 I, **ADAM & LEE**, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same was made by me or under my direct supervision and in accordance with the laws of the State of Georgia.

**LEGEND**  
 --- UNDEVELOPED LAND  
 --- EXISTING ROAD  
 --- EXISTING FENCE  
 --- EXISTING UTILITY  
 --- EXISTING CONCRETE  
 --- EXISTING BRICK  
 --- EXISTING METAL  
 --- EXISTING WOOD  
 --- EXISTING ASPHALT  
 --- EXISTING GRAVEL  
 --- EXISTING SAND  
 --- EXISTING CLAY  
 --- EXISTING SILT  
 --- EXISTING LOESS  
 --- EXISTING COBBLES  
 --- EXISTING Boulders  
 --- EXISTING Rocks  
 --- EXISTING Trees  
 --- EXISTING Shrubs  
 --- EXISTING Grass  
 --- EXISTING Weeds  
 --- EXISTING Foliage  
 --- EXISTING Water  
 --- EXISTING Swamps  
 --- EXISTING Marshes  
 --- EXISTING Wetlands  
 --- EXISTING Wetlands of Special Interest  
 --- EXISTING Wetlands of Critical Importance  
 --- EXISTING Wetlands of High Priority  
 --- EXISTING Wetlands of Moderate Priority  
 --- EXISTING Wetlands of Low Priority

**PROPERTY INFORMATION**  
 The property shown on this map is the property of the client, and the client warrants that the same is the property of the client and that the client has the right to convey the same.

**GENERAL NOTES**  
 1. The survey was made by the client, and the client warrants that the same is the property of the client and that the client has the right to convey the same.

**ADDITIONAL NOTES**  
 1. The survey was made by the client, and the client warrants that the same is the property of the client and that the client has the right to convey the same.

**DISCLAIMER**  
 This survey is for informational purposes only and does not constitute a warranty of any kind.

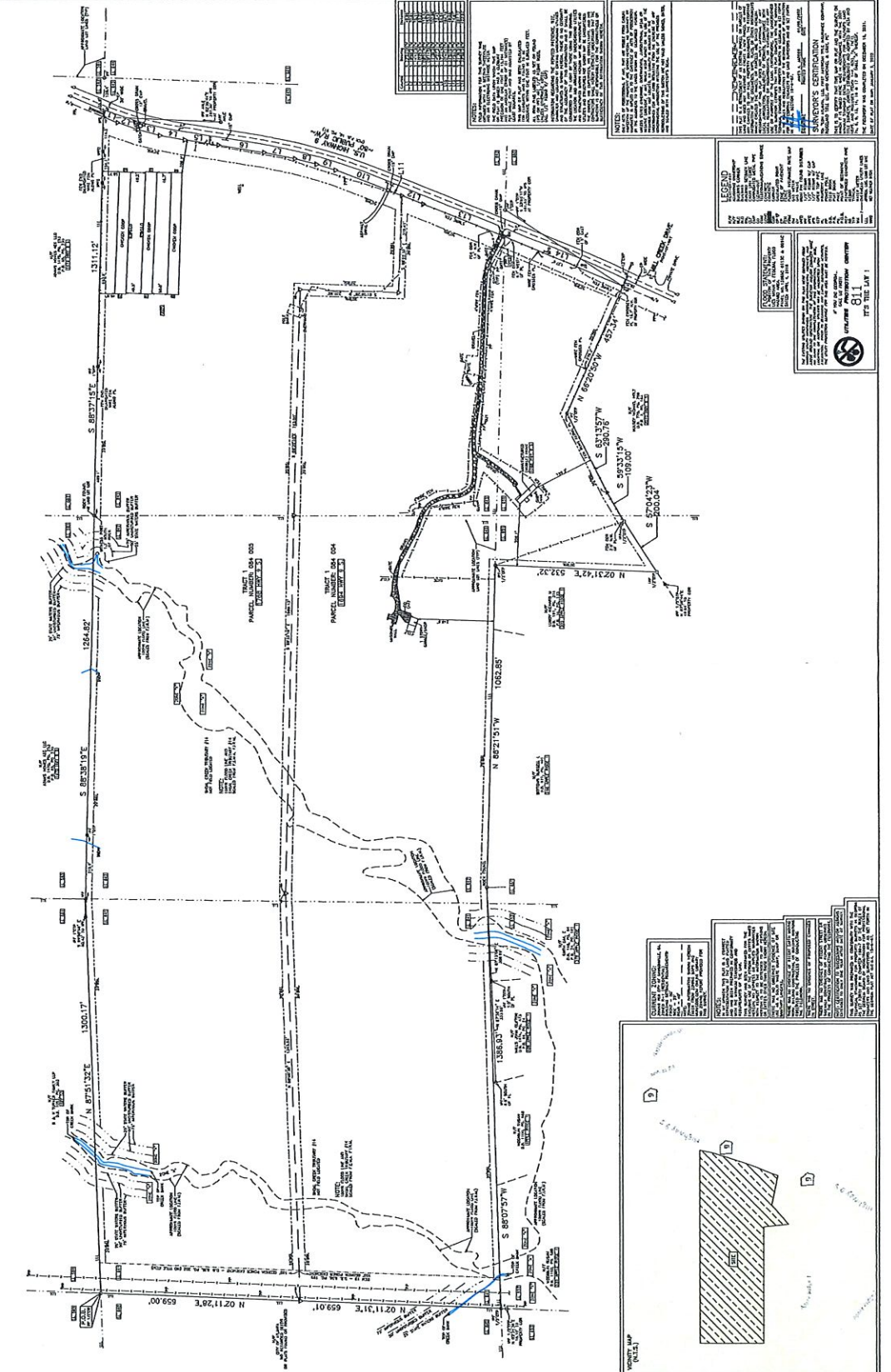
**CONTACT INFORMATION**  
 ADAM & LEE LAND SURVEYING  
 6640 GA. HWY. 20 S.  
 LOGANVILLE, GA. 30008  
 (770)564-8985

**SCALE**  
 1" = 100'



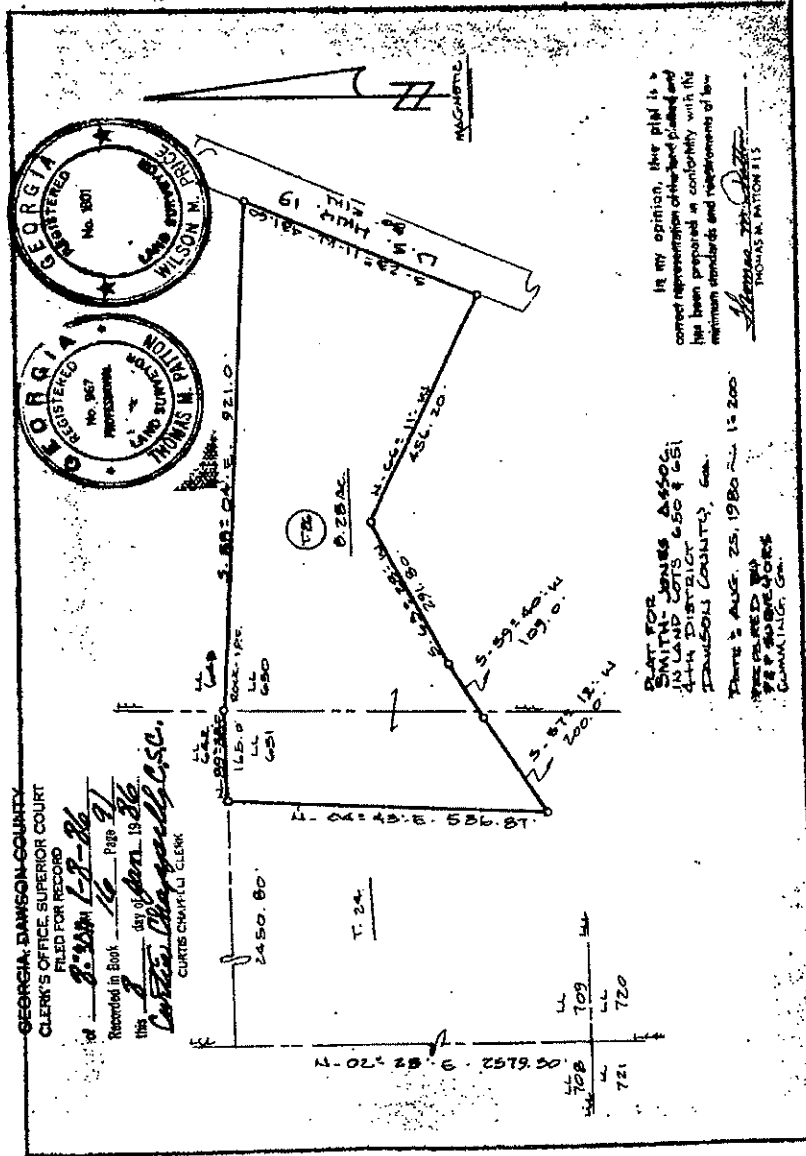
**AREA CALCULATIONS**  
 TOTAL AREA: 5,275,532 SQ. FEET  
 TOTAL AREA: 119,707 SQ. FEET  
 TOTAL AREA: 2,641,879 SQ. FEET  
 TOTAL AREA: 2,621,652 SQ. FEET

**PROPERTY MAP**  
 (SEE ATTACHED MAP)









In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

*Thomas W. Brice*  
 THOMAS W. BRICE

PLAT FOR  
 PART OF  
 LOTS 650 & 651  
 IN LAND LOTS 650 & 651  
 4th DISTRICT  
 DAWSON COUNTY, GA.

DRAWN BY  
 THOMAS W. BRICE  
 DAWSON COUNTY, GA.

DRAWN AUG. 25, 1936







Dawsonville, Georgia  
-7086 AS SOON AS  
BUT BEFORE THE  
D HEARING. If you  
you appointed to  
you, you must let  
or the officer of  
handling this case  
you want a lawyer  
ly. If you have  
tions concerning  
you may call the  
number of the  
ce which is: 706-

the Honorable  
oller, Judge of said

WER, Clerk  
County Juvenile

1/12,19,26,2/2

reclosures

**OF SALE UNDER  
AWSON COUNTY**

to the Power of Sale  
in a Security Deed  
Gregory Young  
tgage Electronic  
on Systems, Inc.,  
e, as nominee for  
LENDING, LLC, its  
s and assigns, dated  
and recorded in  
k 01377 Page 0332  
County, Georgia  
as last transferred  
uired by PennyMac  
ices, LLC, conveying  
-described property  
e a Note in the  
rincipal amount of  
.00, with interest  
ll be sold by the  
ned at public outcry  
highest bidder for  
ore the Courthouse.  
Dawson County,  
(or such other area  
ated by Order of the  
Court of said county),  
e legal hours of sale  
h 1, 2022 (being the  
sday of said month  
aid date falls on a  
oliday, in which case  
e first Wednesday of  
onth), the following  
d property:

IT TRACT OR PARCEL  
D LYING AND BEING  
ID LOT 963, 5TH  
F, 1ST SECTION,  
V COUNTY, GEORGIA,  
0 ACRES, AS PER PLAT  
ED IN PLAT BOOK 48,  
1, DAWSON COUNTY,  
A RECORDS.  
bt secured by said  
Deed has been and is  
declared due because  
ong other possible  
of default, failure to  
e indebtedness as  
en due and in the  
provided in the

Center, 3575  
Piedmont Road, N.E., Suite  
500, Atlanta, Georgia 30305,  
(404) 994-7637.  
1120-23224A  
THIS LAW FIRM MAY  
BE ACTING AS A DEBT  
COLLECTOR ATTEMPTING  
TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED  
WILL BE USED FOR THAT  
PURPOSE. 1120-23224A  
103875 2/2,9,16,23

**Local Government**

**NOTICE OF PROPOSED  
CHARTER AMENDMENT**

In accord with the O.C.G.A.  
§ 36-35-3(b)(1), the Public  
is hereby notified that the  
Mayor and Council of the  
City of Dawsonville, Georgia  
shall consider on Monday,  
February 7, 2022, beginning  
at 5:00 p.m. and on Monday,  
February 21, 2022, beginning  
at 5:00 p.m. as part of the  
regular monthly meetings of  
the Mayor and Council at City  
Hall, 415 Highway 53 East,  
Dawsonville, Georgia 30534,  
Second Floor, Pete Gilleland  
Council Chambers, the below  
titled ordinance:  
AN ORDINANCE TO AMEND  
THE CHARTER OF THE  
CITY OF DAWSONVILLE  
FOR THE PURPOSE OF  
REAPPORTIONMENT OF  
REPRESENTATIVE DISTRICTS  
PURSUANT TO O.C.G.A. § 36-  
35-3 AND § 36-35-4.1.

The purpose of the ordinance  
is to revise the district  
boundaries in the City of  
Dawsonville to the extent  
necessary to comply with  
Georgia and Federal Law  
based upon the results of  
the 2020 decennial census.  
A copy of the proposed  
ordinance amending the  
Charter is on file in the office  
of the Clerk of the City of  
Dawsonville, and in the office  
of the Clerk of the Superior  
Court of Dawson County.  
104040 2/2,9,16

**Miscellaneous**

**NOTICE OF SERVICE BY  
PUBLICATION**

On March 3,  
2020, Plaintiff Michael Blair  
Farish filed a Complaint for  
Damages (automobile  
accident) in the Superior  
Court of Dawson County,  
State of Georgia against  
Belinda Annette Kohles styled  
Civil Action File No. 2020-  
CV-0088. On July 14, 2021,  
the Court issued an Order  
for Service by Publication  
to serve Defendant Belinda  
Annette Kohles, whose last  
known address is Horseshoe  
Trails Camping Resort, 1 Rose

**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-C2200111: Mike Eason  
has petitioned a zoning  
amendment for TMP 092  
020 002, Located at 374 Burt  
Creek Rd from R1 (Restricted  
Single-Family Residential  
District) to R3 (Single-Family  
Residential). Public Hearing  
Dates: Planning Commission  
on February 14, 2022, and  
City Council on March 7, 2022.  
City Council for a decision on  
March 21, 2022.

ZA-C2200112: Farmington  
Woods, LP has petitioned  
a zoning amendment for  
TMP 093 041, Located at 34  
Farmington Circle from R3  
(Single-Family Residential)  
to R6 (Multiple-Family  
Residential District). Public  
Hearing Dates: Planning  
Commission on February 14,  
2022, and City Council on  
March 7, 2022. City Council  
for a decision on March 21,  
2022.

ZA-C2200119: SDH Atlanta,  
LLC has petitioned a zoning  
amendment for TMP 084  
004 and 084 005; Located  
at 1694 and 1768 Highway  
9 South from R1 (Restricted  
Single-Family Residential  
District) to R3 (Single-Family  
Residential). Public Hearing  
Dates: Planning Commission  
on February 14, 2022, and  
City Council on March 7, 2022.  
City Council for a decision on  
March 21, 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.

located at 25 JUSTICE WAY,  
Dawsonville, Georgia.

If you have any questions  
or concerns regarding this  
application or need special  
accommodations please  
contact Harmony Gee, Zoning  
Specialist at 706-344-3500,  
ext. 42336. All interested  
parties are invited to attend  
and be heard.

If you should wish to speak  
in favor or opposition to the  
above listed application,  
please contact this office for  
a Campaign Disclosure Form.  
This must be completed and  
filed with this office prior to  
the meeting date. This is only  
necessary if you have made  
campaign contributions in  
the amount of \$250.00 or  
more within 2 years prior to  
this date.  
103913 1/26,2/2

**Public Notice**

The Dawson County  
Planning Commission will  
hear the following request  
on February 15, 2022 at 6:00  
p.m. in the DAWSON COUNTY  
GOVERNMENT CENTER,  
ASSEMBLY ROOM 2303  
located at 25 JUSTICE WAY,  
Dawsonville, Georgia:

Application for Rezoning:  
ZA 22-03 Blake Holbrook  
is requesting to rezone 1.5  
acres of TMP 097-009 from  
R-A to RSR for the purpose of  
subdividing the parcel and  
building a primary residence.  
The Dawson County Board  
of Commissioners will hear  
ZA 22-03 at their regularly  
scheduled meeting on March  
17, 2022 Dawson County  
Board of Commissioners'  
regular voting session  
meetings will immediately  
follow the board's 4 p.m.  
work session meetings  
at the DAWSON COUNTY  
GOVERNMENT CENTER,  
ASSEMBLY ROOM 2303  
located at 25 JUSTICE WAY,  
Dawsonville, Georgia.

If you have any questions  
or concerns regarding this  
application or need special  
accommodations please  
contact Harmony Gee, Zoning  
Specialist at 706-344-3500,  
ext. 42336. All interested  
parties are invited to attend  
and be heard.

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

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  
February 14th, 2022.

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  
103662 1/19,26,2/2,9

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

IN RE:  
DONNA ELAINE JONES  
DECEASED  
ESTATE NO. 2022-ES-12  
PETITION FOR LETTERS OF  
ADMINISTRATION  
NOTICE

To whom it may concern:  
GINA MARTIN has  
petitioned to be appointed  
administrator(s) of the estate  
of DONNA ELAINE JONES,  
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. §  
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  
February 28, 2022.

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



# PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

**ZA-C2200119**

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

DATE **02.14.2022**

TIME **5:30pm**

CITY COUNCIL:

DATE **03.07.2022**

TIME **5:00pm**

HEARING LOCATION:

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

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

**THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION**